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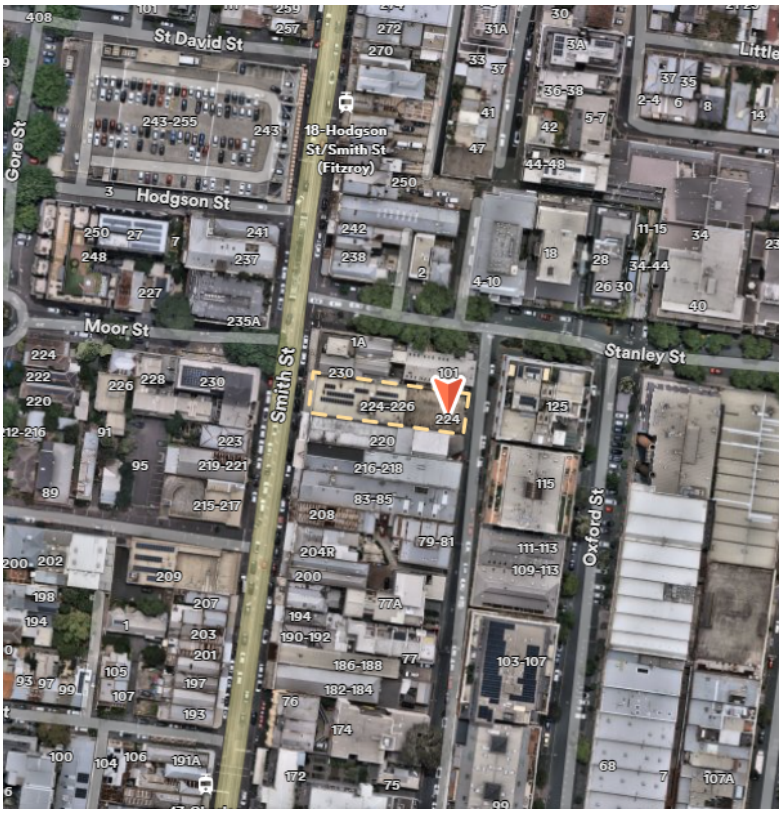
Site Context Map



Source: NearMap, Aerial imagery dated 1 December 2024

PA. 224-226 SMITH STREET

DRAWING LIST

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DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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224-226 SMITH STREET
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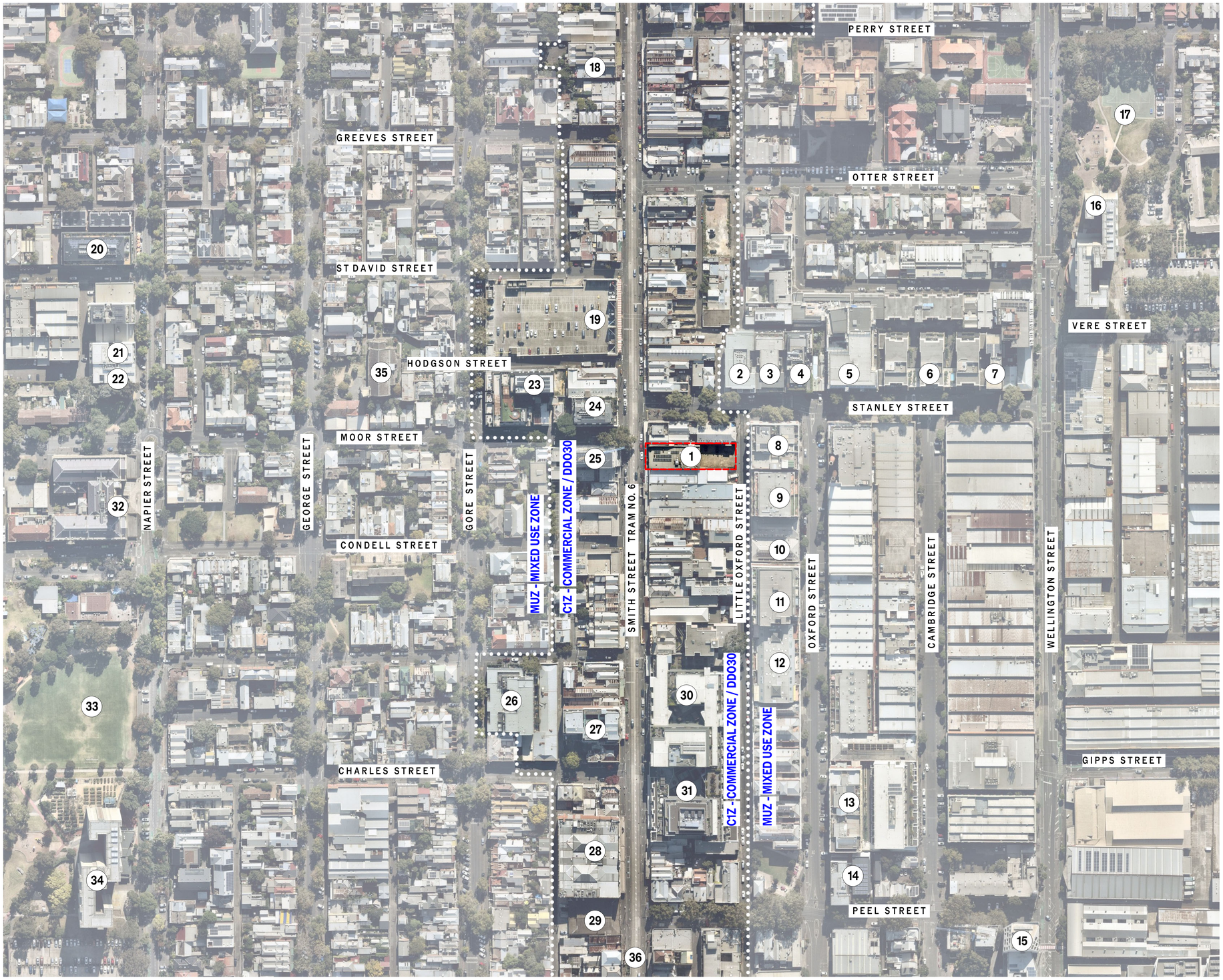

LEGEND

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2. 6-10 STANLEY STREET — FOUR STOREY MIXED USE BUILDING
3. 22 STANLEY STREET — FOUR STOREY MIXED USE BUILDING
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16. 240 WELLINGTON STREET — TWENTY ONE STOREY RESIDENTIAL BUILDING
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26/07/24 A TOWN PLANNING - SUBMISSION 1
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LEGEND

1. 224-226 SMITH STREET — SUBJECT SITE
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3. 216-218 SMITH STREET — TWO STOREY COMMERCIAL BUILDING
4. 212 SMITH STREET — TWO STOREY COMMERCIAL BUILDING
5. 208-210 SMITH STREET — TWO STOREY COMMERCIAL BUILDING
6. 109 OXFORD STREET — TWO STOREY RESIDENTIAL BUILDING
7. 115 OXFORD STREET — SIX STOREY RESIDENTIAL BUILDING
8. 125 OXFORD STREET — SIX STOREY MIXED USE BUILDING
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EXISTING BUILDING FRONT FACADE
SMITH STREET

EXISTING BUILDING REAR FACADE
LITTLE OXFORD STREET

No. 230 & 232 SMITH STREET
LOOKING EAST FROM SMITH STREET

CORNER OF SMITH STREET AND STANLEY STREET
LOOKING EAST TOWARDS SUBJECT SITE

SUBJECT SITE
LOOKING NORTH ON LITTLE OXFORD STREET

SUBJECT SITE
LOOKING SOUTH ON LITTLE OXFORD STREET

CORNER OF STANLEY STREET AND LITTLE OXFORD STREET
LOOKING SOUTH TOWARDS SUBJECT SITE

101 LITTLE OXFORD STREET
LOOKING SOUTH FROM STANLEY STREET

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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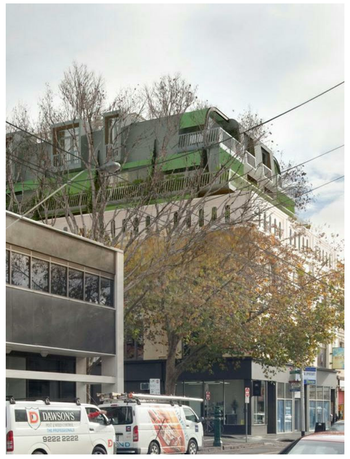
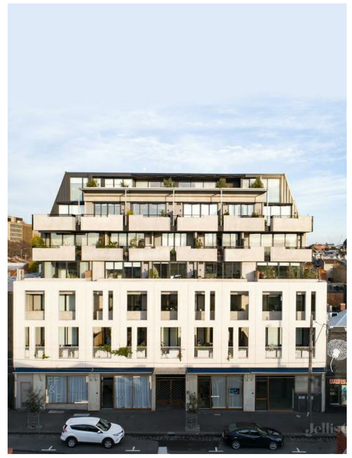
131 SMITH STREET
EIGHT STOREY MIXED USE BUILDING



231 SMITH STREET
SIX STOREY MIXED USE BUILDING

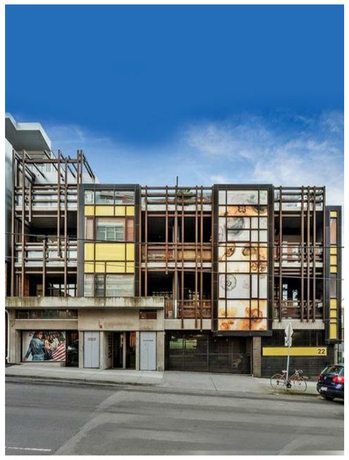
229 SMITH STREET
SIX STOREY MIXED USE BUILDING



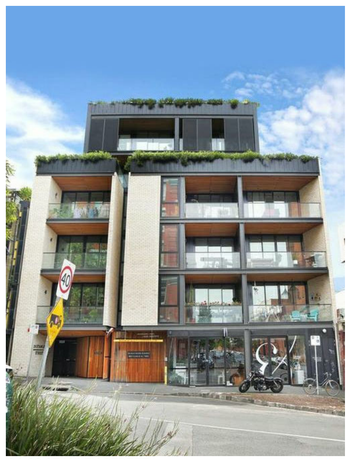
9 SMITH STREET
SEVEN STOREY MIXED USE BUILDING

250 GORE STREET
EIGHT STOREY RESIDENTIAL BUILDING

6-10 STANLEY STREET
FOUR STOREY MIXED USE BUILDING

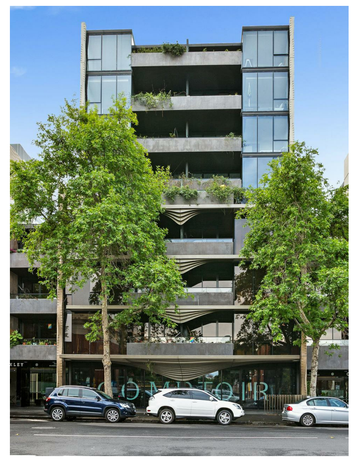


22 STANLEY STREET
FOUR STOREY MIXED USE BUILDING

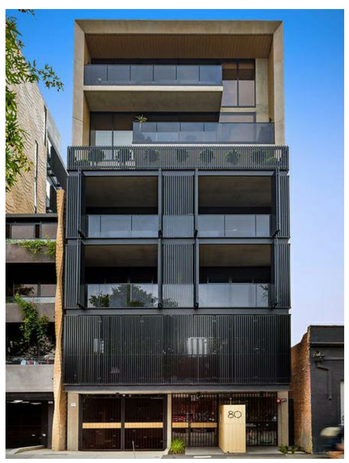


24-28 STANLEY STREET
SEVEN STOREY MIXED USE BUILDING

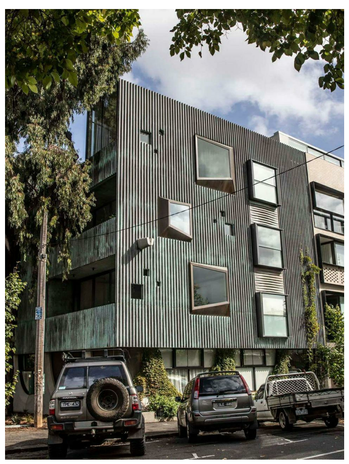
34-44 STANLEY STREET
SIX STOREY MIXED USE BUILDING



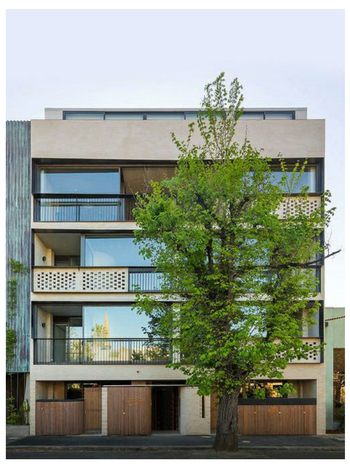
46-74 STANLEY STREET
SEVEN-NINE STOREY MIXED USE BUILDING



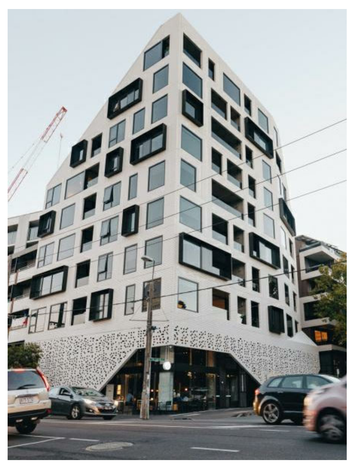
80 STANLEY STREET
SIX STOREY RESIDENTIAL BUILDING



219 NAPIER STREET
FOUR STOREY RESIDENTIAL BUILDING



223 NAPIER STREET
FIVE STOREY RESIDENTIAL BUILDING



49 PEEL STREET
NINE STOREY MIXED USE BUILDING

18-22 PEEL STREET
SIX STOREY MIXED USE BUILDING

26/07/24 A TOWN PLANNING - SUBMISSION 1
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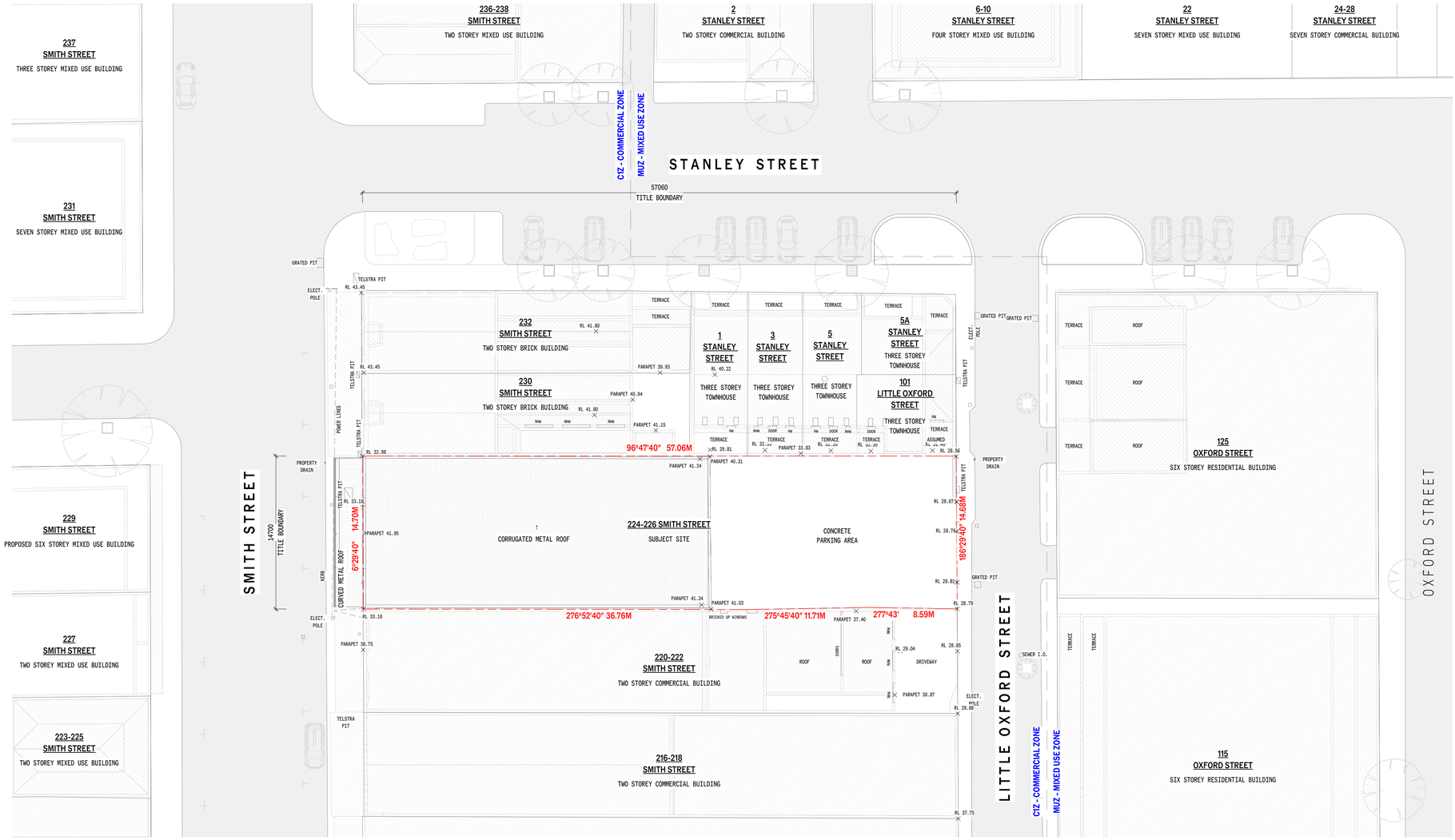

1 EXISTING SITE PLAN
1 : 200 @ A1

26/07/24 A TOWN PLANNING - SUBMISSION 1
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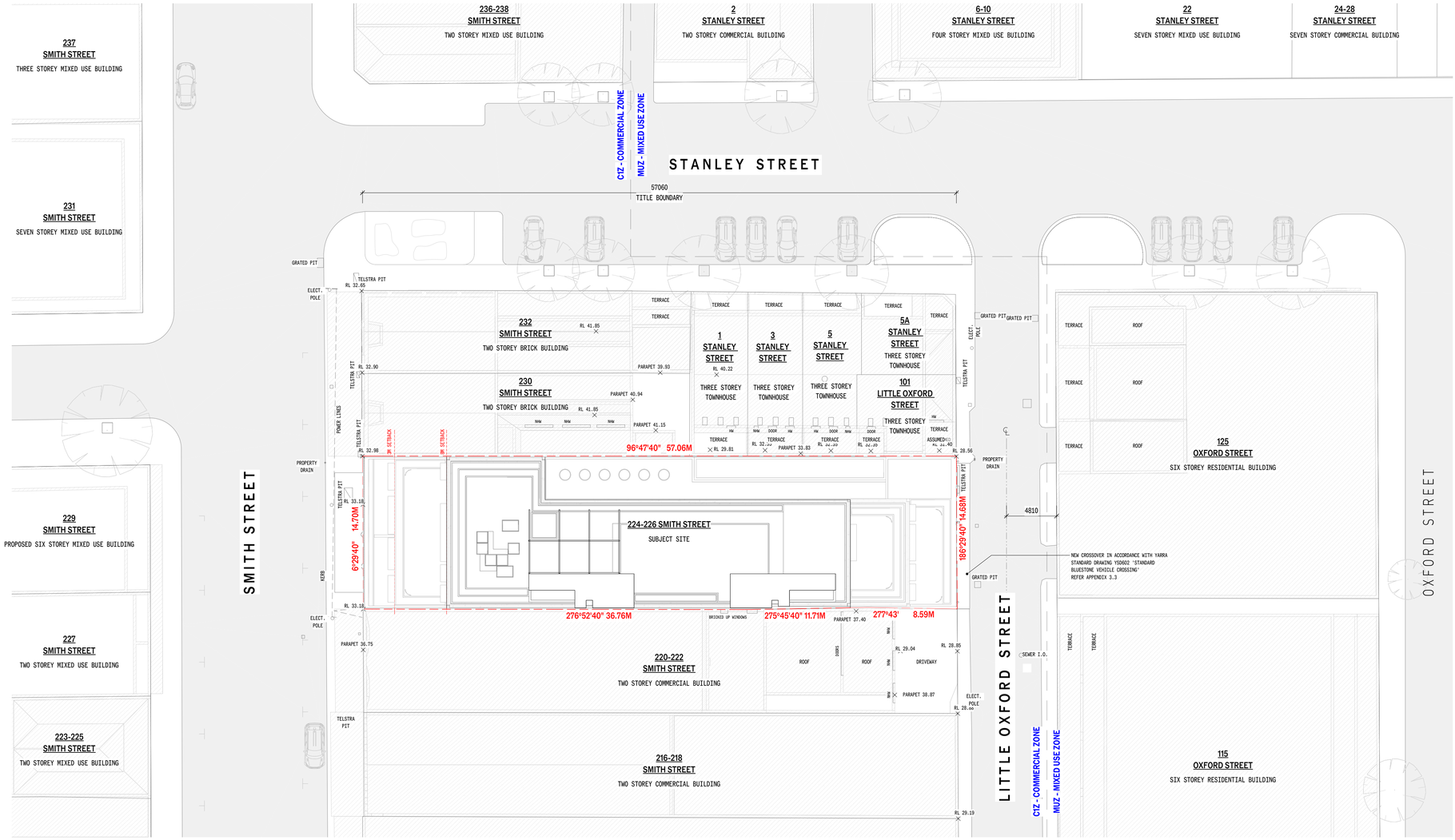

1 PROPOSED SITE PLAN
1 : 200 @ A1

DEVELOPMENT SUMMARY

SITE AREA	25	APARTMENTS
838m²	1	RESTAURANT
	1	OFFICE

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	38	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JTDG OF THE NCC 2022 VOL. 1

- COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS.

- WATER EFFICIENT FITTINGS TO BE INSTALLED TO ALL APARTMENTS. MINIMUM WELS STAR REQUIREMENTS AS PER SMP REPORT

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH WILL ONLY OPERATE WHEN REQUIRED.

- ALL APARTMENTS TO HAVE ACCESS TO THREE BINS SYSTEM INCLUDING GENERAL WASTE, RECYCLING AND ORGANIC/GARDEN WASTE

- APARTMENTS TO HAVE ELECTRIC HOT WATER SYSTEM AND ELECTRIC/INDUCTION COOKING APPLIANCES

- ELECTRIC APPLIANCES TO BE INSTALLED TO ALL APARTMENTS, COMMERCIAL AND OFFICE TANANCIES. NO GAS CONNECTION REQUIRED

- COLLECTED WATER FROM NON TRAFFICABLE AREAS TO BE REUSED IN TOILETS OF RESTAURANT AND OFFICE AND FOR IRRIGATION

- CARPARK FANS ARE PROVIDED WITH CO MONTORING SYSTEM

- INDIVIDUAL METERS OR SUB-METERS PROVIDED FOR ALL TENANCIES (RESIDENTIAL AND COMMERCIAL). COMMON AREAS TO HAVE SUB-METERS

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

- FACILITIES IN PLACE FOR FIRE SPRINKLER TESTING WATER TO DRAIN TOWARDS STORAGE TANK FOR RE-USE (EITHER FIRE TANK OR RWT)

- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR GARBAGE COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
1 X 120L BIN FOR E-WASTE
1 X 120L BIN FOR CHARITY

COMMERCIAL

5 X 1,100L BIN FOR GARBAGE COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR FOGO COLLECTED THREE TIMES A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
2 X 660L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK
1 X 240L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 840MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1100L - 1,330MM HIGH X 1,240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [(25-12) x 2.5 + 32.5 M²) = 30M²
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
SITE PLAN - PROPOSED CONDITIONS

DRAWING NO. TP 011

DATE PUBLISHED

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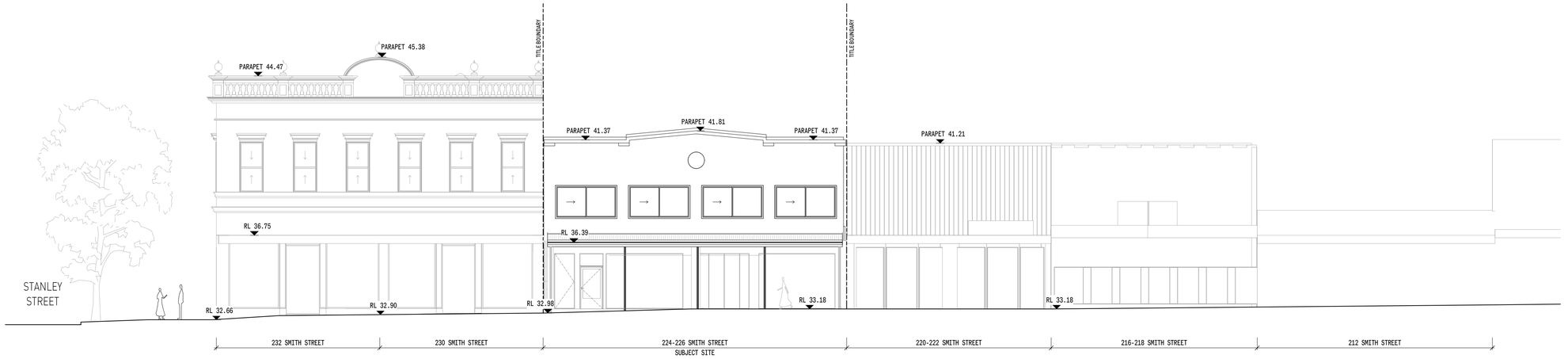
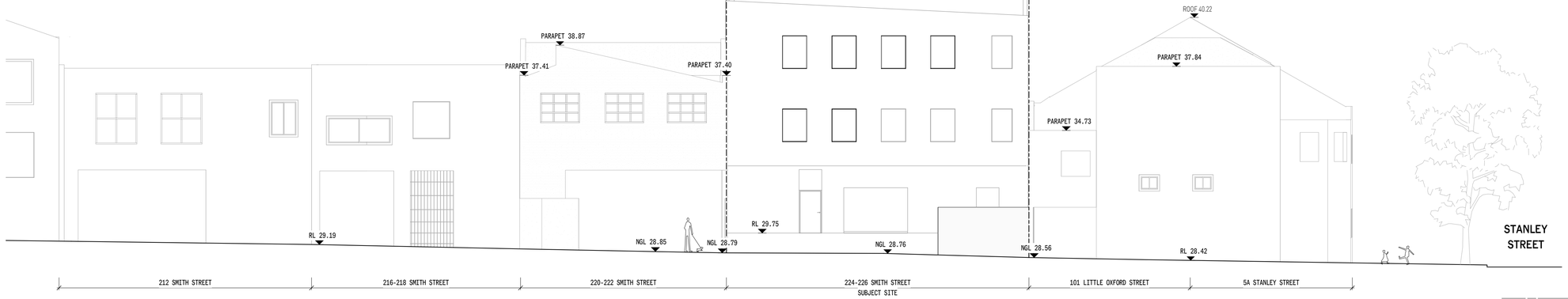


1 EXISTING SMITH STREETSCAPE ELEVATION
1 : 100 @ A1



2 EXISTING LITTLE OXFORD STREETSCAPE ELEVATION
1 : 100 @ A1

26/07/24 A TOWN PLANNING - SUBMISSION 1
DATE REV COMMENTS

CLIENT
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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
STREET ELEVATION - EXISTING CONDITIONS

DRAWING NO. DATE PUBLISHED
TP 020

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1 PROPOSED SMITH STREETSCAPE ELEVATION
1 : 100 @ A1

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
SMITH STREET ELEVATION - PROPOSED CONDITIONS

DRAWING NO. — DATE PUBLISHED

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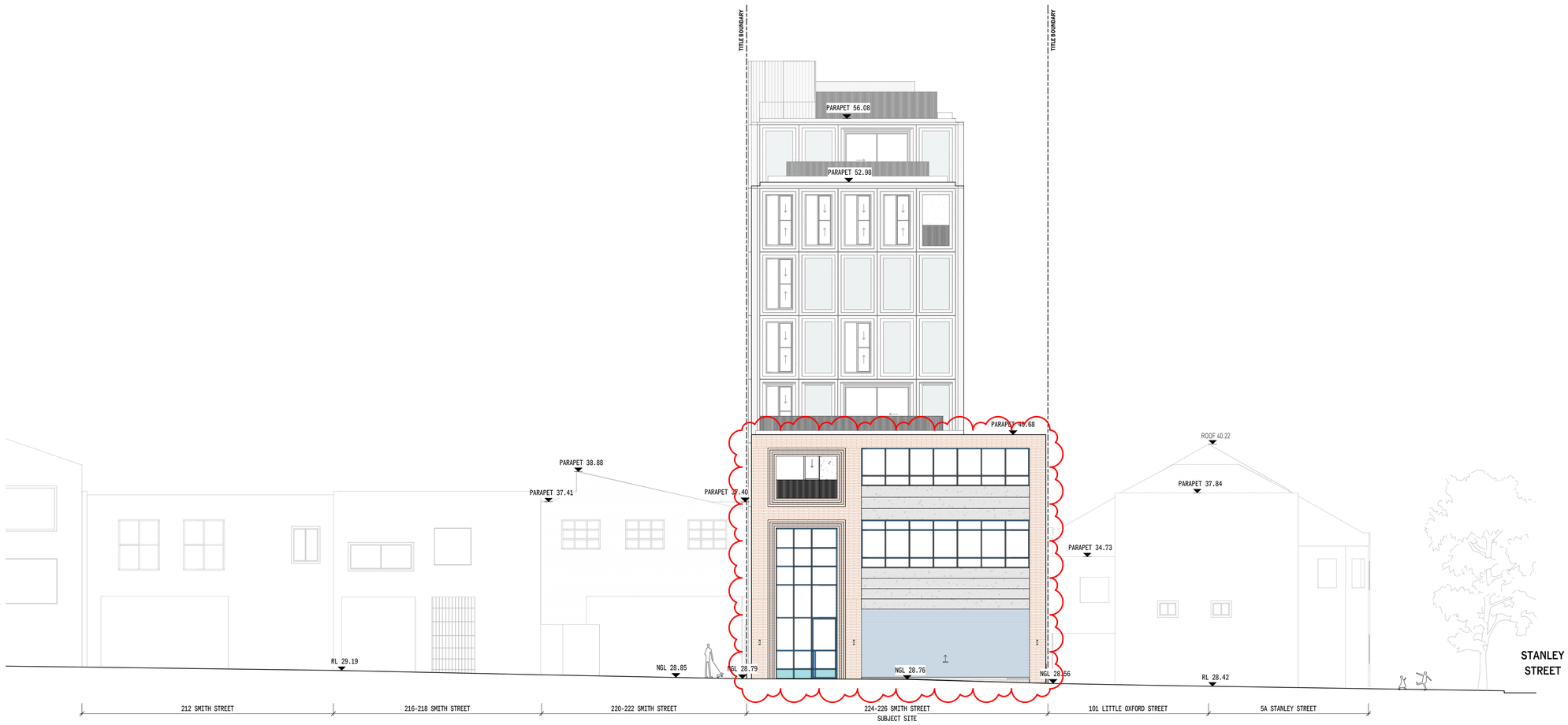

1 PROPOSED LITTLE OXFORD STREETSCAPE ELEVATION
1 : 100 @ A1

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
LITTLE OXFORD STREET ELEVATION - PROPOSED CONDITIONS

DRAWING NO. — DATE PUBLISHED
TP 022

SCALE (A1)
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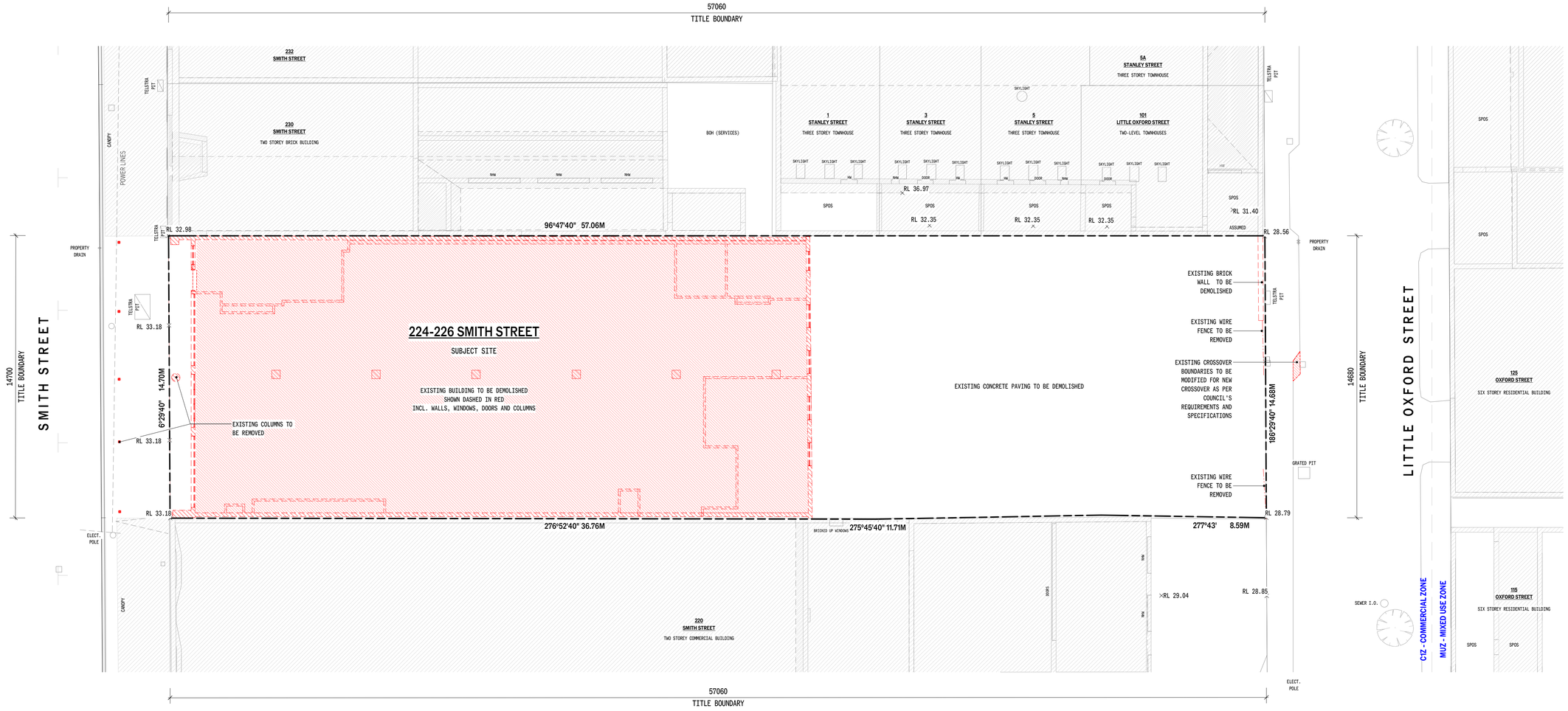

1 EXISTING GROUND FLOOR PLAN
1 : 100 @ A1

DATE	REV	COMMENTS
20/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
EXISTING GROUND FLOOR PLAN

DRAWING NO. TP 090

DATE PUBLISHED

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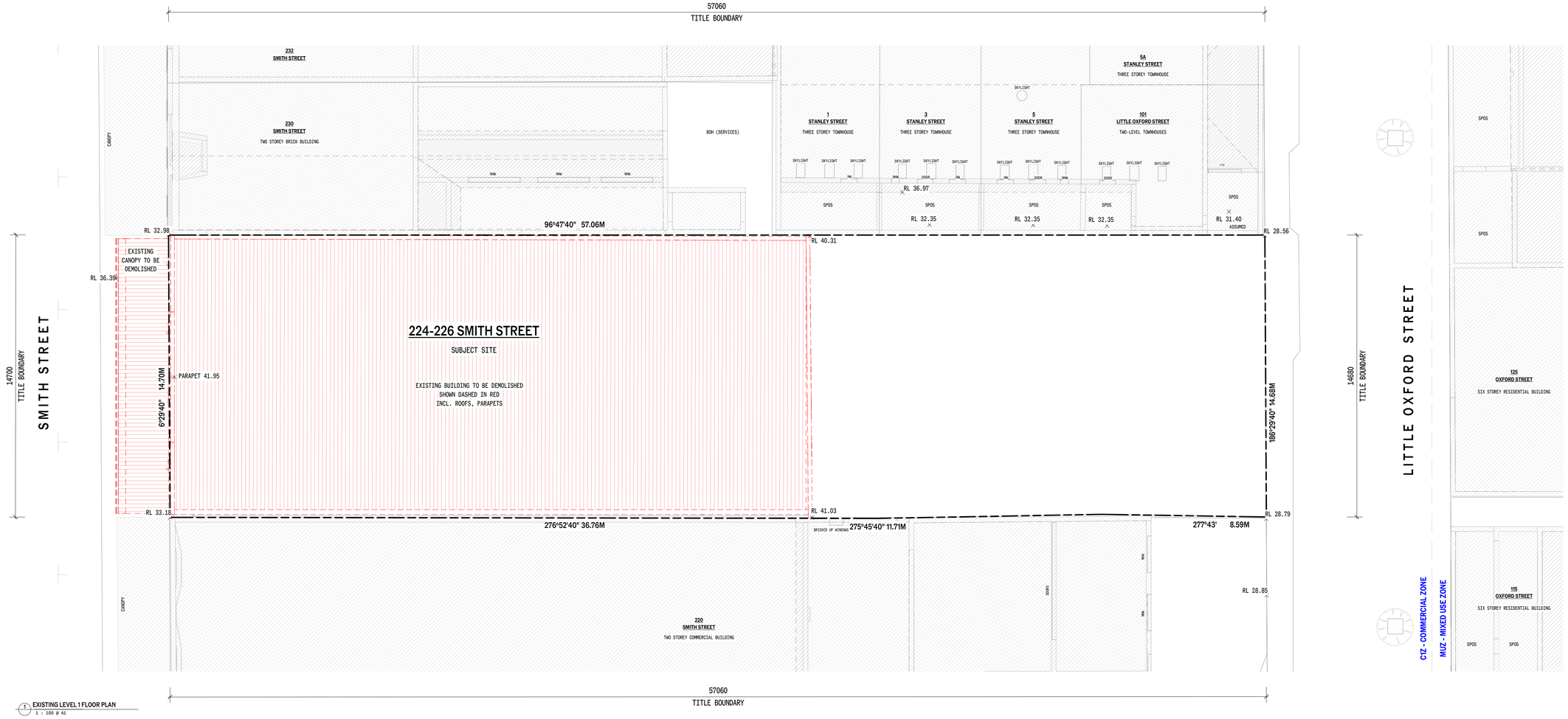

1 EXISTING LEVEL 1 FLOOR PLAN
1 : 100 @ A1

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
EXISTING ROOF PLAN

DRAWING NO. | DATE PUBLISHED
TP 091

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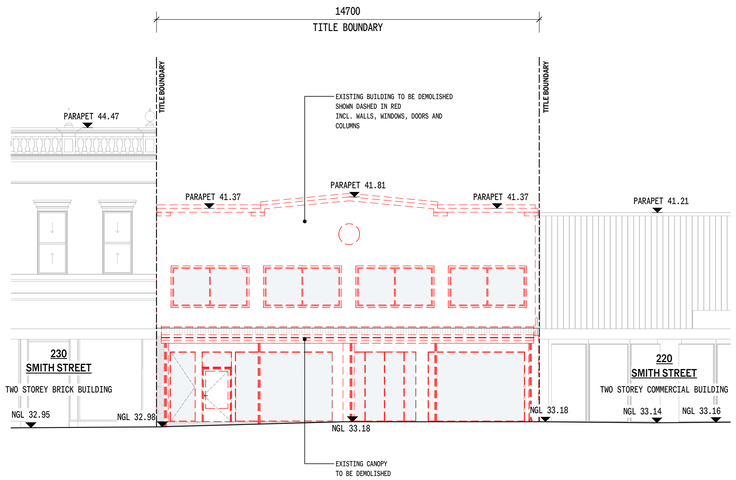
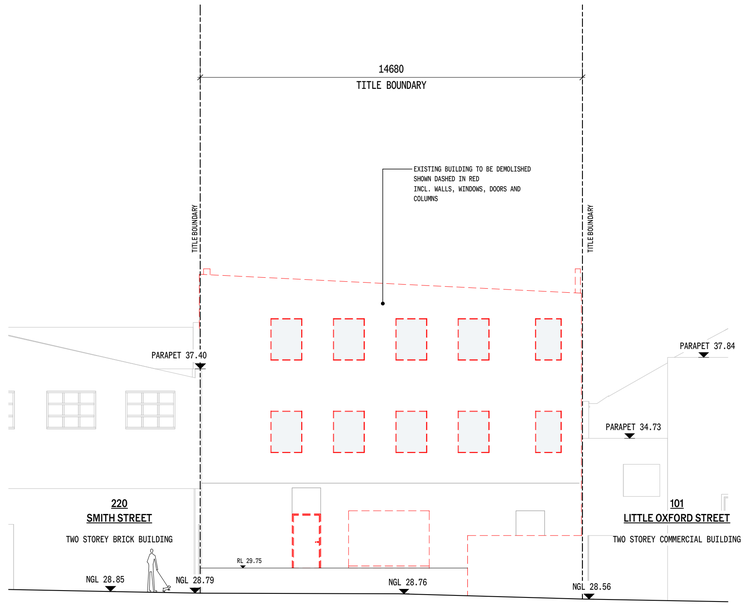


2 EXISTING WEST ELEVATION
1 : 100 @ A1



1 EXISTING EAST ELEVATION
1 : 100 @ A1

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
EXISTING WEST & EAST ELEVATION

DRAWING NO. | DATE PUBLISHED
TP 092

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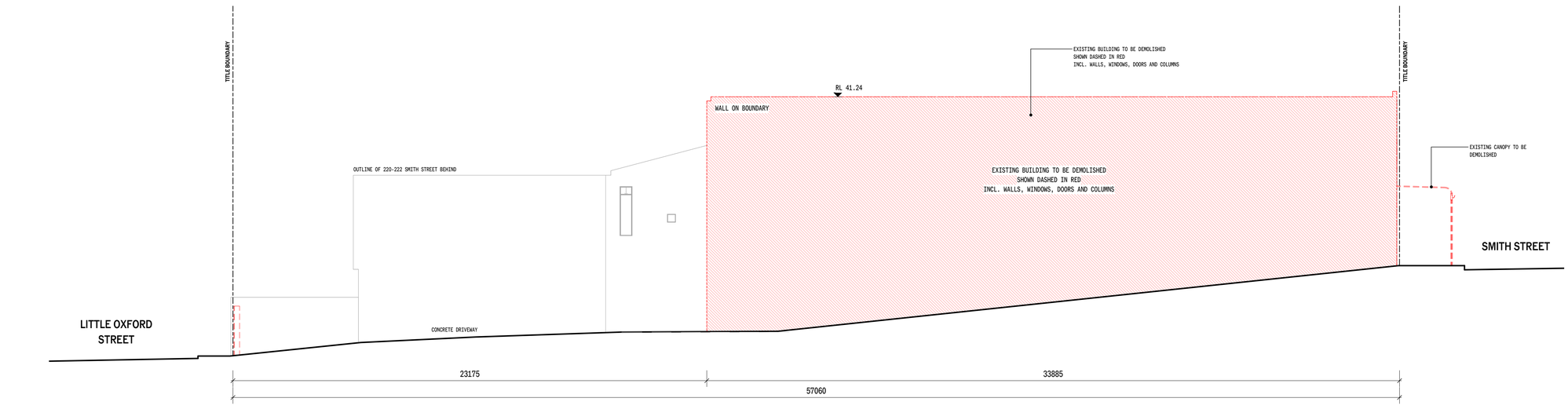
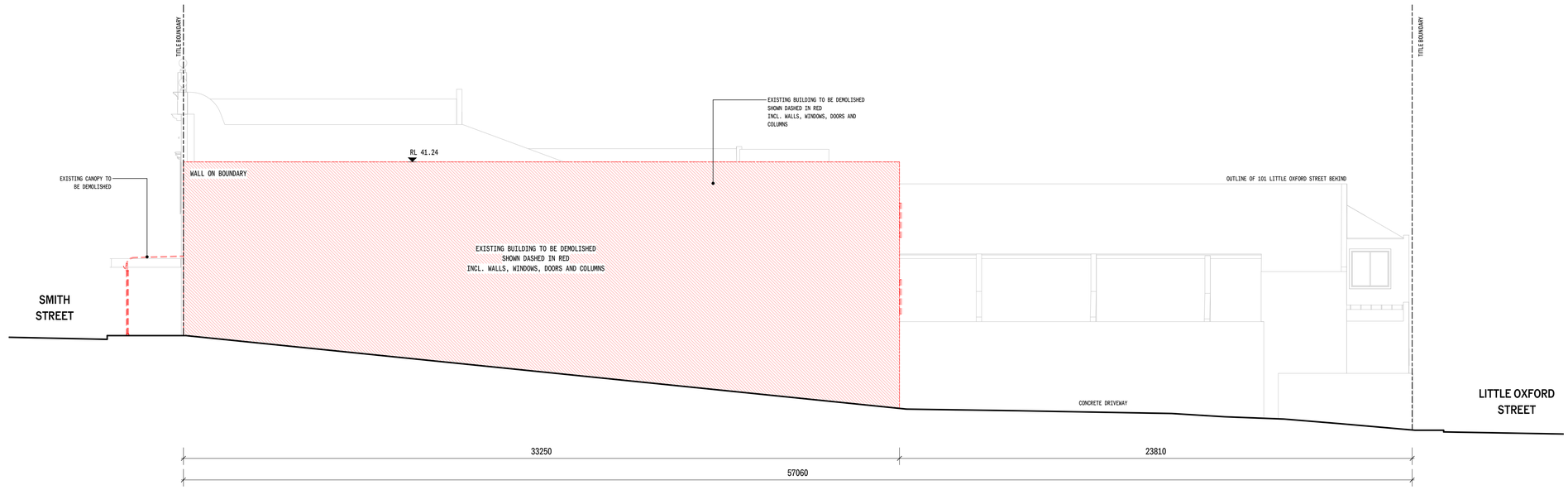


1 EXISTING NORTH ELEVATION
1 : 100 @ A1



2 EXISTING SOUTH ELEVATION
1 : 100 @ A1

26/07/24 A TOWN PLANNING - SUBMISSION 1
DATE REV COMMENTS

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
EXISTING NORTH & SOUTH ELEVATION

DRAWING NO. DATE PUBLISHED
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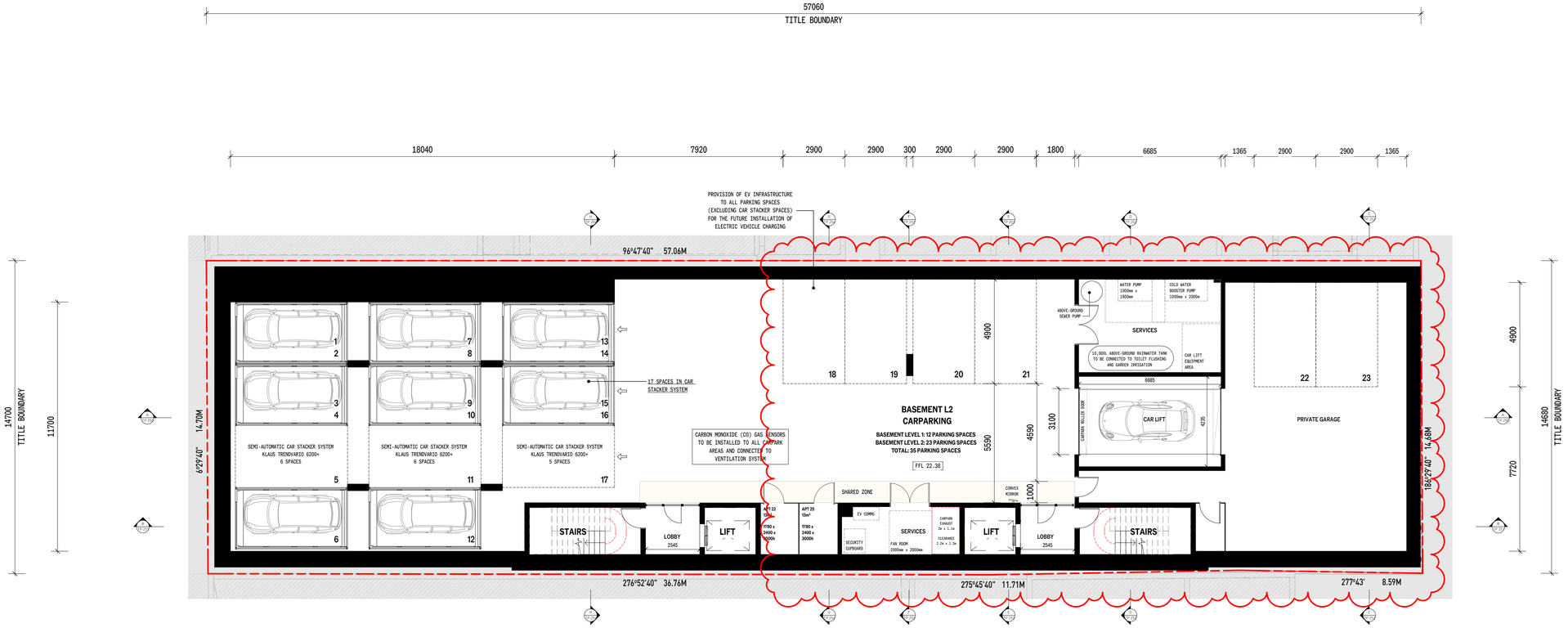

1 PROPOSED BASEMENT L2 FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 839m²	25	APARTMENTS
	1	RESTAURANT
	1	OFFICE

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	26	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	16	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN J7D3 OF THE NCC 2022 VOL. 1

- COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS.

- WATER EFFICIENT FITTINGS TO BE INSTALLED TO ALL APARTMENTS. MINIMUM WELS STAR REQUIREMENTS AS PER SMP REPORT

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO^2 SENSORS WHICH WILL ONLY OPERATE WHEN REQUIRED.

- ALL APARTMENTS TO HAVE ACCESS TO THREE BINS SYSTEM INCLUDING GENERAL WASTE, RECYCLING AND ORGANIC/GARDEN WASTE

- APARTMENTS TO HAVE ELECTRIC HOT WATER SYSTEM AND ELECTRIC/INDUCTION COOKING APPLIANCES

- ELECTRIC APPLIANCES TO BE INSTALLED TO ALL APARTMENTS, COMMERCIAL AND OFFICE TANANCIES. NO GAS CONNECTION REQUIRED

- COLLECTED WATER FROM NON TRAFFICABLE AREAS TO BE REUSED IN TOILETS OF RESTAURANT AND OFFICE AND FOR IRRIGATION

- CARPARK FANS ARE PROVIDED WITH CO MONTORING SYSTEM

- INDIVIDUAL METERS OR SUB-METERS PROVIDED FOR ALL TENANCIES (RESIDENTIAL AND COMMERCIAL). COMMON AREAS TO HAVE SUB-METERS

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

- FACILITIES IN PLACE FOR FIRE SPRINKLER TESTING WATER TO DRAIN TOWARDS STORAGE TANK FOR RE-USE (EITHER FIRE TANK OR RWT)

- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR GARBAGE COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
1 X 120L BIN FOR E-WASTE
1 X 120L BIN FOR CHARITY

COMMERCIAL

5 X 1,100L BIN FOR GARBAGE COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR FOGO COLLECTED THREE TIMES A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
2 X 660L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK
1 X 240L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 848MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1100L - 1,330MM HIGH X 1240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [(25-12) x 2.5 + 33.5 M²] = 30M²
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
PROPOSED BASEMENT L2 FLOOR PLAN

DRAWING NO. TP 100 — DATE PUBLISHED — SCALE (A1) AS INDICATED

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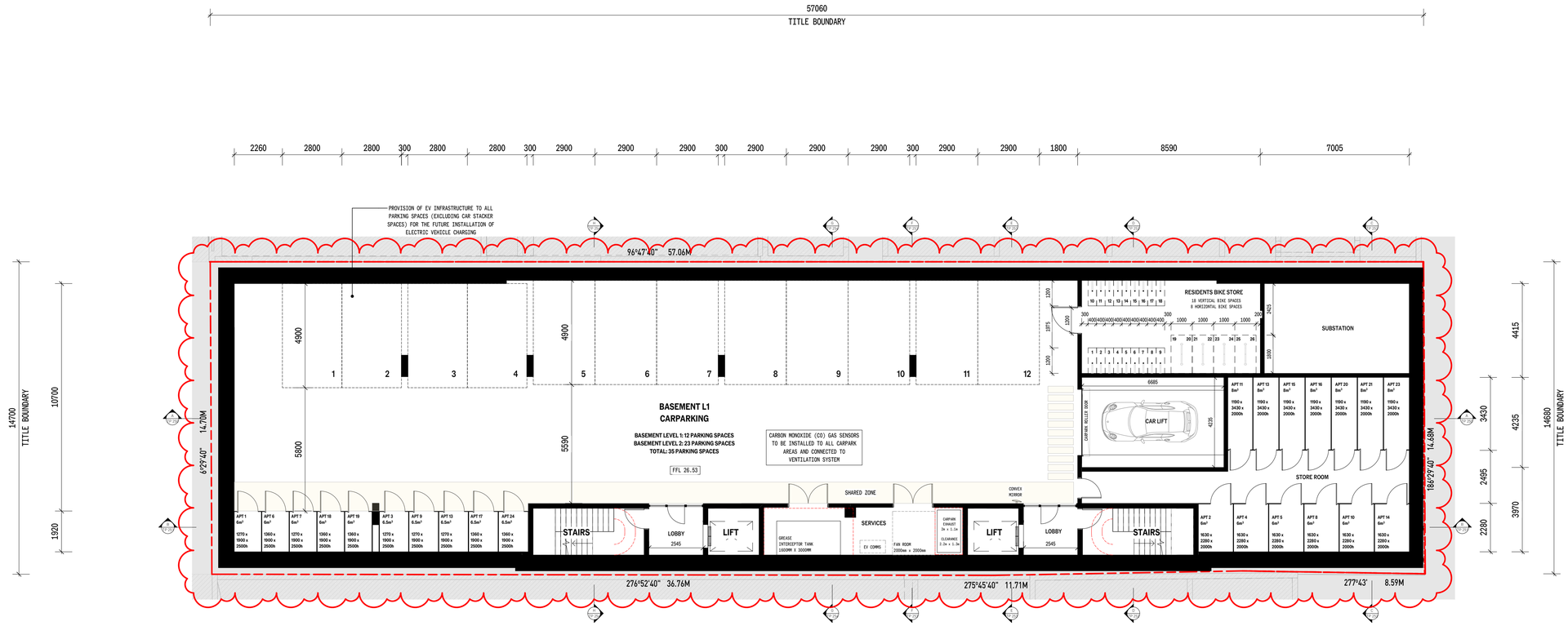

1 PROPOSED BASEMENT L1 FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 839m²	25	APARTMENTS
	1	RESTAURANT
	1	OFFICE

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	26	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN J7D3 OF THE NCC 2022 VOL. 1

- COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS.

- WATER EFFICIENT FITTINGS TO BE INSTALLED TO ALL APARTMENTS. MINIMUM WELS STAR REQUIREMENTS AS PER SMP REPORT

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH WILL ONLY OPERATE WHEN REQUIRED.

- ALL APARTMENTS TO HAVE ACCESS TO THREE BINS SYSTEM INCLUDING GENERAL WASTE, RECYCLING AND ORGANIC/GARDEN WASTE

- APARTMENTS TO HAVE ELECTRIC HOT WATER SYSTEM AND ELECTRIC/INDUCTION COOKING APPLIANCES

- ELECTRIC APPLIANCES TO BE INSTALLED TO ALL APARTMENTS, COMMERCIAL AND OFFICE TANANCIES. NO GAS CONNECTION REQUIRED

- COLLECTED WATER FROM NON TRAFFICABLE AREAS TO BE REUSED IN TOILETS OF RESTAURANT AND OFFICE AND FOR IRRIGATION

- CARPARK FANS ARE PROVIDED WITH CO MONTORING SYSTEM

- INDIVIDUAL METERS OR SUB-METERS PROVIDED FOR ALL TENANCIES (RESIDENTIAL AND COMMERCIAL). COMMON AREAS TO HAVE SUB-METERS

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

- FACILITIES IN PLACE FOR FIRE SPRINKLER TESTING WATER TO DRAIN TOWARDS STORAGE TANK FOR RE-USE (EITHER FIRE TANK OR RWT)

- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR GARBAGE COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
1 X 120L BIN FOR E-WASTE
1 X 120L BIN FOR CHARITY

COMMERCIAL

5 X 1,100L BIN FOR GARBAGE COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR FOGO COLLECTED THREE TIMES A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
2 X 660L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK
1 X 240L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 848MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1,100L - 1,330MM HIGH X 1,240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [25-12 x 2.5 = 32.5 M²] + 30M²
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT: VALLI

PROJECT: 224-226 SMITH STREET
COLLINGWOOD 3066

STATUS: TOWN PLANNING

TITLE: PROPOSED BASEMENT L1 FLOOR PLAN

DRAWING NO.: TP 101
DATE PUBLISHED:
SCALE (A1): AS INDICATED

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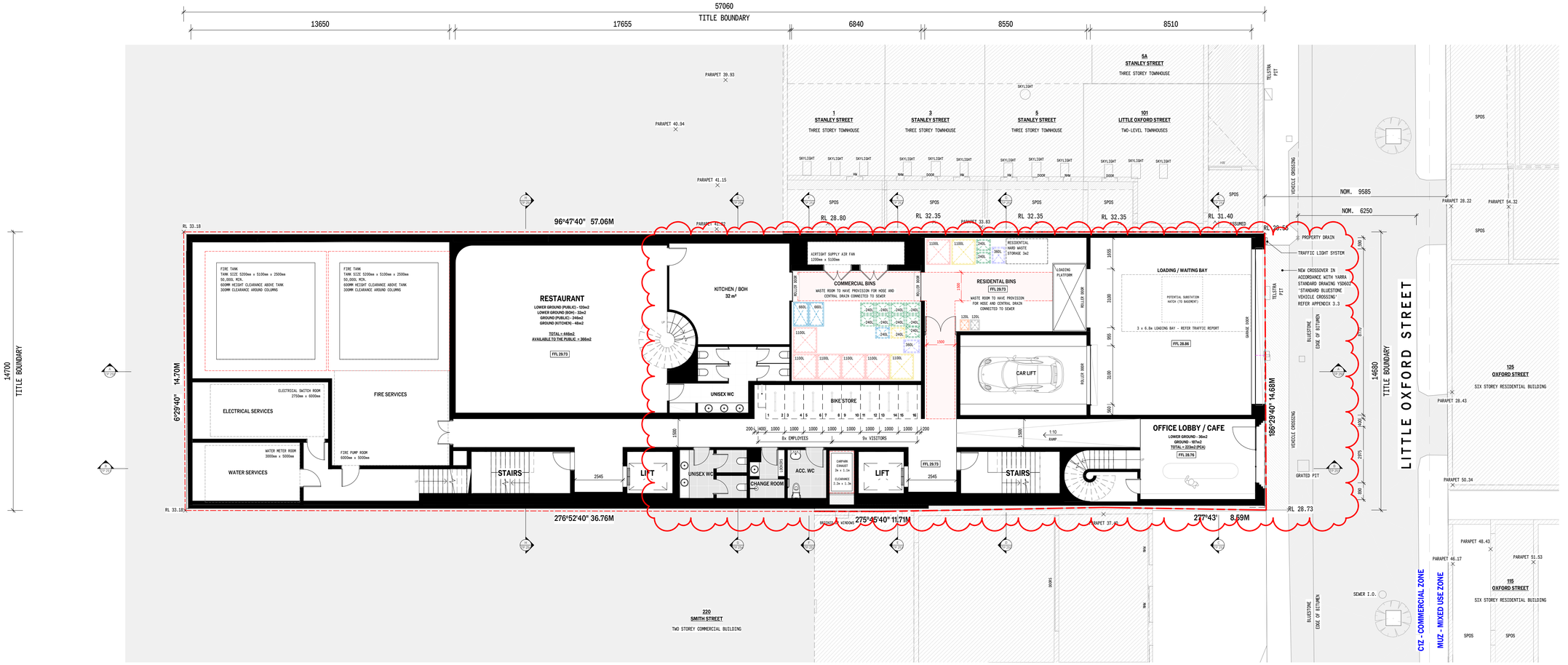

57060
TITLE BOUNDARY

1 PROPOSED LOWER GROUND FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 839m²	25	APARTMENTS
	1	RESTAURANT
	1	OFFICE

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	38	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JTD3 OF THE NCC 2022 VOL. 1

- COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS.

- WATER EFFICIENT FITTINGS TO BE INSTALLED TO ALL APARTMENTS. MINIMUM WELS STAR REQUIREMENTS AS PER SMP REPORT

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH WILL ONLY OPERATE WHEN REQUIRED.

- ALL APARTMENTS TO HAVE ACCESS TO THREE BINS SYSTEM INCLUDING GENERAL WASTE, RECYCLING AND ORGANIC/GARDEN WASTE

- APARTMENTS TO HAVE ELECTRIC HOT WATER SYSTEM AND ELECTRIC/INDUCTION COOKING APPLIANCES

- ELECTRIC APPLIANCES TO BE INSTALLED TO ALL APARTMENTS, COMMERCIAL AND OFFICE TANANCIES. NO GAS CONNECTION REQUIRED

- COLLECTED WATER FROM NON TRAFFICABLE AREAS TO BE REUSED IN TOILETS OF RESTAURANT AND OFFICE AND FOR IRRIGATION

- CARPARK FANS ARE PROVIDED WITH CO MONITORING SYSTEM

- INDIVIDUAL METERS OR SUB-METERS PROVIDED FOR ALL TENANCIES (RESIDENTIAL AND COMMERCIAL). COMMON AREAS TO HAVE SUB-METERS

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

- FACILITIES IN PLACE FOR FIRE SPRINKLER TESTING WATER TO DRAIN TOWARDS STORAGE TANK FOR RE-USE (EITHER FIRE TANK OR RWT)

- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR GARBAGE COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
1 X 120L BIN FOR E-WASTE
1 X 120L BIN FOR CHARITY

COMMERCIAL

5 X 1,100L BIN FOR GARBAGE COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR FOGO COLLECTED THREE TIMES A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
2 X 660L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK
1 X 240L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 848MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1100L - 1,330MM HIGH X 1,240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² ([25-12] x 2.5 = 32.5 M²) + 30M²
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT: VALLI

PROJECT: 224-226 SMITH STREET
COLLINGWOOD 3066

STATUS: TOWN PLANNING

TITLE: PROPOSED LOWER GROUND FLOOR PLAN

DRAWING NO.: TP 102

DATE PUBLISHED:

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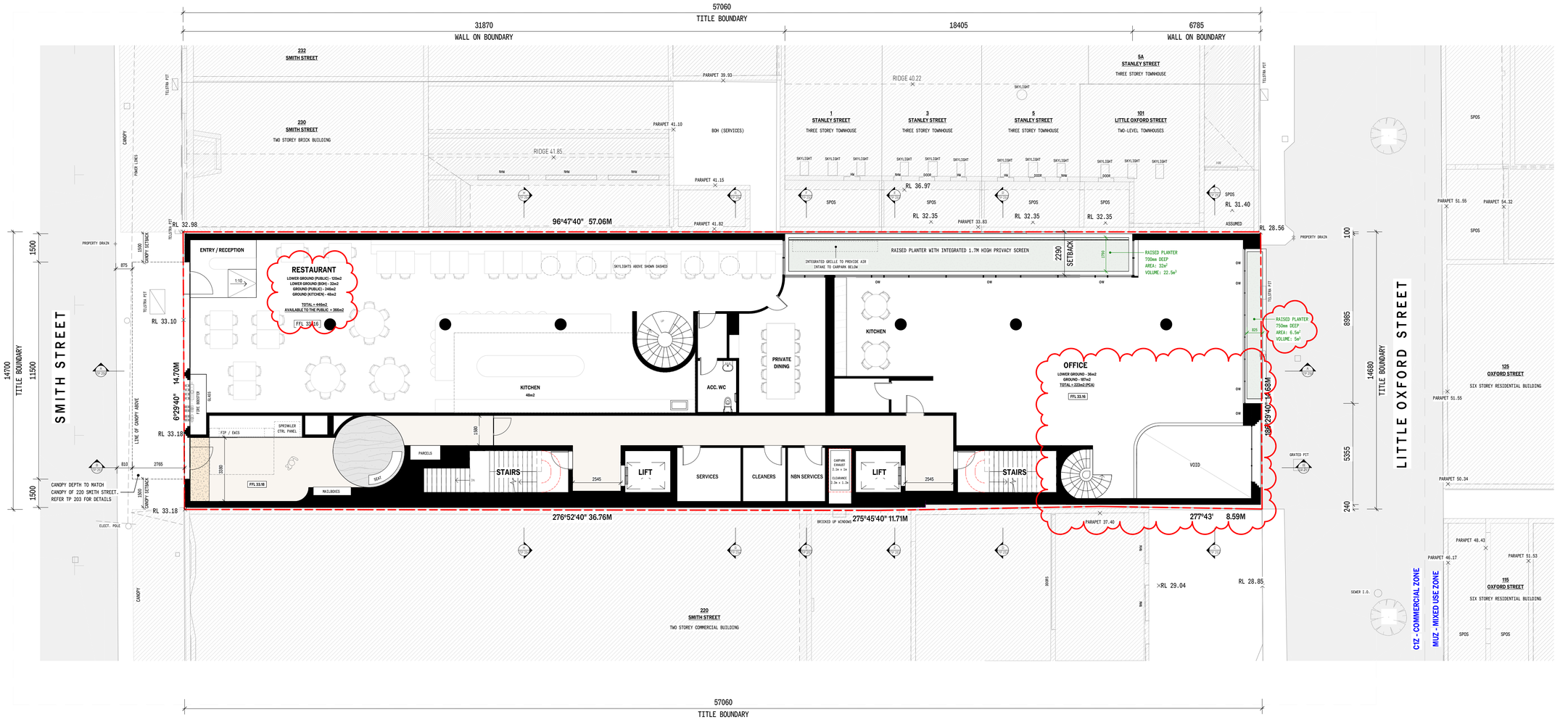

1 PROPOSED GROUND FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA	25	APARTMENTS	
839m²	1	RESTAURANT	
	1	OFFICE	

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	38	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	16
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JTDS OF THE NCC 2022 VOL. 1

- COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS.

- WATER EFFICIENT FITTINGS TO BE INSTALLED TO ALL APARTMENTS. MINIMUM WELS STAR REQUIREMENTS AS PER SMP REPORT

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH WILL ONLY OPERATE WHEN REQUIRED.

- ALL APARTMENTS TO HAVE ACCESS TO THREE BINS SYSTEM INCLUDING GENERAL WASTE, RECYCLING AND ORGANIC/GARDEN WASTE

- APARTMENTS TO HAVE ELECTRIC HOT WATER SYSTEM AND ELECTRIC/INDUCTION COOKING APPLIANCES

- ELECTRIC APPLIANCES TO BE INSTALLED TO ALL APARTMENTS, COMMERCIAL AND OFFICE TANANCIES. NO GAS CONNECTION REQUIRED

- COLLECTED WATER FROM NON TRAFFICABLE AREAS TO BE REUSED IN TOILETS OF RESTAURANT AND OFFICE AND FOR IRRIGATION

- CARPARK FANS ARE PROVIDED WITH CO MONTORING SYSTEM

- INDIVIDUAL METERS OR SUB-METERS PROVIDED FOR ALL TENANCIES (RESIDENTIAL AND COMMERCIAL). COMMON AREAS TO HAVE SUB-METERS

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

- FACILITIES IN PLACE FOR FIRE SPRINKLER TESTING WATER TO DRAIN TOWARDS STORAGE TANK FOR RE-USE (EITHER FIRE TANK OR RWT)

- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR GARBAGE COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
1 X 120L BIN FOR E-WASTE
1 X 120L BIN FOR CHARITY

COMMERCIAL

5 X 1,100L BIN FOR GARBAGE COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR FOGO COLLECTED THREE TIMES A WEEK
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2 X 660L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK
1 X 240L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 648MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1100L - 1,330MM HIGH X 1,240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [(25-12) x 2.5 + 32.5 M²] + 30M²
PROVIDED	1179M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
PROPOSED GROUND FLOOR PLAN

DRAWING NO. TP 103

DATE PUBLISHED
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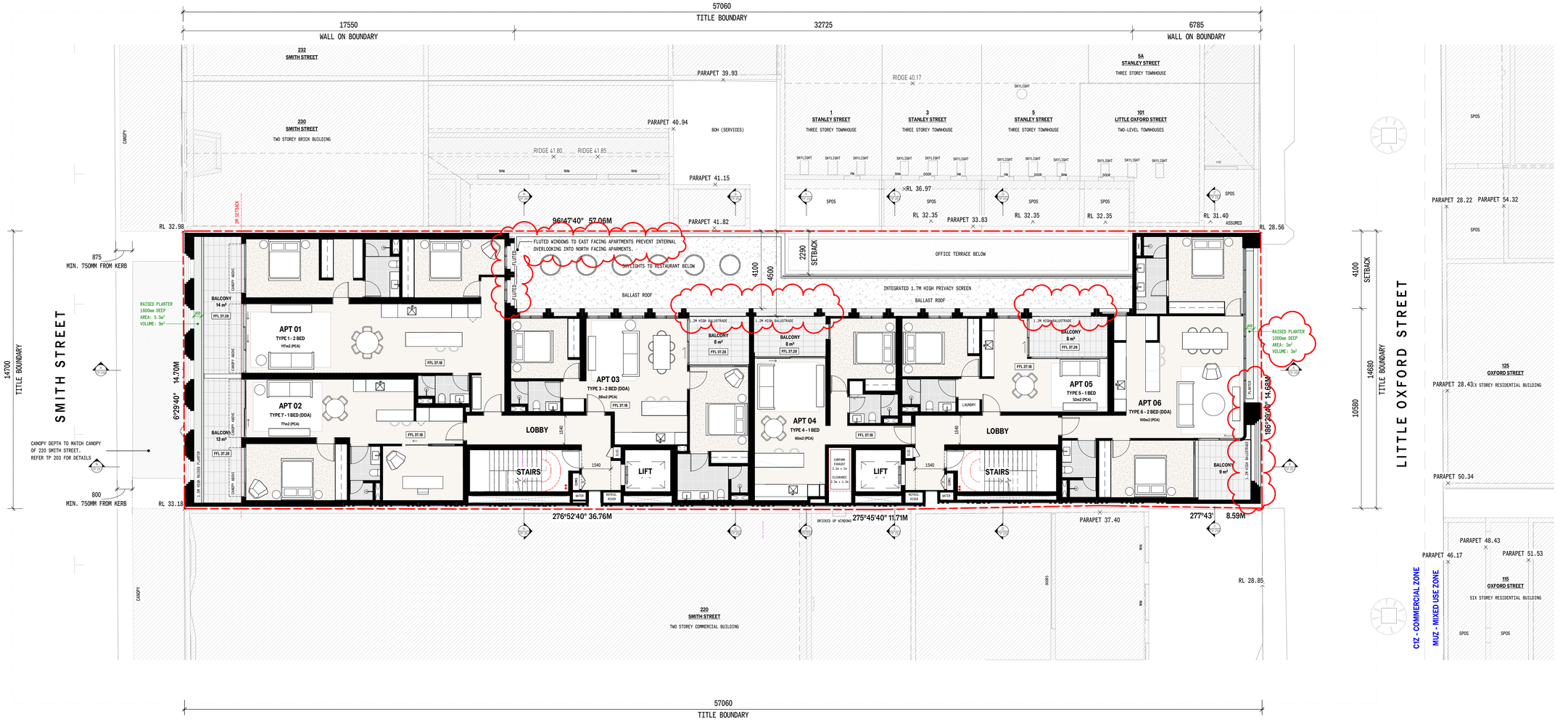

PROPOSED LEVEL 1 FFL
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 839m²	25	APARTMENTS
	1	RESTAURANT
	1	OFFICE

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	26	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JTD3 OF THE NCC 2022 VOL.1

- COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS.

- WATER EFFICIENT FITTINGS TO BE INSTALLED TO ALL APARTMENTS. MINIMUM WELS STAR REQUIREMENTS AS PER SMP REPORT

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH WILL ONLY OPERATE WHEN REQUIRED.

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- CARPARK FANS ARE PROVIDED WITH CO MONTORING SYSTEM

- INDIVIDUAL METERS OR SUB-METERS PROVIDED FOR ALL TENANCIES (RESIDENTIAL AND COMMERCIAL). COMMON AREAS TO HAVE SUB-METERS

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

- FACILITIES IN PLACE FOR FIRE SPRINKLER TESTING WATER TO DRAIN TOWARDS STORAGE TANK FOR RE-USE (EITHER FIRE TANK OR RWT)

- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR **GARBAGE** COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR **RECYCLING** COLLECTED TWICE A WEEK
2 X 240L BINS FOR **FOGO** COLLECTED TWICE A WEEK
1 X 360L BIN FOR **GLASS** COLLECTED TWICE A WEEK.
1 X 120L BIN FOR **E-WASTE**
1 X 120L BIN FOR **CHARITY**

COMMERCIAL

5 X 1,100L BIN FOR **GARBAGE** COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR **RECYCLING** COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR **RECYCLING** COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR **FOGO** COLLECTED THREE TIMES A WEEK
1 X 360L BIN FOR **GLASS** COLLECTED TWICE A WEEK.
2 X 660L BINS FOR **PAPER & CARDBOARD** COLLECTED TWICE A WEEK
1 X 240L BINS FOR **PAPER & CARDBOARD** COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 848MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1100L - 1,330MM HIGH X 1,240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [25-12 = 2.5 × 32.5 M²] = 30M²
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
PROPOSED LEVEL 1 FLOOR PLAN

DRAWING NO. TP 104

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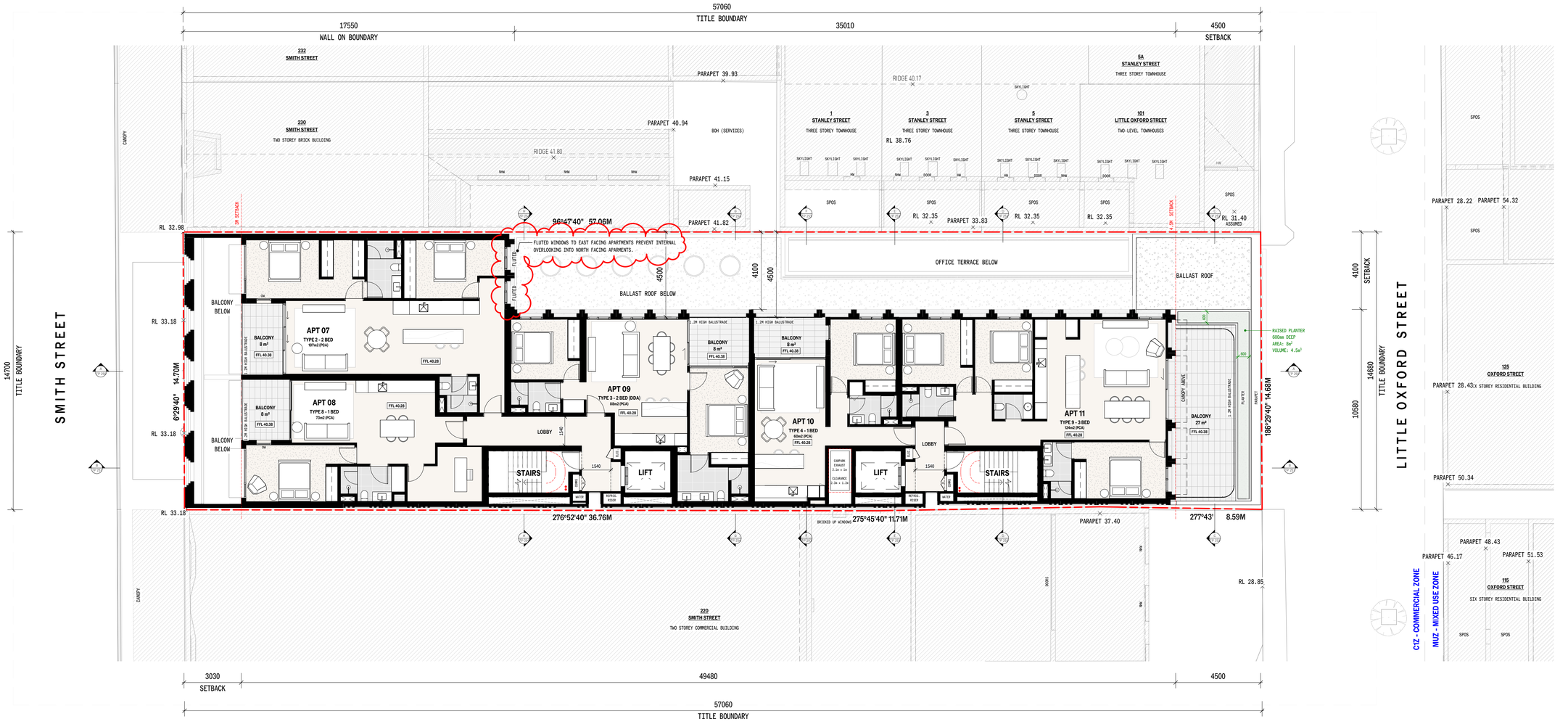

1 PROPOSED LEVEL 2 FFL
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA	25	APARTMENTS
839m²	1	RESTAURANT
	1	OFFICE

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	26	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN J7D3 OF THE NCC 2022 VOL. 1

- COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS.

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- CARPARK FANS ARE PROVIDED WITH CO MONITORING SYSTEM

- INDIVIDUAL METERS OR SUB-METERS PROVIDED FOR ALL TENANCIES (RESIDENTIAL AND COMMERCIAL). COMMON AREAS TO HAVE SUB-METERS

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

- FACILITIES IN PLACE FOR FIRE SPRINKLER TESTING WATER TO DRAIN TOWARDS STORAGE TANK FOR RE-USE (EITHER FIRE TANK OR RWT)

- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR GARBAGE COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
1 X 120L BIN FOR E-WASTE
1 X 120L BIN FOR CHARITY

COMMERCIAL

5 X 1,100L BIN FOR GARBAGE COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR FOGO COLLECTED THREE TIMES A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
2 X 660L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK
1 X 240L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 848MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1100L - 1,330MM HIGH X 1,240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [(25-12) x 2.5 + 32.5 M²] = 30M²
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED		PROVIDED
DEEP SOIL	42 M²	(5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M²	(5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT: VALLI

PROJECT: 224-226 SMITH STREET
COLLINGWOOD 3066

STATUS: TOWN PLANNING

TITLE: PROPOSED LEVEL 2 FLOOR PLAN

DRAWING NO.: TP 105

DATE PUBLISHED:

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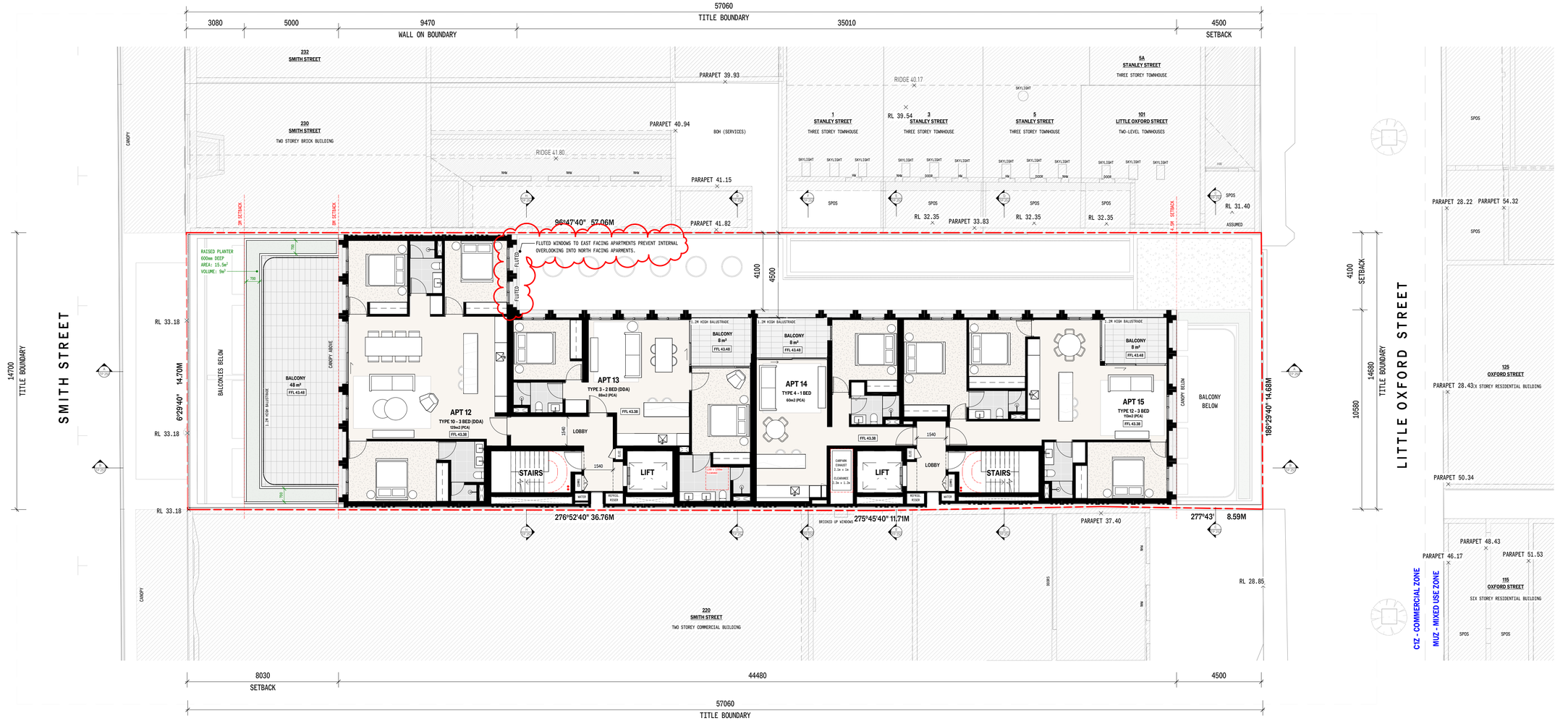

1 PROPOSED LEVEL 3 FFL
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 839m²	25	APARTMENTS	
	1	RESTAURANT	
	1	OFFICE	

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	38	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JTDS OF THE NCC 2022 VOL 1

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- INDIVIDUAL METERS OR SUB-METERS PROVIDED FOR ALL TENANCIES (RESIDENTIAL AND COMMERCIAL). COMMON AREAS TO HAVE SUB-METERS

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR GARBAGE COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
1 X 120L BIN FOR E-WASTE
1 X 120L BIN FOR CHARITY

COMMERCIAL

5 X 1,100L BIN FOR GARBAGE COLLECTED THREE TIMES A WEEK
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BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 848MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
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STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² ([25-12] x 2.5 + 32.5 M²) + 30M²
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
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DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
PROPOSED LEVEL 3 FLOOR PLAN

DRAWING NO. TP 106
DATE PUBLISHED
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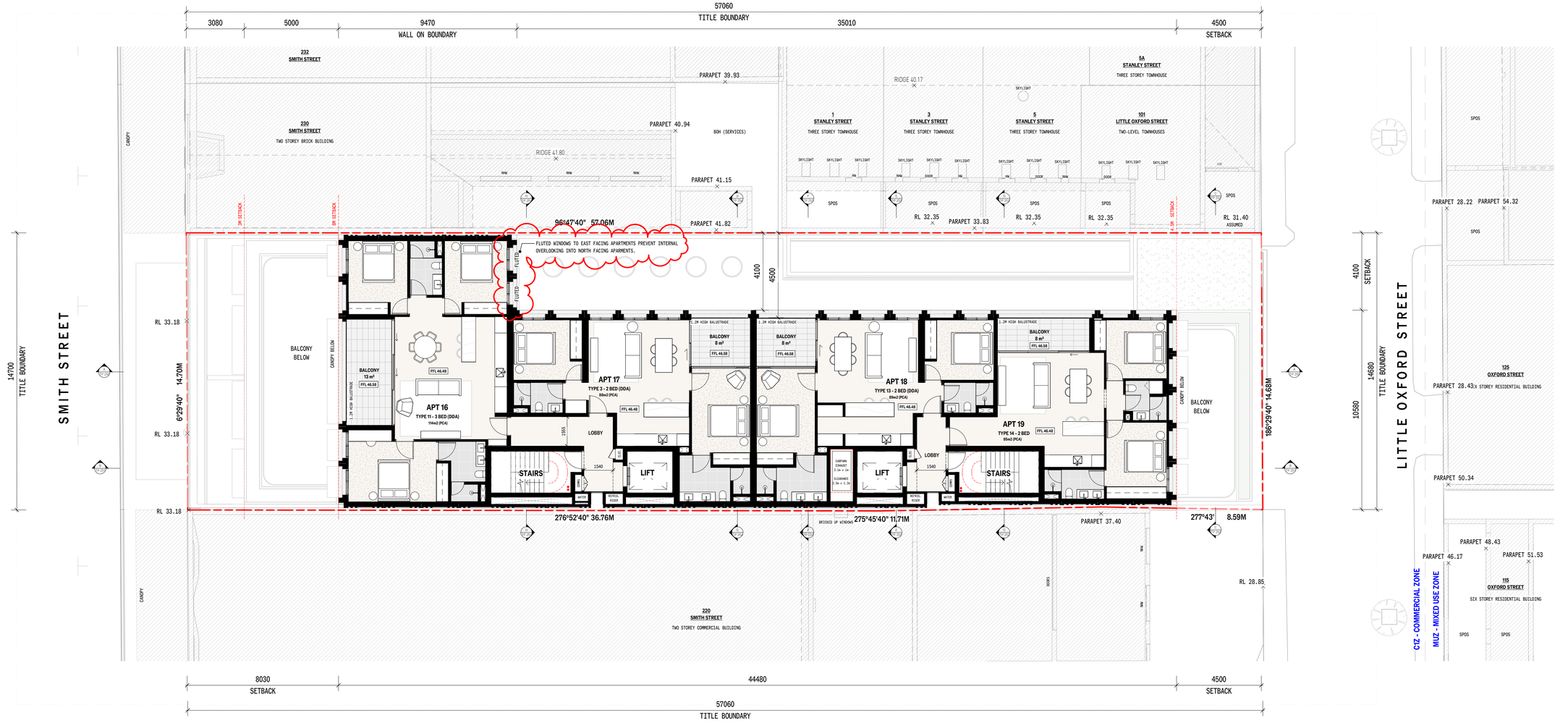

1 PROPOSED LEVEL 4 FFL
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 839m²	25	APARTMENTS
	1	RESTAURANT
	1	OFFICE

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	26	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

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- COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS.

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- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH WILL ONLY OPERATE WHEN REQUIRED.

- ALL APARTMENTS TO HAVE ACCESS TO THREE BINS SYSTEM INCLUDING GENERAL WASTE, RECYCLING AND ORGANIC/GARDEN WASTE

- APARTMENTS TO HAVE ELECTRIC HOT WATER SYSTEM AND ELECTRIC/INDUCTION COOKING APPLIANCES

- ELECTRIC APPLIANCES TO BE INSTALLED TO ALL APARTMENTS, COMMERCIAL AND OFFICE TANANCIES. NO GAS CONNECTION REQUIRED

- COLLECTED WATER FROM NON TRAFFICABLE AREAS TO BE REUSED IN TOILETS OF RESTAURANT AND OFFICE AND FOR IRRIGATION

- CARPARK FANS ARE PROVIDED WITH CO MONTORING SYSTEM

- INDIVIDUAL METERS OR SUB-METERS PROVIDED FOR ALL TENANCIES (RESIDENTIAL AND COMMERCIAL). COMMON AREAS TO HAVE SUB-METERS

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

- FACILITIES IN PLACE FOR FIRE SPRINKLER TESTING WATER TO DRAIN TOWARDS STORAGE TANK FOR RE-USE (EITHER FIRE TANK OR RWT)

- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR GARBAGE COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
1 X 120L BIN FOR E-WASTE
1 X 120L BIN FOR CHARITY

COMMERCIAL

5 X 1,100L BIN FOR GARBAGE COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR FOGO COLLECTED THREE TIMES A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
2 X 660L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK
1 X 240L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 848MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1100L - 1,330MM HIGH X 1,240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [(25-12) x 2.5 = 32.5 M²) + 30M²]
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
PROPOSED LEVEL 4 FLOOR PLAN

DRAWING NO. TP 107

SCALE (A1) AS INDICATED

DATE PUBLISHED

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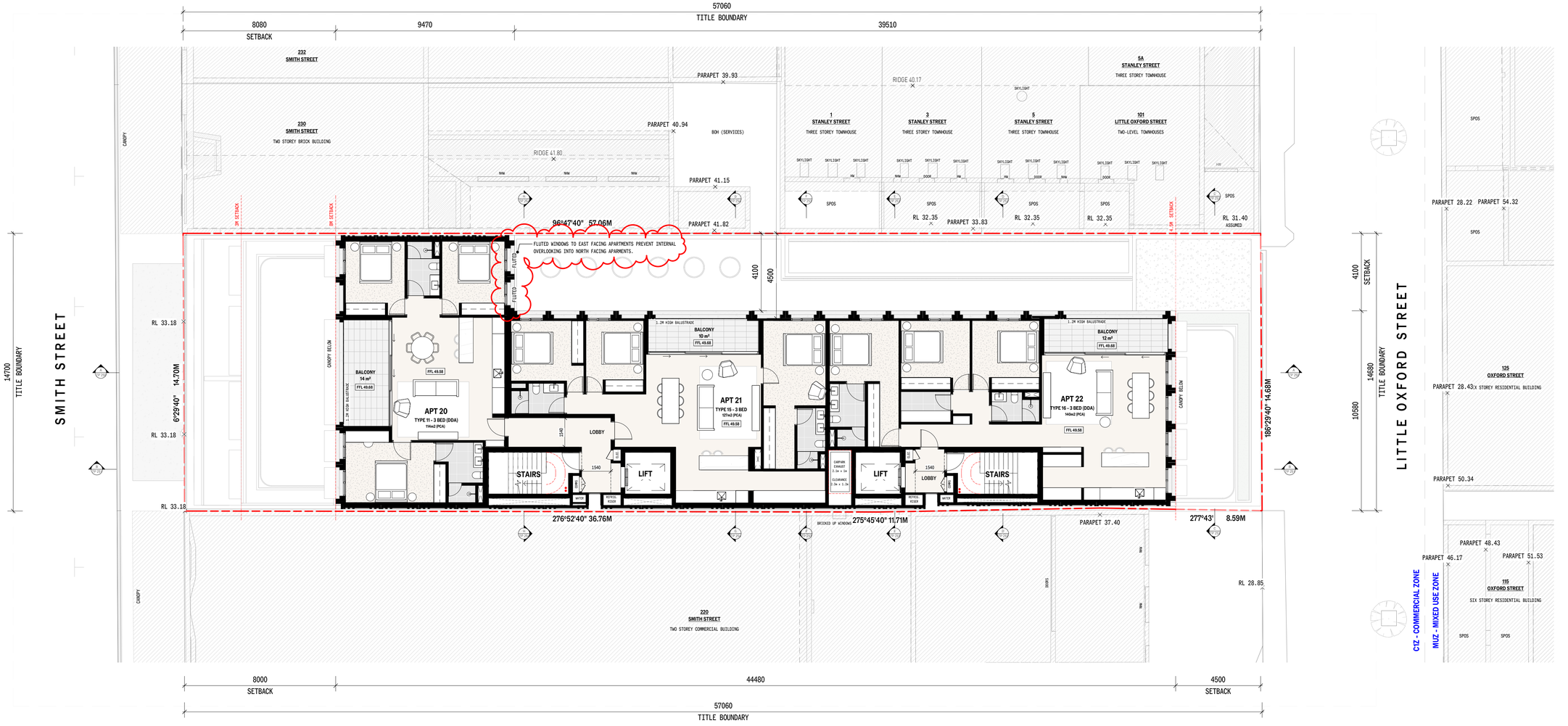

1 PROPOSED LEVEL 5 FFL
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 839m²	25	APARTMENTS
	1	RESTAURANT
	1	OFFICE

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	38	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JTDS OF THE NCC 2022 VOL.1

- COMMON, EXTERNAL, SERVICE AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSOR AND/OR DAYLIGHT SENSORS.

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WASTE

RESIDENTIAL

1 X 1,100L BIN FOR GARBAGE COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
1 X 120L BIN FOR E-WASTE
1 X 120L BIN FOR CHARITY

COMMERCIAL

5 X 1,100L BIN FOR GARBAGE COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR RECYCLING COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR FOGO COLLECTED THREE TIMES A WEEK
1 X 360L BIN FOR GLASS COLLECTED TWICE A WEEK.
2 X 660L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK
1 X 240L BINS FOR PAPER & CARDBOARD COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 600MM WIDE X 848MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1100L - 1,330MM HIGH X 1,240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [(25-12) x 2.5 = 32.5 M²) + 30M²]
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT: VALLI

PROJECT: 224-226 SMITH STREET
COLLINGWOOD 3066

STATUS: TOWN PLANNING

TITLE: PROPOSED LEVEL 5 FLOOR PLAN

DRAWING NO.: TP 108

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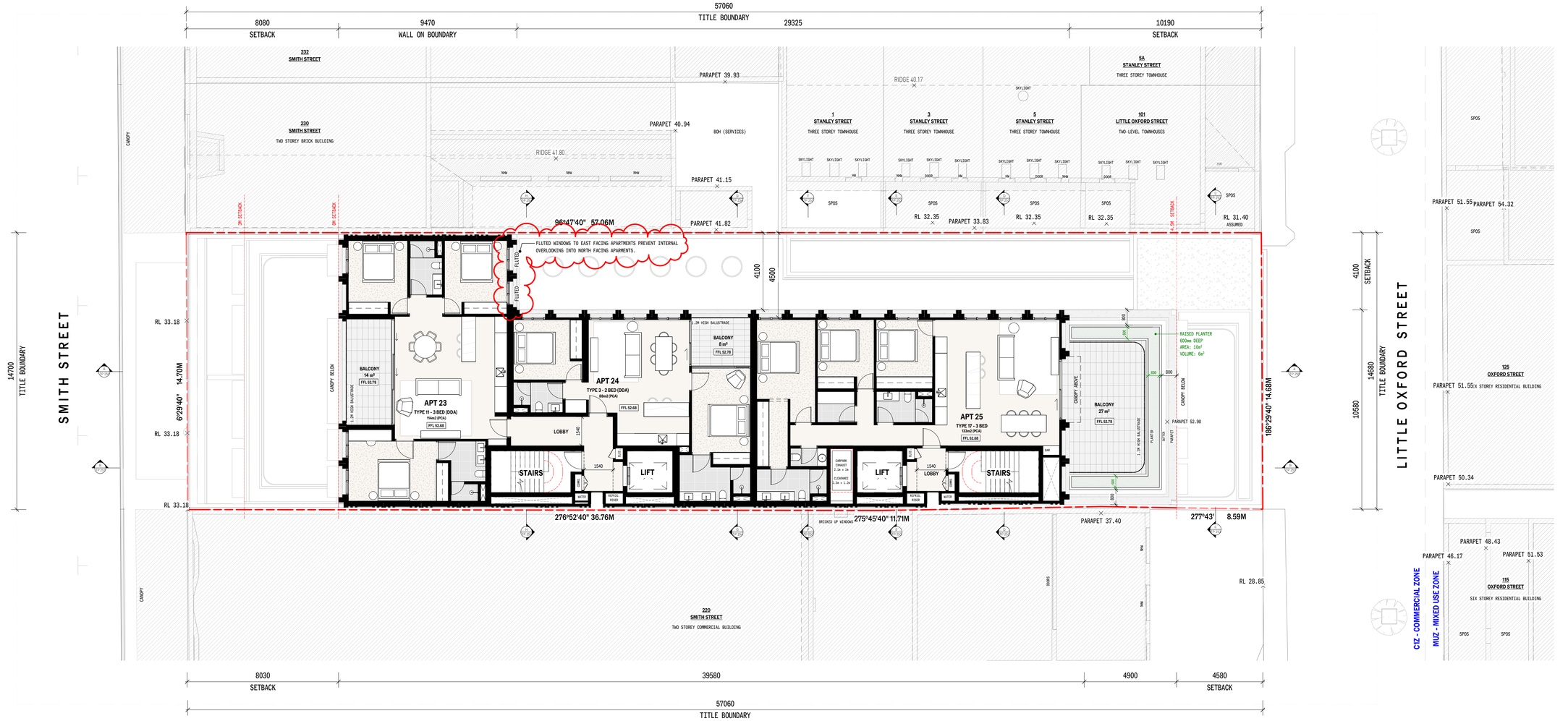

1 PROPOSED LEVEL 6 FFL
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 839m²	25	APARTMENTS	
	1	RESTAURANT	
	1	OFFICE	

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	38	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	18	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JTD3 OF THE NCC 2022 VOL.1

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WASTE

RESIDENTIAL

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1 X 1,100L BIN FOR RECYCLING COLLECTED TWICE A WEEK
2 X 240L BINS FOR FOGO COLLECTED TWICE A WEEK
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BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 848MM DEEP
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STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [(25-12) x 2.5 = 32.5 M²] + 30M²
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
PROPOSED LEVEL 6 FLOOR PLAN

DRAWING NO. TP 109

DATE PUBLISHED

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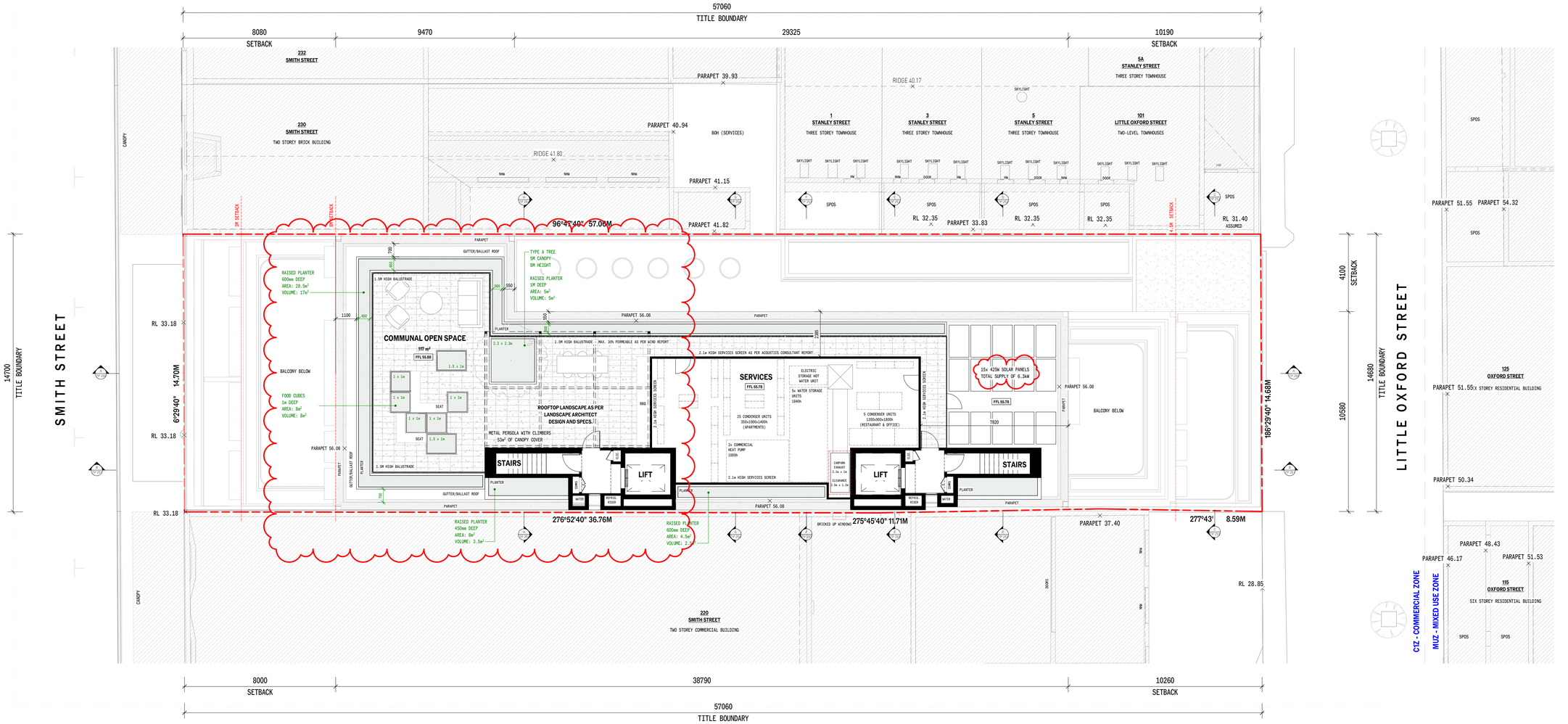

1 PROPOSED ROOF PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 839m²	25	APARTMENTS
	1	RESTAURANT
	1	OFFICE

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	26	5
APARTMENT - VISITORS	5	3
RESTAURANT - EMPLOYEE	6	4
RESTAURANT - VISITORS	3	2
OFFICE - EMPLOYEE	2	0
OFFICE - VISITORS	1	0
TOTAL	43	14

CAR PARKING

	PROVIDED	REQUIRED
16x 1 & 2 BED APTS.	16	16
9x 3 BED APTS.	17	18
APARTMENT - VISITORS	0	0
RESTAURANT	0	16
OFFICE	0	7
TOTAL	35	57

ESD NOTES

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- LOW VOC PAINT AND LOW FORMALDEHYDE PRODUCTS TO BE USED IN COMMERCIAL SPACES (REFER TO SMP REPORT FOR LIMITS)

WASTE

RESIDENTIAL

1 X 1,100L BIN FOR **GARBAGE** COLLECTED TWICE A WEEK
1 X 1,100L BIN FOR **RECYCLING** COLLECTED TWICE A WEEK
2 X 240L BINS FOR **FOGO** COLLECTED TWICE A WEEK
1 X 360L BIN FOR **GLASS** COLLECTED TWICE A WEEK.
1 X 120L BIN FOR **E-WASTE**
1 X 120L BIN FOR **CHARITY**

COMMERCIAL

5 X 1,100L BIN FOR **GARBAGE** COLLECTED THREE TIMES A WEEK
1 X 1,100L BIN FOR **RECYCLING** COLLECTED THREE TIMES A WEEK
1 X 240L BIN FOR **RECYCLING** COLLECTED THREE TIMES A WEEK
9 X 240L BINS FOR **FOGO** COLLECTED THREE TIMES A WEEK
1 X 360L BIN FOR **GLASS** COLLECTED TWICE A WEEK.
2 X 660L BINS FOR **PAPER & CARDBOARD** COLLECTED TWICE A WEEK
1 X 240L BINS FOR **PAPER & CARDBOARD** COLLECTED TWICE A WEEK

BIN SIZES

240L - 1,060MM HIGH X 585MM WIDE X 730MM DEEP
360L - 1,100MM HIGH X 680MM WIDE X 848MM DEEP
660L - 1,200MM HIGH X 1,260MM WIDE X 780MM DEEP
1100L - 1,330MM HIGH X 1,240MM WIDE X 1,070MM DEEP

STANDARD D7 - COMMUNAL OPEN SPACE

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	72.5M² [25-12 = 2.5 × 32.5 M²] = 30M²
PROVIDED	117M² (ROOF GARDEN)

STANDARD D10 - LANDSCAPING

	REQUIRED	PROVIDED
DEEP SOIL	42 M² (5% OF SITE AREA)	124.5 M² (PLANTERS)
CANOPY COVER	42 M² (5% OF SITE AREA)	53 M² (PERGOLA)

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
PROPOSED ROOF PLAN

DRAWING NO.: TP 110
DATE PUBLISHED:
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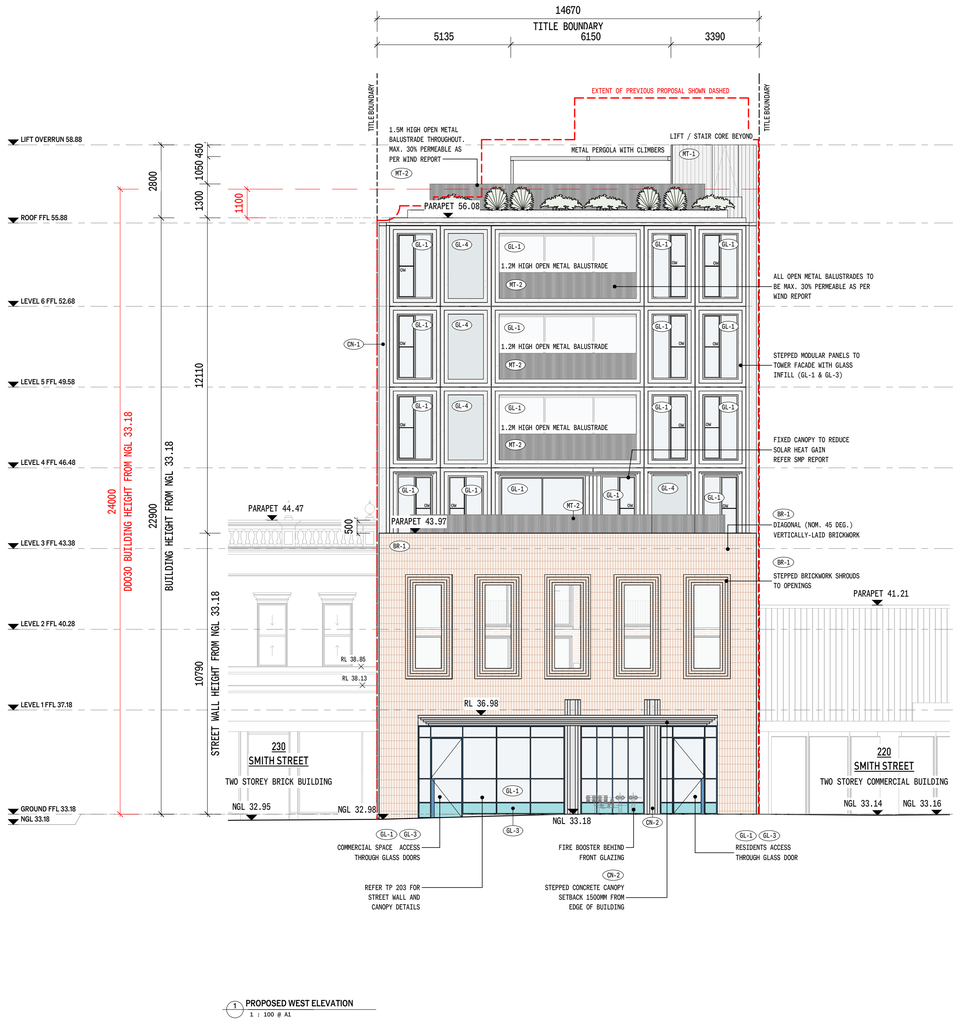
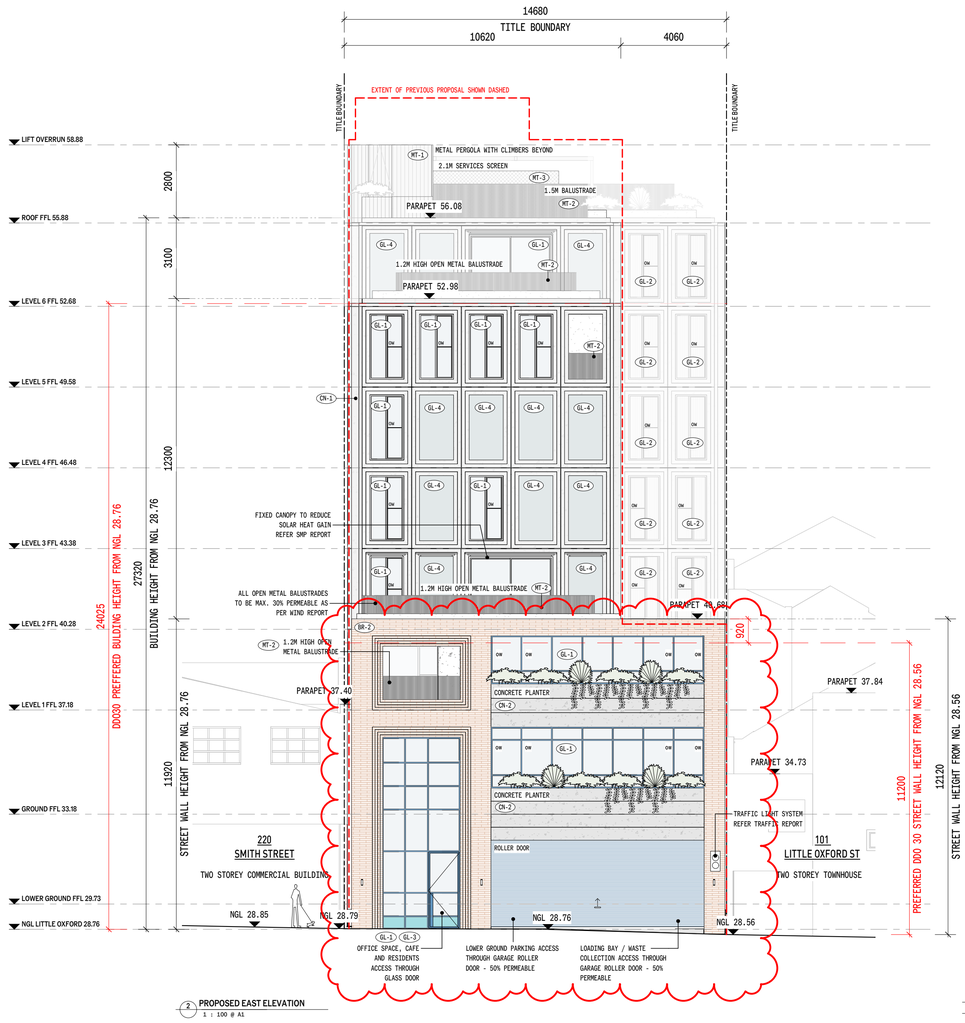


1 PROPOSED WEST ELEVATION
1 : 100 @ A1



2 PROPOSED EAST ELEVATION
1 : 100 @ A1

MATERIALS LEGEND: EXTERNAL

BR-1	VERTICAL BRICK - TERRACOTTA/RED	**WF-1**	STEEL WINDOW FRAME
BR-2	STANDARD BRICK - TERRACOTTA/RED	**WF-2**	ALUMINIUM WINDOW FRAME
CN-1	PRECAST CONCRETE - GREY/CHARCOAL		
CN-2	BOARD FORMED CONCRETE		
CN-3	SMOOTH CONCRETE		
GL-1	CLEAR GLASS		
GL-2	FLUTED GLASS		
GL-3	COLOURED GLASS - BLUE		
GL-4	COLOURED GLASS - BRONZE		
MT-1	METAL VERTICAL CLADDING		
MT-2	METAL BALUSTRADE / PRIVACY SCREEN		
MT-3	SERVICES SCREEN		
MT-4	PERFORATED METAL DOOR - BLUE		

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
PROPOSED WEST & EAST ELEVATION

DRAWING NO. — DATE PUBLISHED
TP 200

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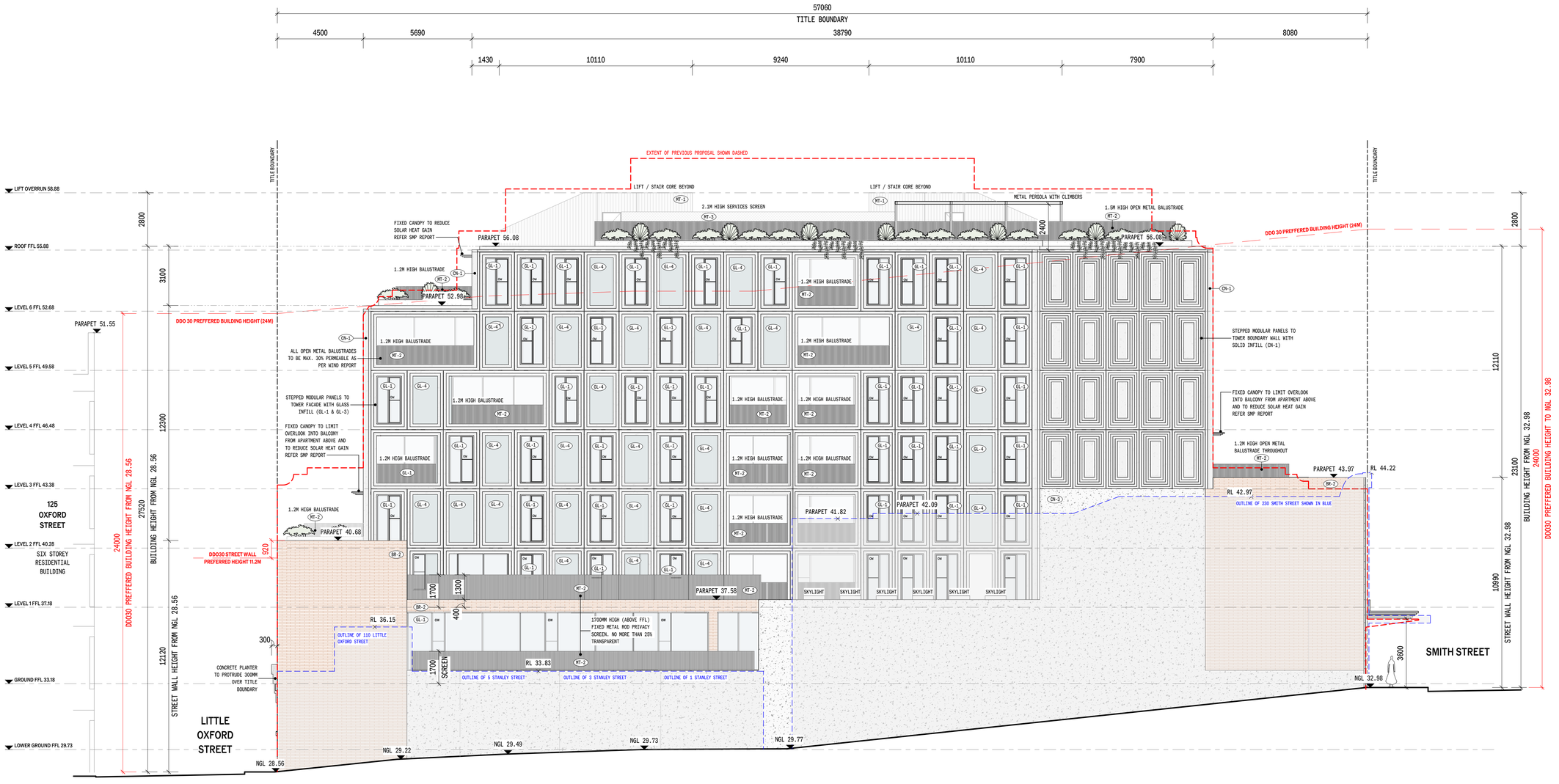

1 PROPOSED NORTH ELEVATION
1 : 100 @ A1

MATERIALS LEGEND: EXTERNAL

BR-1	VERTICAL BRICK - TERRACOTTA/RED	WF-1	STEEL WINDOW FRAME
BR-2	STANDARD BRICK - TERRACOTTA/RED	WF-2	ALUMINIUM WINDOW FRAME
CN-1	PRECAST CONCRETE - GREY/CHARCOAL		
CN-2	BOARD FORMED CONCRETE		
CN-3	SMOOTH CONCRETE		
GL-1	CLEAR GLASS		
GL-2	FLUTED GLASS		
GL-3	COLOURED GLASS - BLUE		
GL-4	COLOURED GLASS - BRONZE		
MT-1	METAL VERTICAL CLADDING		
MT-2	METAL BALUSTRADE / PRIVACY SCREEN		
MT-3	SERVICES SCREEN		
MT-4	PERFORATED METAL DOOR - BLUE		

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT: VALLI

PROJECT: 224-226 SMITH STREET
COLLINGWOOD 3066

STATUS: TOWN PLANNING

TITLE: PROPOSED NORTH ELEVATION

DRAWING NO.: TP 201

DATE PUBLISHED:

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1 PROPOSED SOUTH ELEVATION
1 : 100 @ A1

MATERIALS LEGEND: EXTERNAL

BR-1	VERTICAL BRICK - TERRACOTTA/RED	WF-1	STEEL WINDOW FRAME
BR-2	STANDARD BRICK - TERRACOTTA/RED	WF-2	ALUMINIUM WINDOW FRAME
CN-1	PRECAST CONCRETE - GREY/CHARCOAL		
CN-2	BOARD FORMED CONCRETE		
CN-3	SMOOTH CONCRETE		
GL-1	CLEAR GLASS		
GL-2	FLUTED GLASS		
GL-3	COLOURED GLASS - BLUE		
GL-4	COLOURED GLASS - BRONZE		
MT-1	METAL VERTICAL CLADDING		
MT-2	METAL BALUSTRADE / PRIVACY SCREEN		
MT-3	SERVICES SCREEN		
MT-4	PERFORATED METAL DOOR - BLUE		

DATE	REV	COMMENTS
20/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
PROPOSED SOUTH ELEVATION

DRAWING NO. TP 202

DATE PUBLISHED

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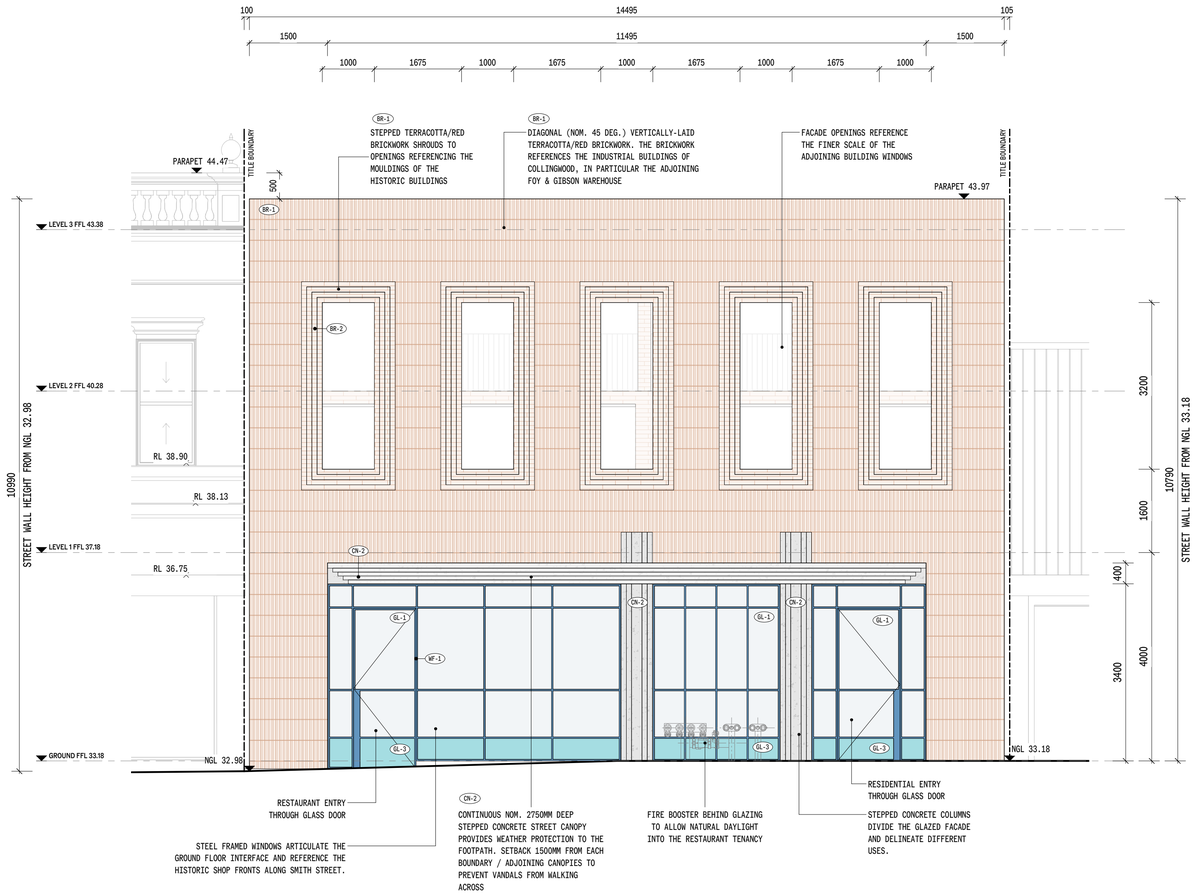
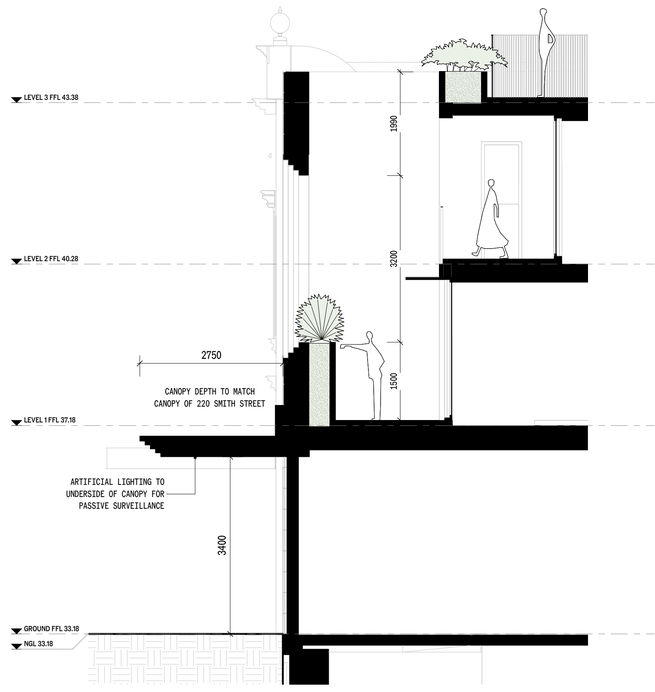
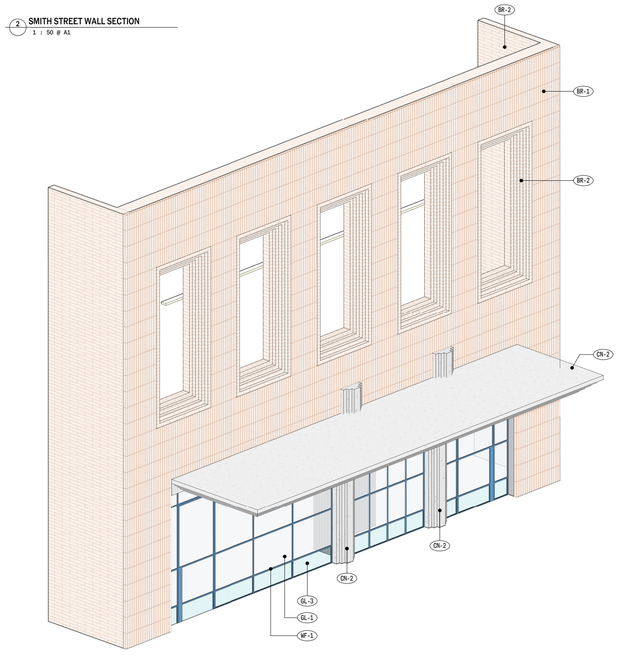


1 WEST FACADE ELEVATION DETAIL
1 : 50 @ A1



2 SMITH STREET WALL SECTION
1 : 50 @ A1



3 FRONT FACADE AXO
@ A1

MATERIALS LEGEND: EXTERNAL

BR-1	VERTICAL BRICK - TERRACOTTA/RED	**WF-1**	STEEL WINDOW FRAME
BR-2	STANDARD BRICK - TERRACOTTA/RED	**WF-2**	ALUMINIUM WINDOW FRAME
CN-1	PRECAST CONCRETE - GREY/CHARCOAL		
CN-2	BOARD FORMED CONCRETE		
CN-3	SMOOTH CONCRETE		
GL-1	CLEAR GLASS		
GL-2	FLUTED GLASS		
GL-3	COLOURED GLASS - BLUE		
GL-4	COLOURED GLASS - BRONZE		
MT-1	METAL VERTICAL CLADDING		
MT-2	METAL BALUSTRADE / PRIVACY SCREEN		
MT-3	SERVICES SCREEN		
MT-4	PERFORATED METAL DOOR - BLUE		

26/07/24 A TOWN PLANNING - SUBMISSION 1
DATE REV COMMENTS

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
SMITH STREET WALL ELEVATION

DRAWING NO. TP 203

DATE PUBLISHED

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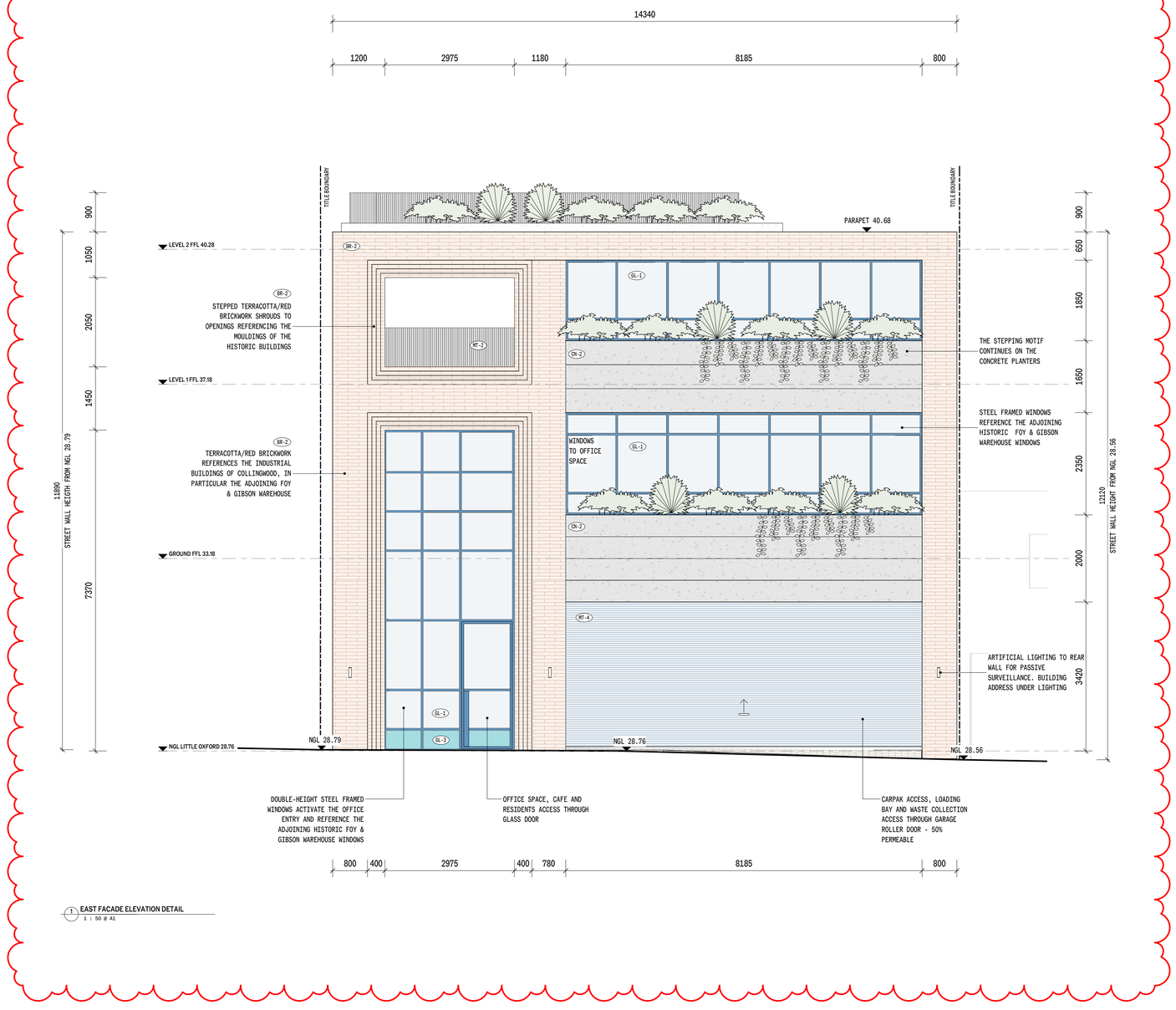

1 EAST FACADE ELEVATION DETAIL
1 : 50 @ A1

MATERIALS LEGEND: EXTERNAL

BR-1	VERTICAL BRICK - TERRACOTTA/RED	WF-1	STEEL WINDOW FRAME
BR-2	STANDARD BRICK - TERRACOTTA/RED	WF-2	ALUMINIUM WINDOW FRAME
CN-1	PRECAST CONCRETE - GREY/CHARCOAL		
CN-2	BOARD FORMED CONCRETE		
CN-3	SMOOTH CONCRETE		
GL-1	CLEAR GLASS		
GL-2	FLUTED GLASS		
GL-3	COLOURED GLASS - BLUE		
GL-4	COLOURED GLASS - BRONZE		
MT-1	METAL VERTICAL CLADDING		
MT-2	METAL BALUSTRADE / PRIVACY SCREEN		
MT-3	SERVICES SCREEN		
MT-4	PERFORATED METAL DOOR - BLUE		

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
LITTLE OXFORD STREET WALL ELEVATION

DRAWING NO. TP 204

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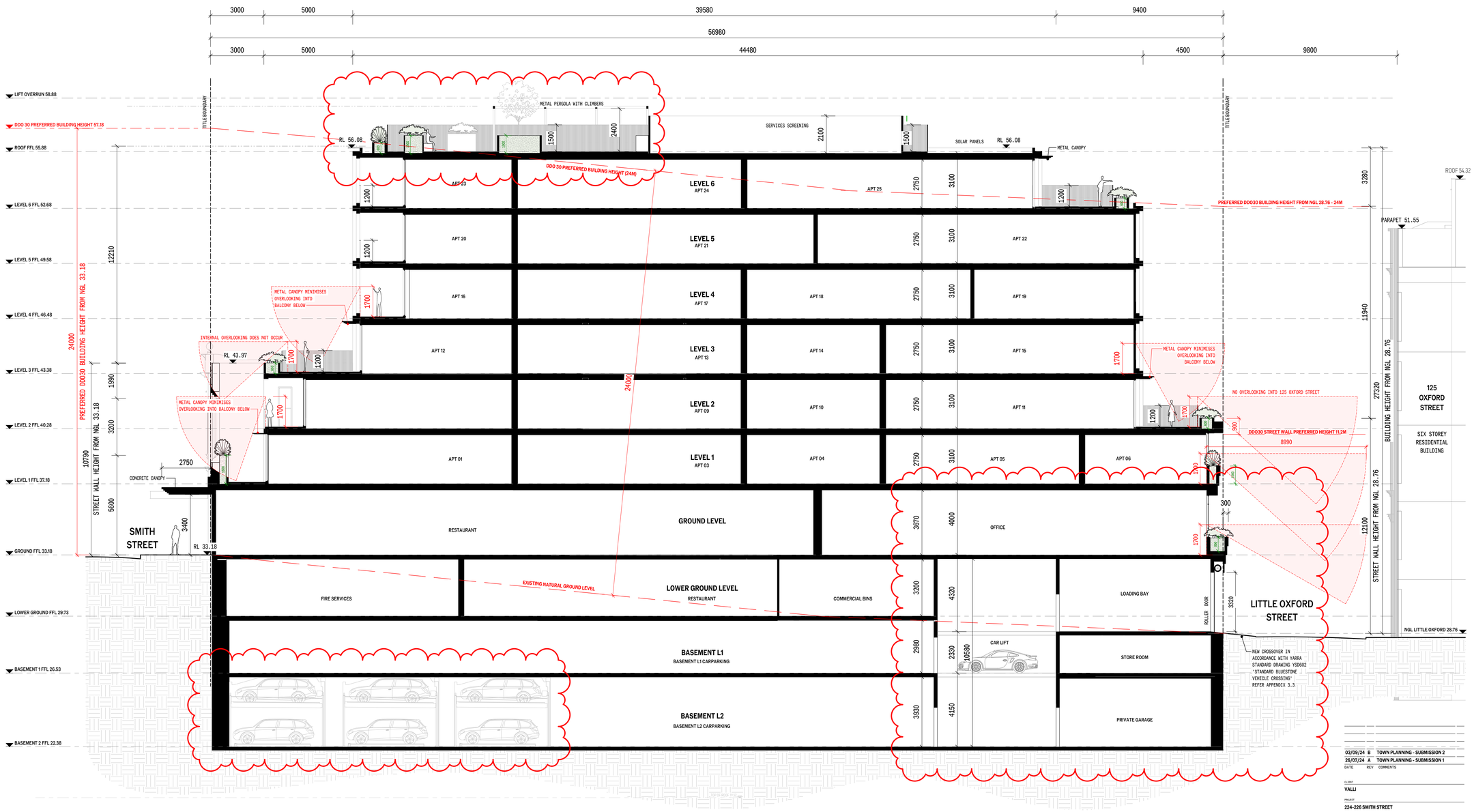

A PROPOSED SECTION A
1 : 100 @ A1

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
SECTION A

DRAWING NO. TP 250

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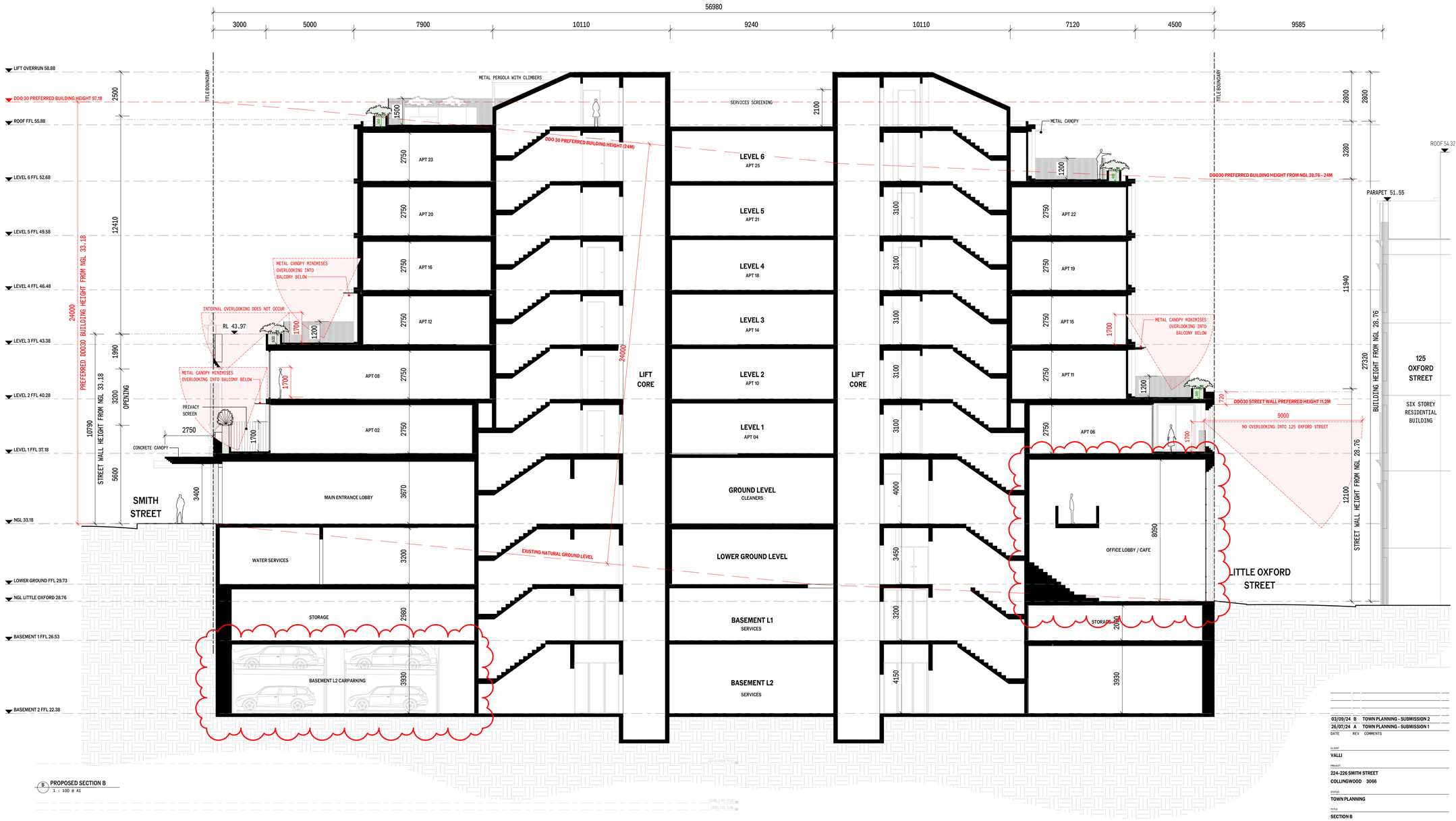

B PROPOSED SECTION B
1 : 100 @ A1

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
SECTION B

DRAWING NO. TP 251

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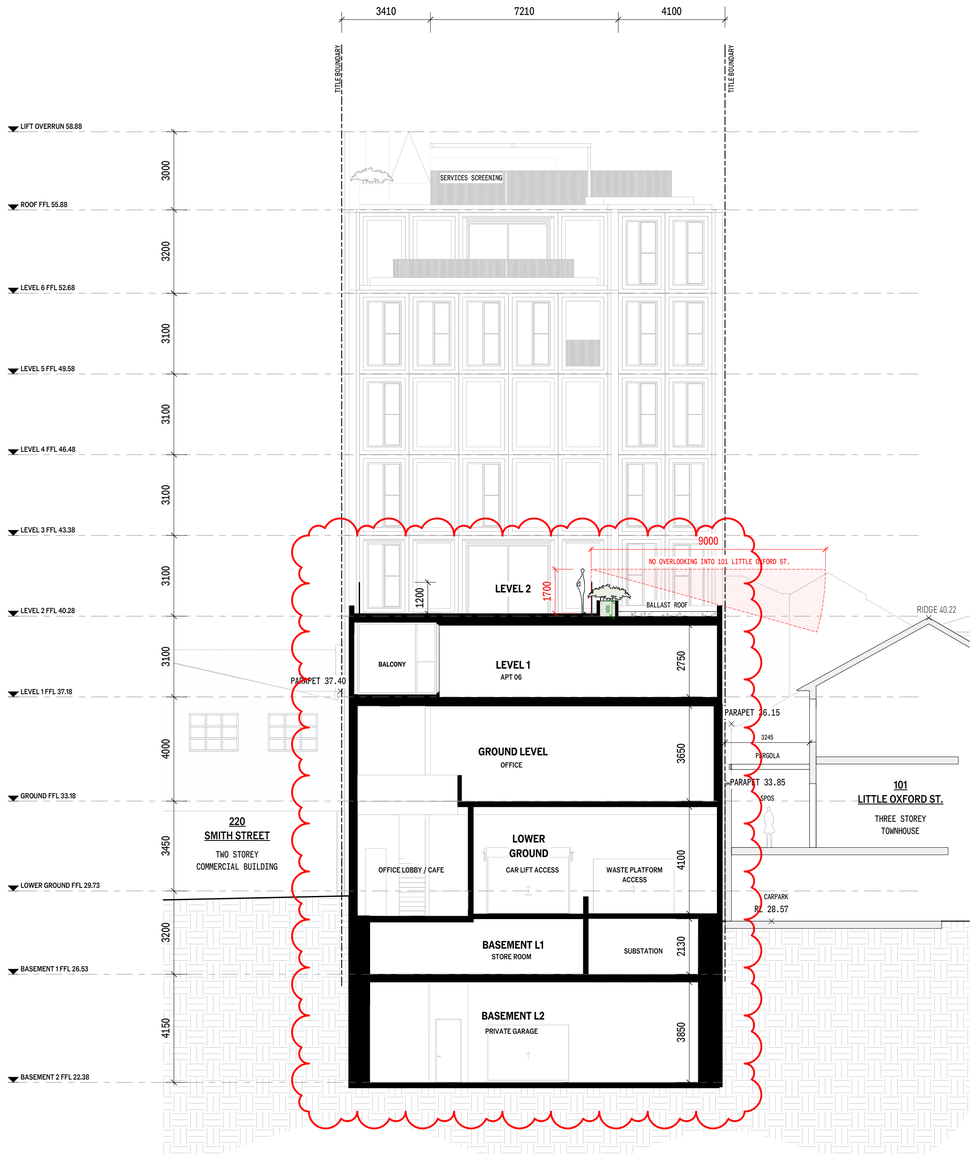
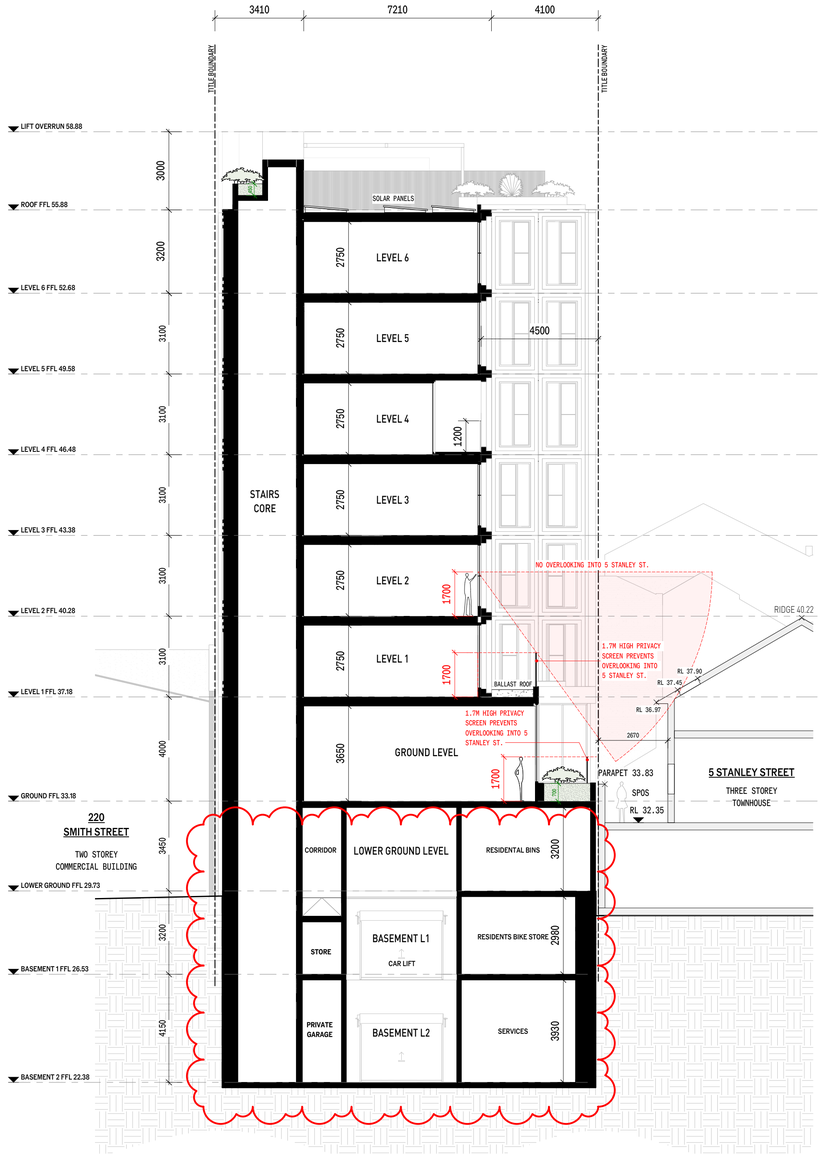


C PROPOSED SECTION C
1 : 100 @ A1



D PROPOSED SECTION D
1 : 100 @ A1

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
SECTION C & D

DRAWING NO. TP 252

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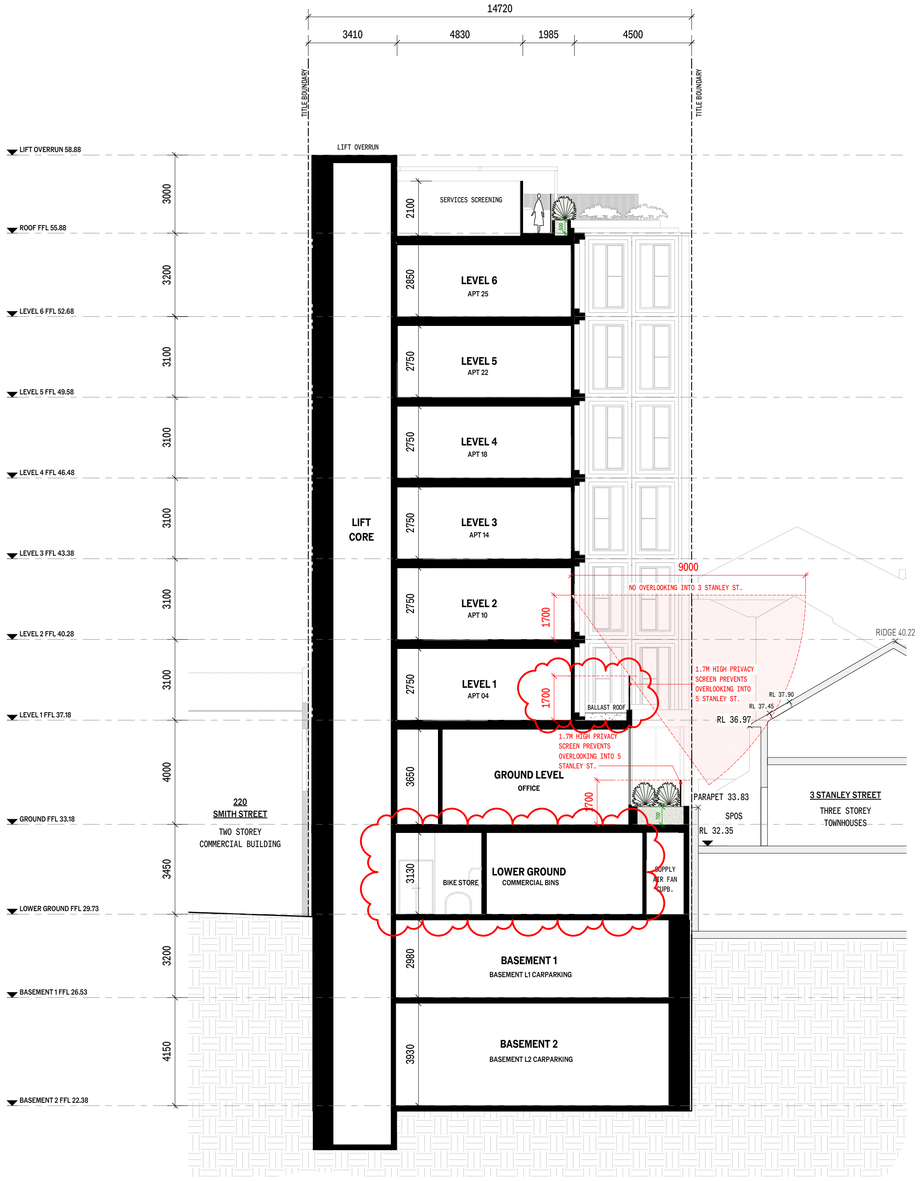
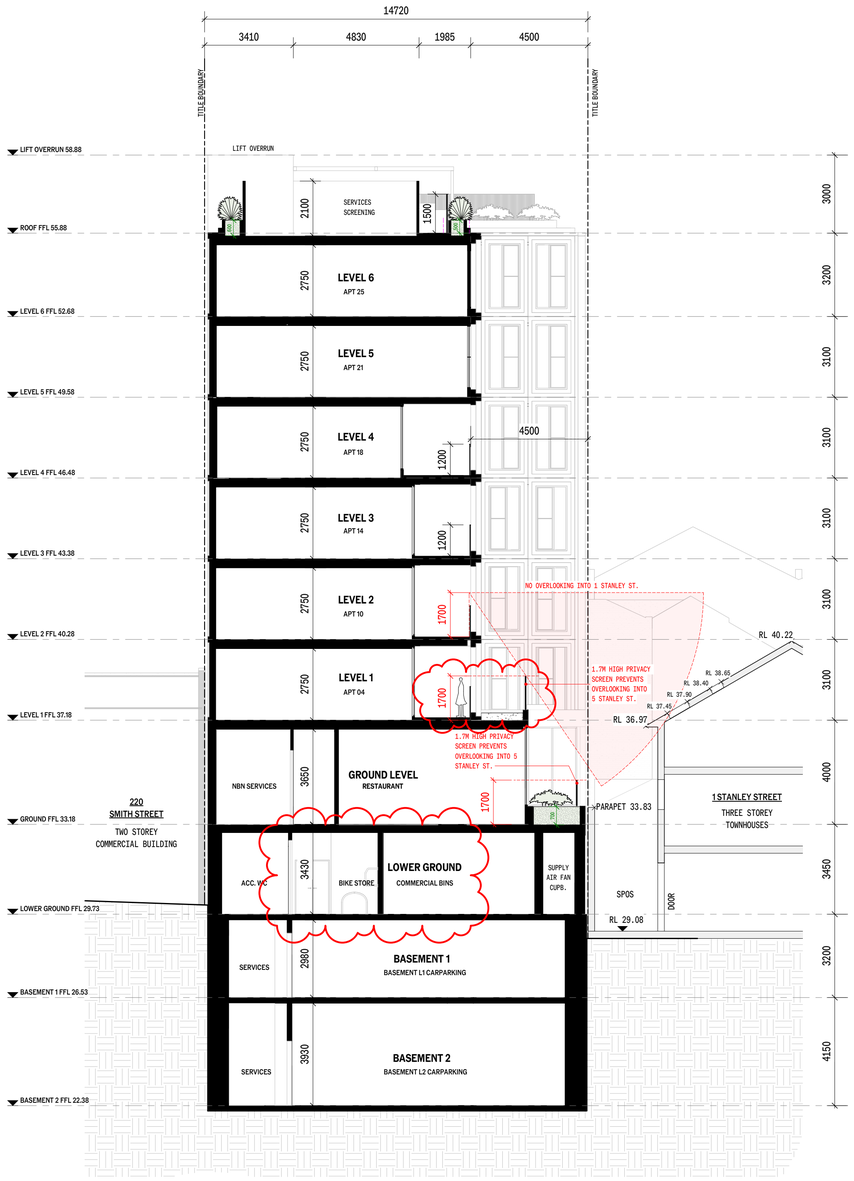


E PROPOSED SECTION E
1 : 100 @ A1



F PROPOSED SECTION F
1 : 100 @ A1

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
SECTIONS E & F

DRAWING NO. TP 253

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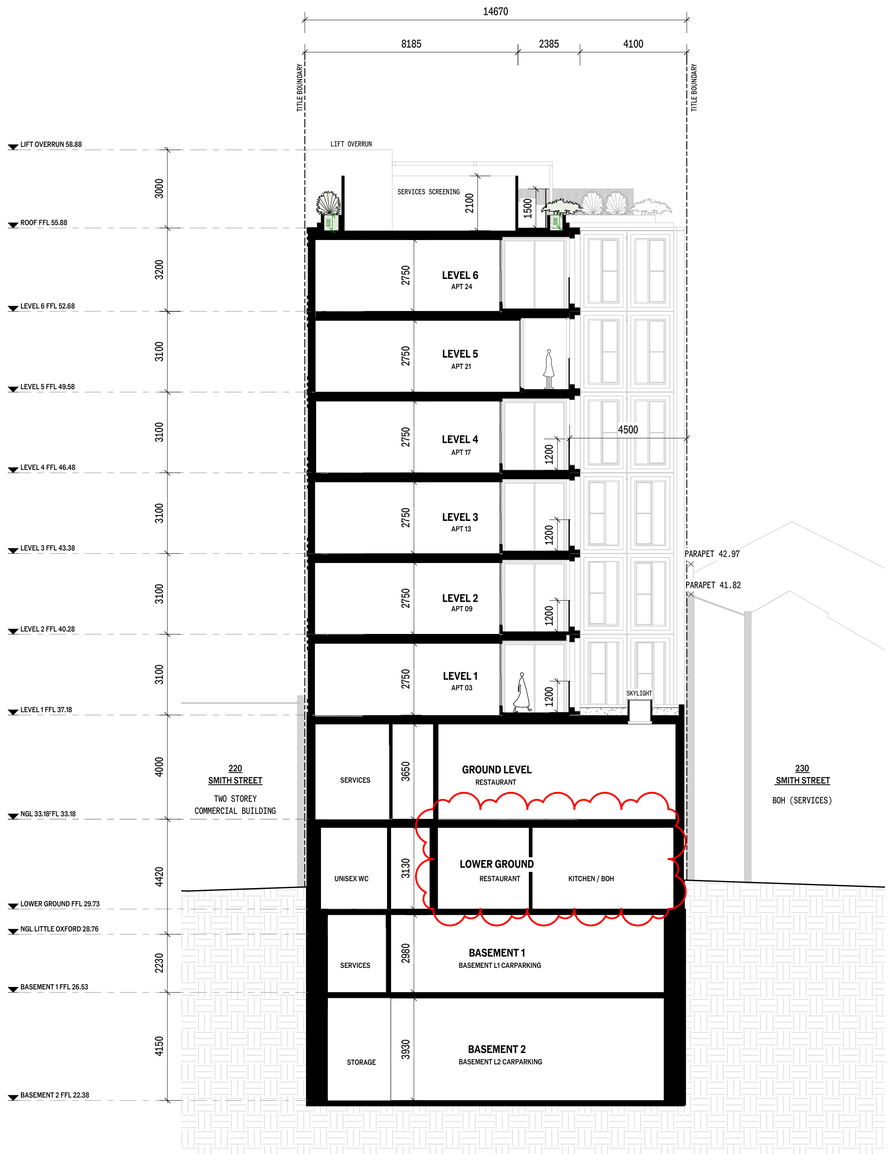
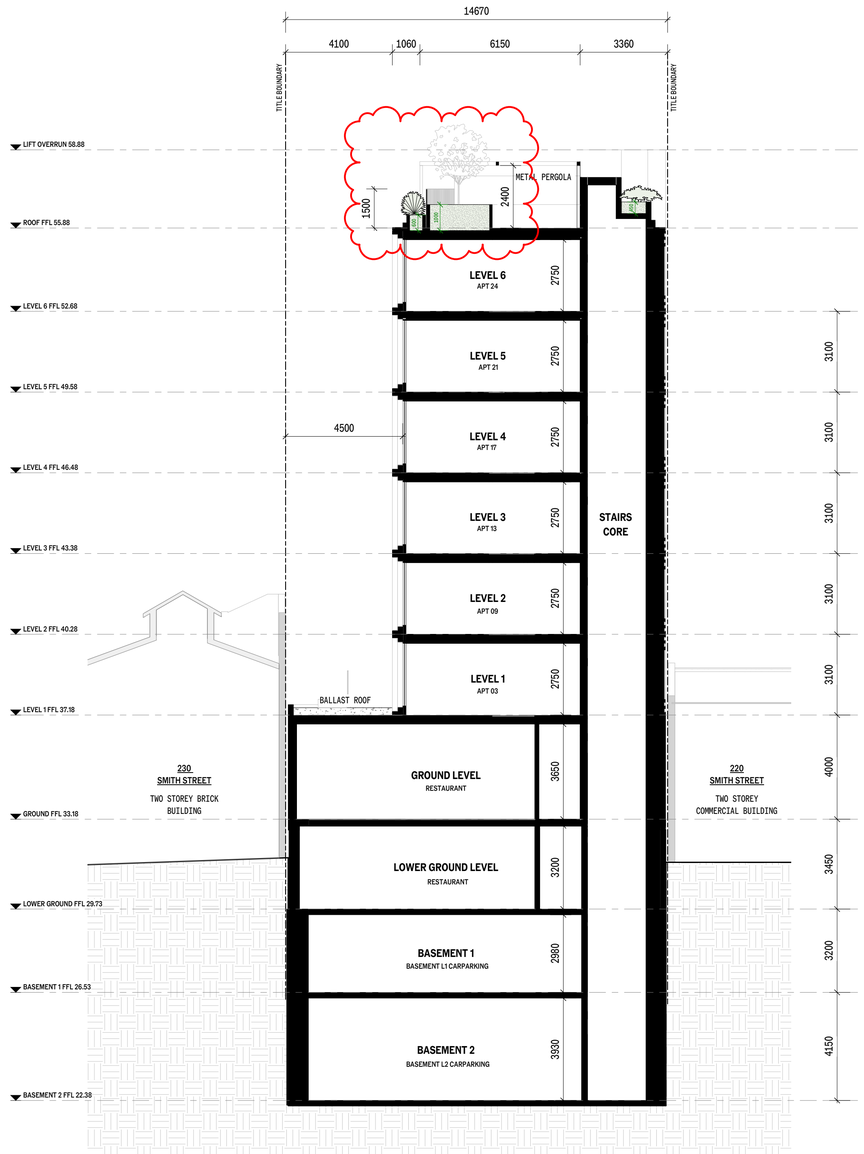


G PROPOSED SECTION G
1 : 100 @ A1



H PROPOSED SECTION H
1 : 100 @ A1

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
SECTIONS G & H

DRAWING NO. TP 254

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MATERIALS LEGEND: EXTERNAL

BR-1	VERTICAL BRICK - TERRACOTTA/RED	**WF-1**	STEEL WINDOW FRAME
BR-2	STANDARD BRICK - TERRACOTTA/RED	**WF-2**	ALUMINIUM WINDOW FRAME
CN-1	PRECAST CONCRETE - GREY/CHARCOAL		
CN-2	BOARD FORMED CONCRETE		
CN-3	SMOOTH CONCRETE		
GL-1	CLEAR GLASS		
GL-2	FLUTED GLASS		
GL-3	COLOURED GLASS - BLUE		
GL-4	COLOURED GLASS - BRONZE		
MT-1	METAL VERTICAL CLADDING		
MT-2	METAL BALUSTRADE / PRIVACY SCREEN		
MT-3	SERVICES SCREEN		
MT-4	PERFORATED METAL DOOR - BLUE		

BR-1

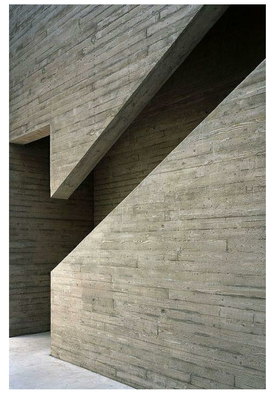
DIAGONAL VERTICALLY-LAID BRICKWORK - TERRACOTTA / RED FINISH
(FRONT FACADE)

BR-2

STANDARD BRICKWORK - TERRACOTTA / RED FINISH
(FRONT & REAR FACADE)

CN-1

PRECAST CONCRETE - LIGHT GREY MODULAR PANELS
(TOWER STRUCTURE)

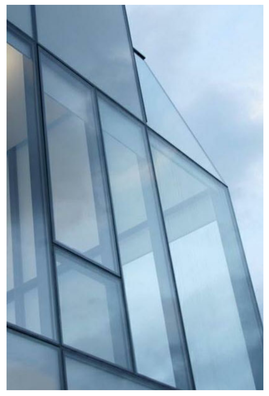


CN-2

LIGHT GREY BOARD FORMED CONCRETE
(FRONT & REAR FACADE)

CN-3

LIGHT GREY SMOOTH CONCRETE
(BOUNDARY WALLS)

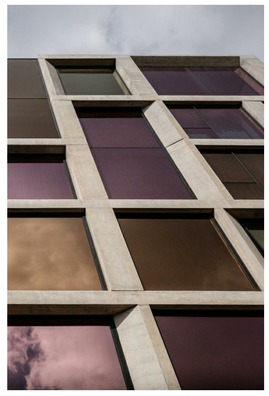


GL-1

CLEAR GLAZING
(THROUGHOUT)

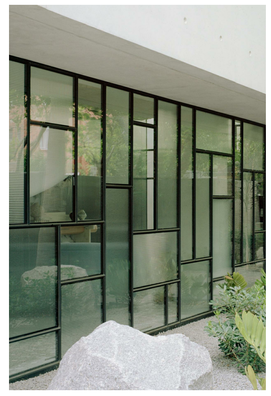
GL-2

FLUTED OBSCURE GLAZING
(THROUGHOUT)



GL-3 & GL-4

COLOURED / TINTED GLAZING - CLEAR OR SOLID BACKING
(THROUGHOUT)

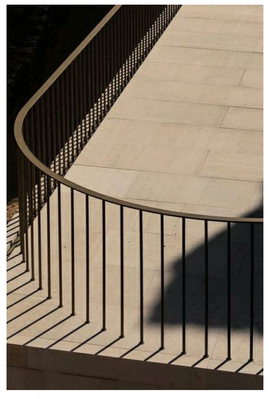


WF-1 & WF-2

DARK WINDOW FRAMES (BLUE & CHARCOAL)
(THROUGHOUT)

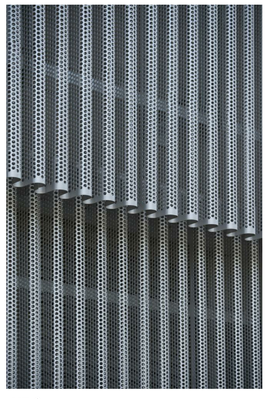
MT-1

GREY VERTICAL METAL CLADDING
(LIFT & STAIR OVERRUN)



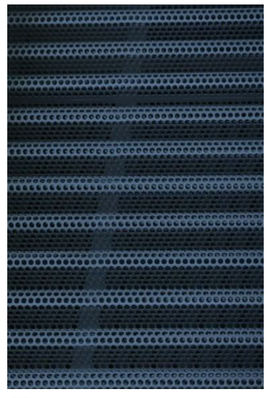
MT-2

METAL ROD BALUSTRADE & SCREENING
(THROUGHOUT)
MAX. 30% PERMEABLE



MT-3

PERFORATED METAL SCREENING
(ROOF SERVICES)



MT-4

PERFORATED METAL DOOR
(REAR FACADE)

26/07/24 A TOWN PLANNING - SUBMISSION 1
DATE REV COMMENTS

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
MATERIAL SCHEDULE

DRAWING NO. DATE PUBLISHED
TP 400
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DIVERSITY OF APARTMENTS RATIO

6x	1 BED APARTMENTS	24%	(2x include a study room)
10x	2 BED APARTMENTS	40%	
9x	3 BED APARTMENTS	36%	

TOTAL OF 25 APARTMENTS

CAR PARKING

	PROVIDED	REQUIRED	
16x 1 & 2 BED APTS.	18	16	(1 / DWELLING)
9x 3 BED APTS.	17	18	(2 / DWELLING)
APARTMENT - VISITORS	0	0	(0 / 5 DWELLINGS)
RESTAURANT	0	16	(3.5 / 100 M2 OF LFA)
OFFICE	0	7	(3 / 100 M2 OF NFA)
TOTAL	35	57	

BIKE PARKING

	PROVIDED	REQUIRED	
APARTMENT - RESIDENTS	26	5	(1 / 5 DWELLINGS)
APARTMENT - VISITORS	5	3	(1 / 10 DWELLINGS)
RESTAURANT - EMPLOYEE	6	4	(1 / PUBLIC 100 M2)
RESTAURANT - VISITORS	3	2	(2 + 1 / PUBLIC 200 M2)
OFFICE - EMPLOYEE	2	0	(1 / 300 M2 OVER 1000 M2)
OFFICE - VISITORS	1	0	(1 / 1000 M2 OVER 1000 M2)
TOTAL	43	14	

APARTMENT NET SELLABLE AREA

QTY	APT. TYPE	APT. TYPE	Nº BEDS	APT. AREA	TOTAL AREA	BALCONY AREA
1x	TYPE 1	1	2 BED	117 m^2	117 m^2	14 m^2
1x	TYPE 2	7	2 BED	107m^2	107m^2	8 m^2
5x	TYPE 3	3, 9, 13, 17, 24	2 BED	88 m^2	440 m^2	8 m^2
3x	TYPE 4	4, 10, 14	1 BED	60 m^2	180 m^2	8 m^2
1x	TYPE 5	5	1 BED	52 m^2	52 m^2	8 m^2
1x	TYPE 6	6	2 BED	100 m^2	100 m^2	9 m^2
1x	TYPE 7	2	1 BED	77 m^2	77 m^2	13 m^2
1x	TYPE 8	8	1 BED	73 m^2	73 m^2	8 m^2
1x	TYPE 9	11	3 BED	124 m^2	124 m^2	27 m^2
1x	TYPE 10	13	3 BED	129 m^2	129 m^2	48 m^2
3x	TYPE 11	16, 20,23	3 BED	114 m^2	342 m^2	13 m^2
1x	TYPE 12	15	3 BED	113 m^2	113 m^2	8 m^2
1x	TYPE 13	18	2 BED	89 m^2	89 m^2	8 m^2
1x	TYPE 14	19	2 BED	85 m^2	85 m^2	8 m^2
1x	TYPE 15	21	3 BED	127 m^2	127 m^2	10 m^2
1x	TYPE 16	22	3 BED	140 m^2	140 m^2	11 m^2
1x	TYPE 17	25	3 BED	133 m^2	133 m^2	27 m^2
TOTAL					2428 m^2	

RESTAURANT LETTABLE FLOOR AREA

	PUBLIC	BOH	
LOWER GROUND	120 m2	32 m2	
GROUND FLOOR	246 m2	48 m2	
TOTAL	366 m2	80 m2	446m2

OFFICE NET FLOOR AREA

LOWER GROUND	36 m2
GROUND FLOOR	187 m2
TOTAL	223 m2

GLOSSARY

NSA - NET SELLABLE AREA
NFA - NET FLOOR AREA
LFA - LEASABLE FLOOR AREA

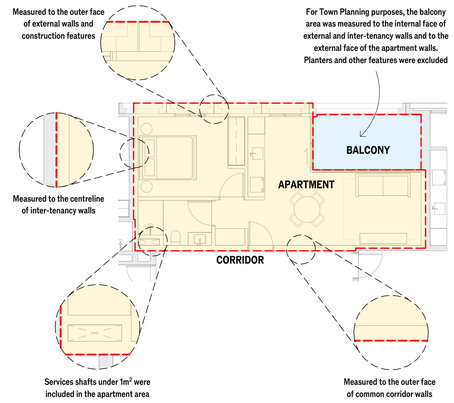
METHODS OF AREA MEASUREMENT:

APARTMENTS:
PROPERTY COUNCIL OF AUSTRALIA (PCA)
METHOD OF MEASUREMENT FOR RESIDENTIAL PROPERTY

OFFICE AND RESTAURANT:
AUSTRALIAN PROPERTY INSTITUTE (API)
ARPTIP 3 – METHODS OF MEASUREMENT

ALL AREA CALCULATIONS ARE ADVISORY ONLY AND ALL FIGURES SHOULD BE CHECKED AND VERIFIED BY A LICENSED SURVEYOR.
THE FIGURES PRESENTED HERE ARE PRELIMINARY AND ARE SUBJECT TO FURTHER DETAILED DESIGN AND RELEVANT AUTHORITY APPROVALS.

APARTMENTS AREA MEASUREMENT DIAGRAM



DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT: VALLI

PROJECT: 224-226 SMITH STREET
COLLINGWOOD 3066

STATUS: TOWN PLANNING

TITLE: DEVELOPMENT SUMMARY

DRAWING NO.: TP 600
DATE PUBLISHED:
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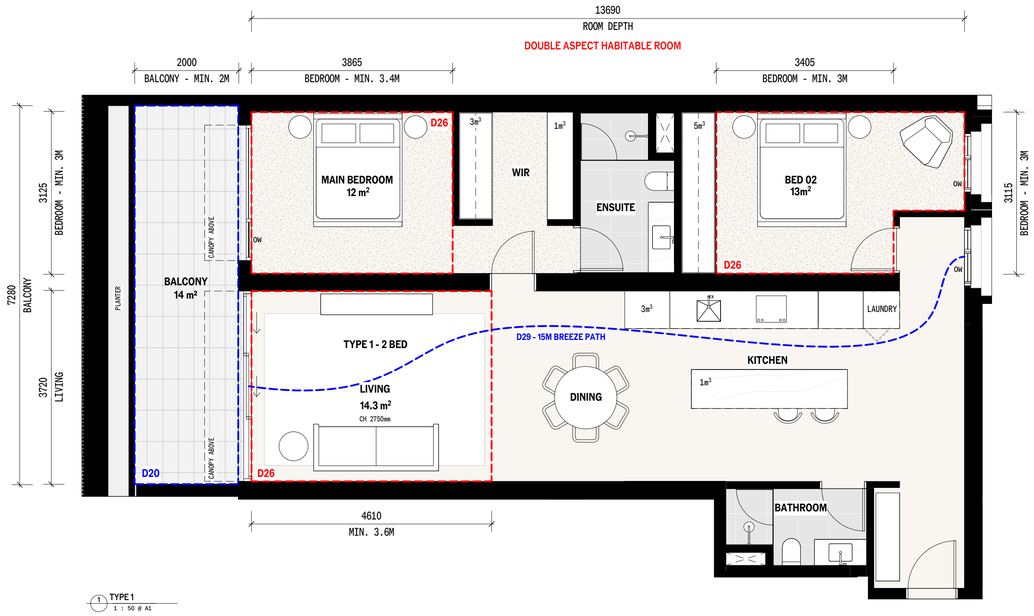
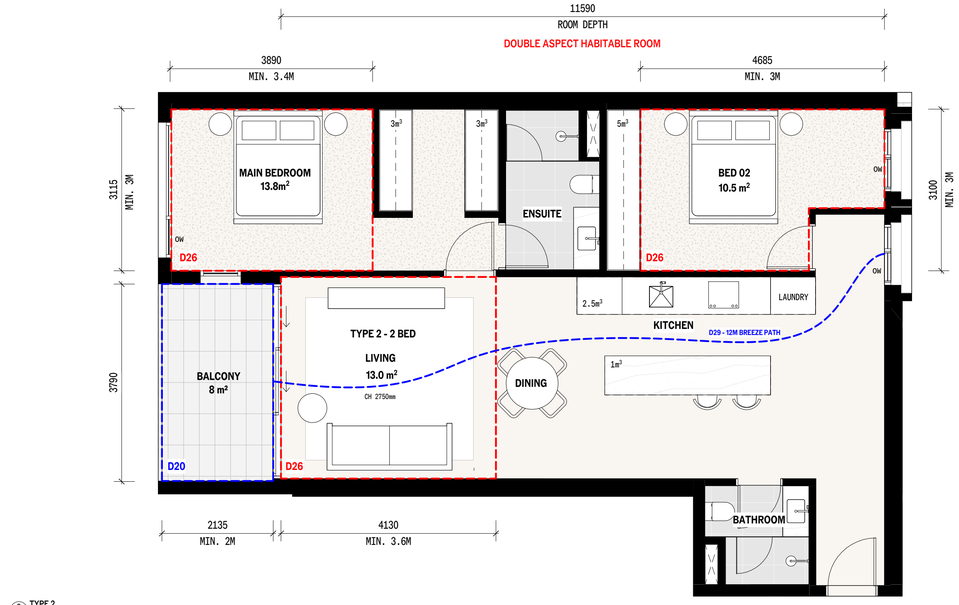


1 TYPE 1
1 : 50 @ A1

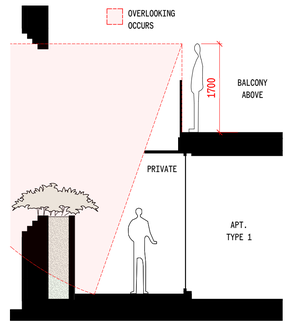


2 TYPE 2
1 : 50 @ A1

DESCRIPTION	STORAGE	PARKING
2 BEDROOM APARTMENT	INT. (MIN. 9m³) 13m³ EXT. (MIN. 5m³) 6m³	CAR SPACES: 1

LOCATION	
LEVEL	APARTMENT
L1	01

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	DOES NOT COMPLY
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

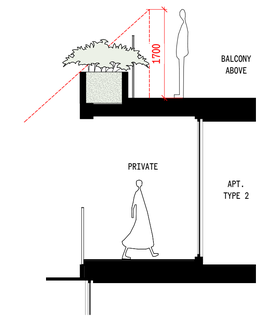


4 APT TYPE 1 - OVERLOOKING DIAGRAM
1 : 50 @ A1

DESCRIPTION	STORAGE	PARKING
2 BEDROOM APARTMENT	INT. (MIN. 9m³) 14.5m³ EXT. (MIN. 5m³) 6m³	CAR SPACES: 1

LOCATION	
LEVEL	APARTMENT
L2	07

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	COMPLIES
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES



3 APT TYPE 2 - OVERLOOKING DIAGRAM
1 : 50 @ A1

APARTMENT DESIGN STANDARDS - LEGEND

D18	D18 ACCESSIBLE CIRCULATION PATH
D20	D20 BALCONY / TERRACE AREA
D21	D21 STORAGE AREA
D26	D26 INTERNAL ROOM AREA
D29	D29 BREEZE PATH

RATIO OF COMPLIANT APARTMENT TYPES D18 ACCESSIBILITY

1x APARTMENT TYPE 1	DOES NOT COMPLY	
1x APARTMENT TYPE 2	DOES NOT COMPLY	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	DOES NOT COMPLY	
1x APARTMENT TYPE 5	DOES NOT COMPLY	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	COMPLIES	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	DOES NOT COMPLY	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	DOES NOT COMPLY	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	DOES NOT COMPLY	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	DOES NOT COMPLY	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	13	50%
COMPLIANT APARTMENTS	13	50%

RATIO OF COMPLIANT APARTMENT TYPES D29 VENTILATION

1x APARTMENT TYPE 1	COMPLIES	
1x APARTMENT TYPE 2	COMPLIES	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	COMPLIES	
1x APARTMENT TYPE 5	COMPLIES	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	DOES NOT COMPLY	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	COMPLIES	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	COMPLIES	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	COMPLIES	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	COMPLIES	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	10	40%
COMPLIANT APARTMENTS	22	88%

NOTES:

- ALL TYPE A ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER;

- ALL TYPE B ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER AND REMOVABLE SHOWER SCREENS;

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
APT TYPES - 1 & 2

DRAWING NO. TP 700

DATE PUBLISHED

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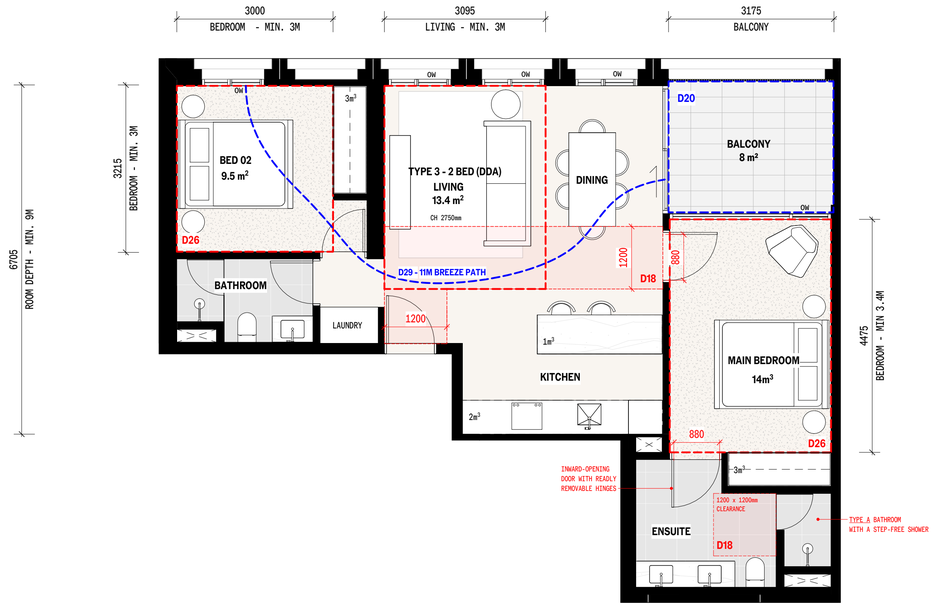

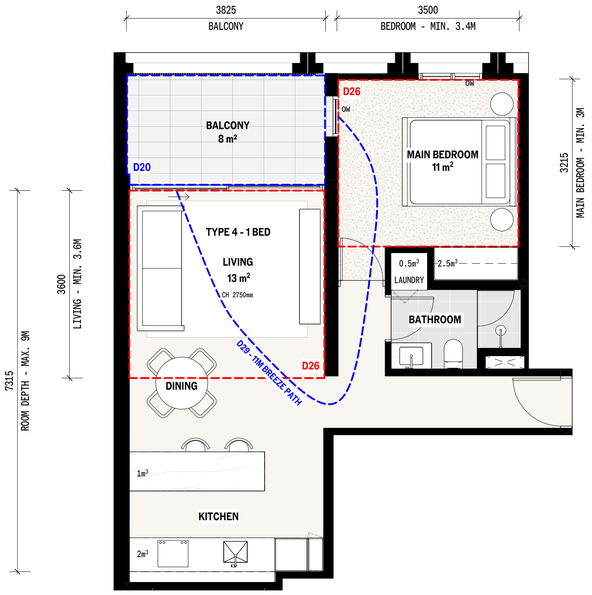

2 TYPE 3
1 : 50 @ A1

DESCRIPTION	STORAGE		PARKING
2 BEDROOM APARTMENT	INT. (MIN. 9m²)	9m³	CAR SPACES: 1
	EXT. (MIN. 5m²)	6.5m³	

LOCATION	
LEVEL	APARTMENT
L1	03
L2	09
L3	13
L4	17
L6	24

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	COMPLIES
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

1 TYPE 4
1 : 50 @ A1

DESCRIPTION	STORAGE		PARKING
1 BEDROOM APARTMENT	INT. (MIN. 6m²)	6m³	CAR SPACES: 1
	EXT. (MIN. 4m²)	6m³	

LOCATION	
LEVEL	APARTMENT
L1	04
L2	10
L3	14

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	DOES NOT COMPLY
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

APARTMENT DESIGN STANDARDS - LEGEND

- D18 — D18 ACCESSIBLE CIRCULATION PATH
- D20 — D20 BALCONY / TERRACE AREA
- D21 — D21 STORAGE AREA
- D26 — D26 INTERNAL ROOM AREA
- D29 — D29 BREEZE PATH

RATIO OF COMPLIANT APARTMENT TYPES
D18 ACCESSIBILITY

1x APARTMENT TYPE 1	DOES NOT COMPLY	
1x APARTMENT TYPE 2	DOES NOT COMPLY	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	DOES NOT COMPLY	
1x APARTMENT TYPE 5	DOES NOT COMPLY	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	COMPLIES	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	DOES NOT COMPLY	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	DOES NOT COMPLY	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	DOES NOT COMPLY	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	DOES NOT COMPLY	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	13	50%
COMPLIANT APARTMENTS	13	50%

RATIO OF COMPLIANT APARTMENT TYPES
D29 VENTILATION

1x APARTMENT TYPE 1	COMPLIES	
1x APARTMENT TYPE 2	COMPLIES	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	COMPLIES	
1x APARTMENT TYPE 5	COMPLIES	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	DOES NOT COMPLY	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	COMPLIES	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	COMPLIES	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	COMPLIES	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	COMPLIES	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	10	40%
COMPLIANT APARTMENTS	22	88%

NOTES:

- ALL TYPE A ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER;

- ALL TYPE B ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER AND REMOVABLE SHOWER SCREENS;

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
APT TYPES - 3 & 4

DRAWING NO. TP 701

DATE PUBLISHED

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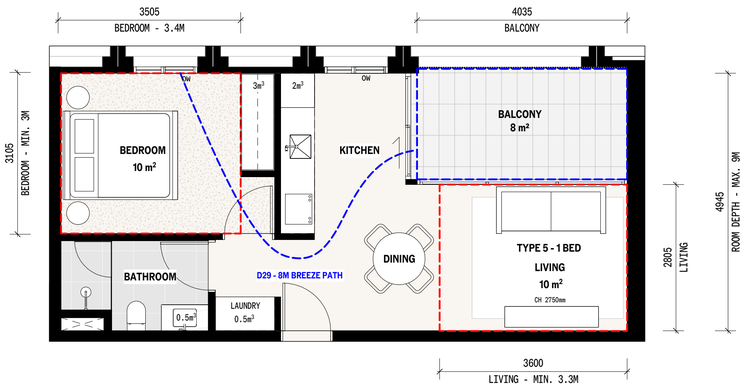
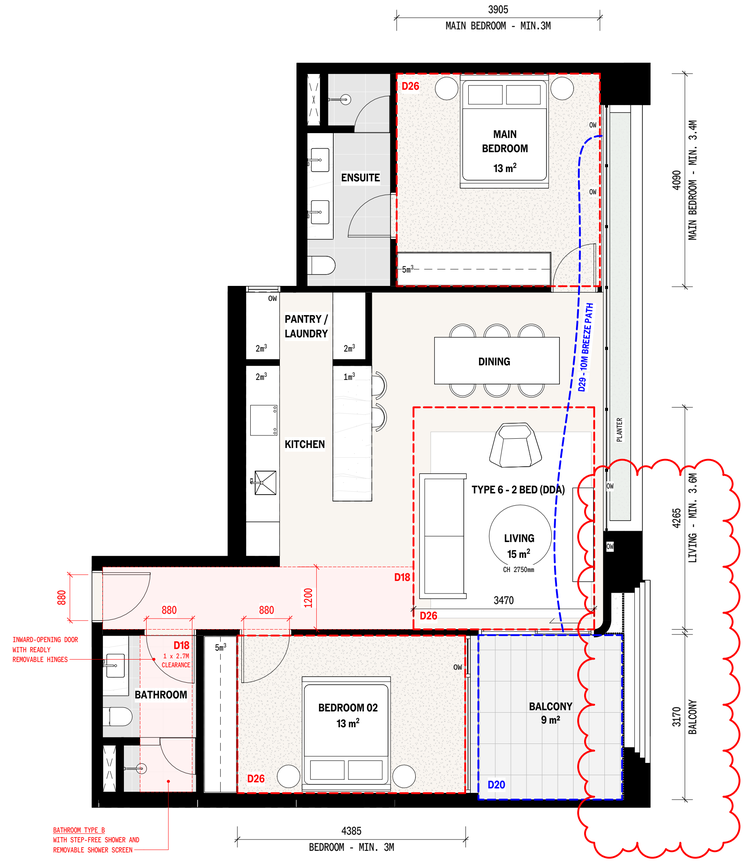


1 TYPE 5
1 : 50 @ A1



2 TYPE 6
1 : 50 @ A1

DESCRIPTION	STORAGE		PARKING
1 BEDROOM APARTMENT	INT. (MIN. 6m³)	6m³	CAR SPACES: 1
	EXT. (MIN. 4m³)	6m³	

LOCATION	
LEVEL	APARTMENT
L1	05

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	DOES NOT COMPLY
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

DESCRIPTION	STORAGE		PARKING
2 BEDROOM APARTMENT	INT. (MIN. 9m³)	17m³	CAR SPACES: 1
	EXT. (MIN. 5m³)	6m³	

LOCATION	
LEVEL	APARTMENT
L1	06

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	COMPLIES
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

APARTMENT DESIGN STANDARDS - LEGEND

- D18 — D18 ACCESSIBLE CIRCULATION PATH
- D20 — D20 BALCONY / TERRACE AREA
- D21 — D21 STORAGE AREA
- D26 — D26 INTERNAL ROOM AREA
- D29 — D29 BREEZE PATH

RATIO OF COMPLIANT APARTMENT TYPES
D18 ACCESSIBILITY

1x APARTMENT TYPE 1	DOES NOT COMPLY
1x APARTMENT TYPE 2	DOES NOT COMPLY
5x APARTMENT TYPE 3	COMPLIES
3x APARTMENT TYPE 4	DOES NOT COMPLY
1x APARTMENT TYPE 5	DOES NOT COMPLY
1x APARTMENT TYPE 6	COMPLIES
1x APARTMENT TYPE 7	COMPLIES
1x APARTMENT TYPE 8	DOES NOT COMPLY
1x APARTMENT TYPE 9	DOES NOT COMPLY
1x APARTMENT TYPE 10	COMPLIES
3x APARTMENT TYPE 11	COMPLIES
1x APARTMENT TYPE 12	DOES NOT COMPLY
1x APARTMENT TYPE 13	COMPLIES
1x APARTMENT TYPE 14	DOES NOT COMPLY
1x APARTMENT TYPE 15	DOES NOT COMPLY
1x APARTMENT TYPE 16	COMPLIES
1x APARTMENT TYPE 17	DOES NOT COMPLY
TOTAL APARTMENTS	25 100%
REQUIRED FOR COMPLIANCE	13 50%
COMPLIANT APARTMENTS	13 50%

RATIO OF COMPLIANT APARTMENT TYPES
D29 VENTILATION

1x APARTMENT TYPE 1	COMPLIES
1x APARTMENT TYPE 2	COMPLIES
5x APARTMENT TYPE 3	COMPLIES
3x APARTMENT TYPE 4	COMPLIES
1x APARTMENT TYPE 5	COMPLIES
1x APARTMENT TYPE 6	COMPLIES
1x APARTMENT TYPE 7	DOES NOT COMPLY
1x APARTMENT TYPE 8	DOES NOT COMPLY
1x APARTMENT TYPE 9	COMPLIES
1x APARTMENT TYPE 10	COMPLIES
3x APARTMENT TYPE 11	COMPLIES
1x APARTMENT TYPE 12	COMPLIES
1x APARTMENT TYPE 13	COMPLIES
1x APARTMENT TYPE 14	COMPLIES
1x APARTMENT TYPE 15	DOES NOT COMPLY
1x APARTMENT TYPE 16	COMPLIES
1x APARTMENT TYPE 17	COMPLIES
TOTAL APARTMENTS	25 100%
REQUIRED FOR COMPLIANCE	10 40%
COMPLIANT APARTMENTS	22 88%

NOTES:

- ALL TYPE A ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER;

- ALL TYPE B ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER AND REMOVABLE SHOWER SCREENS;

DATE	REV	COMMENTS
03/09/24	B	TOWN PLANNING - SUBMISSION 2
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
APT TYPES - 5 & 6

DRAWING NO. — DATE PUBLISHED
TP 702

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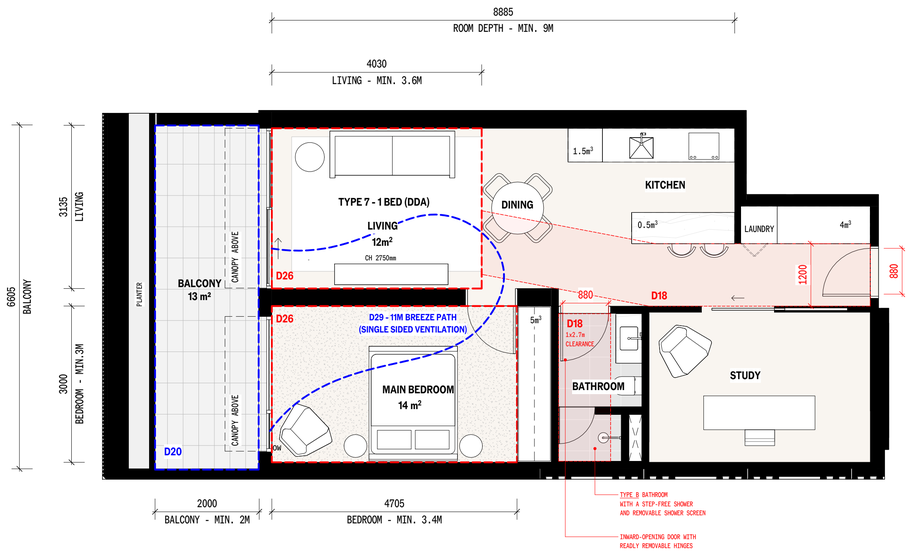


1 TYPE 7
1 : 50 @ A1

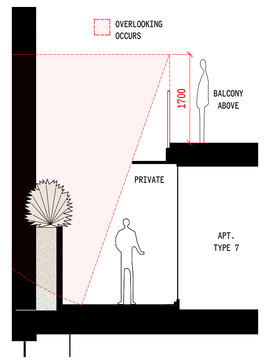
DESCRIPTION
1 BEDROOM APARTMENT

STORAGE		
INT.	(MIN. 6m³)	11m³
EXT.	(MIN. 4m³)	6m³

PARKING
CAR SPACES: 1

LOCATION	
LEVEL	APARTMENT
L1	02

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	COMPLIES
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	DOES NOT COMPLY



5 APT TYPE 7 - OVERLOOKING DIAGRAM
1 : 50 @ A1

APARTMENT DESIGN STANDARDS - LEGEND

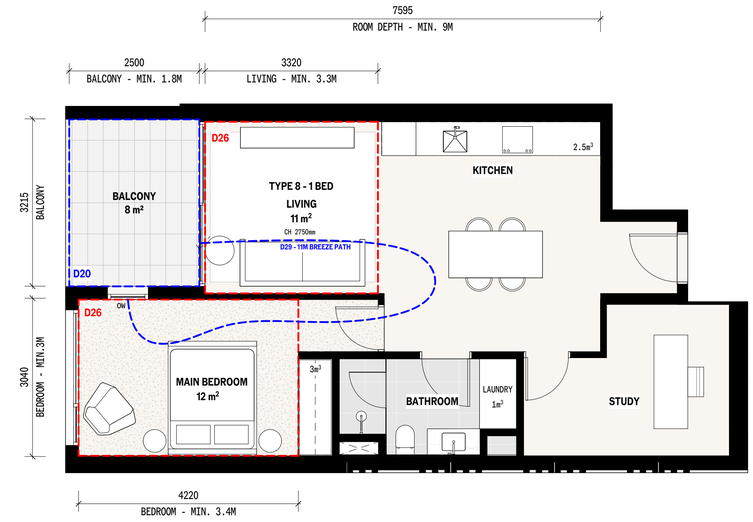
- D18 — D18 ACCESSIBLE CIRCULATION PATH
- D20 — D20 BALCONY / TERRACE AREA
- D21 — D21 STORAGE AREA
- D26 — D26 INTERNAL ROOM AREA
- D29 — D29 BREEZE PATH

RATIO OF COMPLIANT APARTMENT TYPES
D18 ACCESSIBILITY

1x APARTMENT TYPE 1	DOES NOT COMPLY	
1x APARTMENT TYPE 2	DOES NOT COMPLY	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	DOES NOT COMPLY	
1x APARTMENT TYPE 5	DOES NOT COMPLY	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	COMPLIES	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	DOES NOT COMPLY	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	DOES NOT COMPLY	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	DOES NOT COMPLY	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	DOES NOT COMPLY	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	13	50%
COMPLIANT APARTMENTS	13	50%

RATIO OF COMPLIANT APARTMENT TYPES
D29 VENTILATION

1x APARTMENT TYPE 1	COMPLIES
1x APARTMENT TYPE 2	COMPLIES
5x APARTMENT TYPE 3	COMPLIES
3x APARTMENT TYPE 4	COMPLIES
1x APARTMENT TYPE 5	COMPLIES
1x APARTMENT TYPE 6	COMPLIES
1x APARTMENT TYPE 7	DOES NOT COMPLY
1x APARTMENT TYPE 8	DOES NOT COMPLY
1x APARTMENT TYPE 9	COMPLIES
1x APARTMENT TYPE 10	COMPLIES
3x APARTMENT TYPE 11	COMPLIES
1x APARTMENT TYPE 12	COMPLIES
1x APARTMENT TYPE 13	COMPLIES
1x APARTMENT TYPE 14	COMPLIES
1x APARTMENT TYPE 15	DOES NOT COMPLY
1x APARTMENT TYPE 16	COMPLIES
1x APARTMENT TYPE 17	COMPLIES
TOTAL APARTMENTS	25 100%
REQUIRED FOR COMPLIANCE	10 40%
COMPLIANT APARTMENTS	22 88%



2 TYPE 8
1 : 50 @ A1

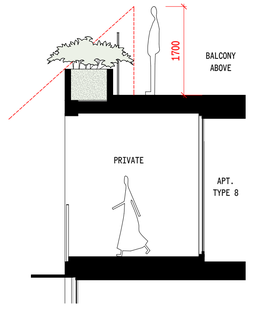
DESCRIPTION
1 BEDROOM APARTMENT

STORAGE		
INT.	(MIN. 6m³)	6.5m³
EXT.	(MIN. 4m³)	6m³

PARKING
CAR SPACES: 1

LOCATION	
LEVEL	APARTMENT
L2	08

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	DOES NOT COMPLY
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES



4 APT TYPE 8 - OVERLOOKING DIAGRAM
1 : 50 @ A1

NOTES:

- ALL TYPE A ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER;
- ALL TYPE B ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER AND REMOVABLE SHOWER SCREENS;

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
APT TYPES - 7 & 8

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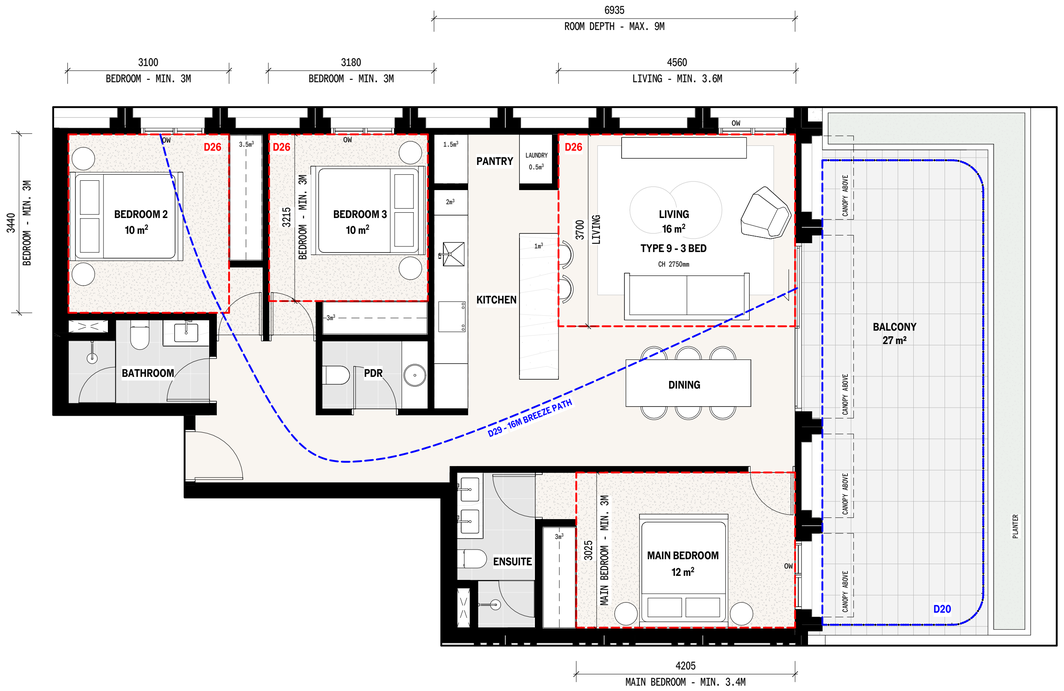

1 TYPE 9
1 : 50 @ A1

DESCRIPTION	STORAGE		PARKING
3 BEDROOM APARTMENT	INT. (MIN. 12m²)	14.5m³	CAR SPACES: 2
	EXT. (MIN. 6m²)	7.5m³	

LOCATION	
LEVEL	APARTMENT
L2	11

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	DOES NOT COMPLY
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

APARTMENT DESIGN STANDARDS - LEGEND

- D18 — D18 ACCESSIBLE CIRCULATION PATH
- D20 — D20 BALCONY / TERRACE AREA
- D21 — D21 STORAGE AREA
- D26 — D26 INTERNAL ROOM AREA
- D29 — D29 BREEZE PATH

RATIO OF COMPLIANT APARTMENT TYPES
D18 ACCESSIBILITY

1x APARTMENT TYPE 1	DOES NOT COMPLY	
1x APARTMENT TYPE 2	DOES NOT COMPLY	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	DOES NOT COMPLY	
1x APARTMENT TYPE 5	DOES NOT COMPLY	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	COMPLIES	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	DOES NOT COMPLY	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	DOES NOT COMPLY	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	DOES NOT COMPLY	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	DOES NOT COMPLY	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	13	50%
COMPLIANT APARTMENTS	13	50%

RATIO OF COMPLIANT APARTMENT TYPES
D29 VENTILATION

1x APARTMENT TYPE 1	COMPLIES	
1x APARTMENT TYPE 2	COMPLIES	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	COMPLIES	
1x APARTMENT TYPE 5	COMPLIES	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	DOES NOT COMPLY	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	COMPLIES	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	COMPLIES	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	COMPLIES	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	COMPLIES	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	10	40%
COMPLIANT APARTMENTS	22	88%

NOTES:

- ALL TYPE A ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER;

- ALL TYPE B ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER AND REMOVABLE SHOWER SCREENS;

26/07/24 A TOWN PLANNING - SUBMISSION 1
DATE REV COMMENTS

CLIENT
VALLI

PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
APT TYPES - 9

DRAWING NO. TP 704
DATE PUBLISHED
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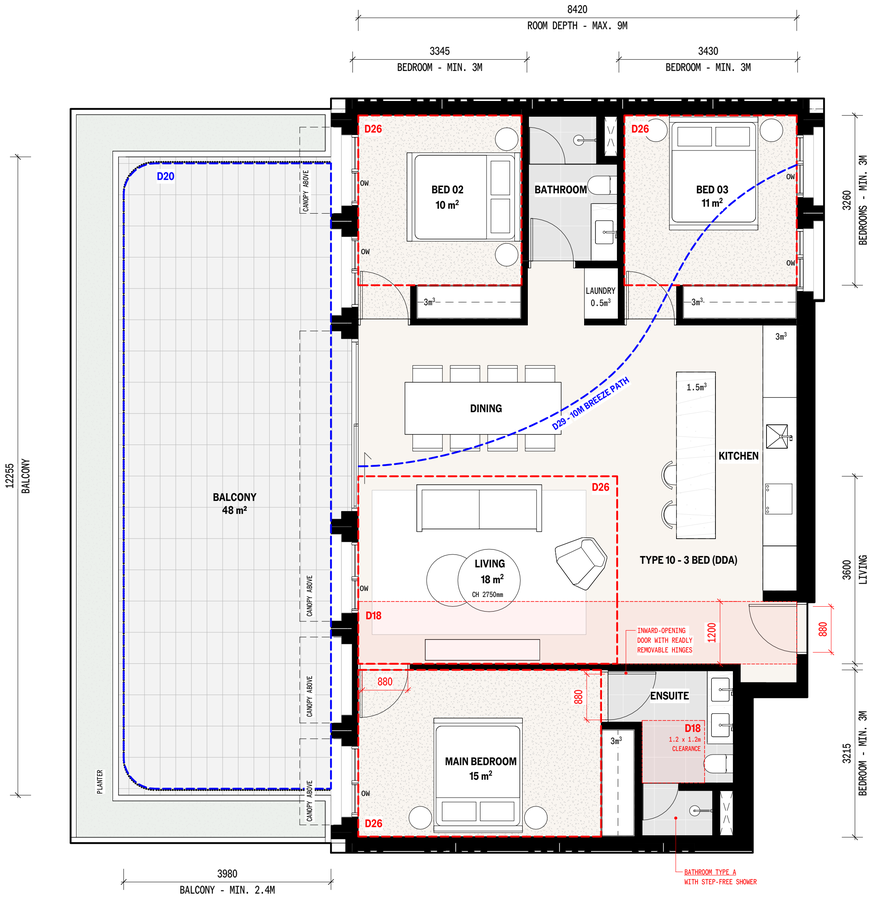
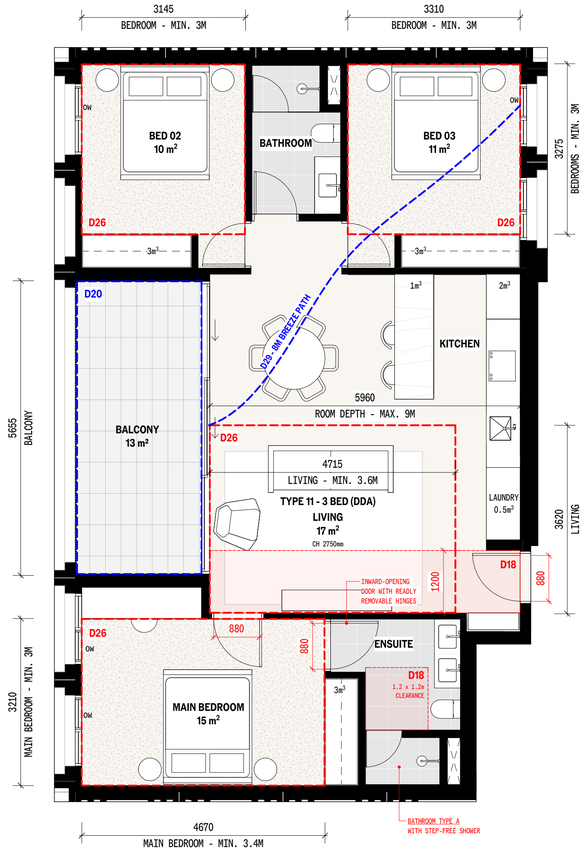


1 TYPE 10
1 : 50 @ A1

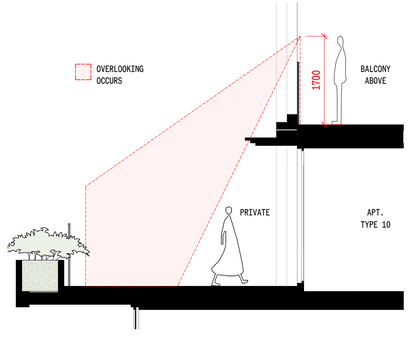


2 TYPE 11
1 : 50 @ A1

DESCRIPTION	STORAGE	PARKING
3 BEDROOM APARTMENT	INT. (MIN. 12m³) 14m³ EXT. (MIN. 6m³) 7.5m³	CAR SPACES: 2

LOCATION	
LEVEL	APARTMENT
L3	13

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	COMPLIES
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES



3 APT TYPE 8A - OVERLOOKING DIAGRAM
1 : 50 @ A1

DESCRIPTION	STORAGE	PARKING
3 BEDROOM APARTMENT	INT. (MIN. 12m³) 12.5m³ EXT. (MIN. 6m³) 7.5m³	CAR SPACES: 2

LOCATION	
LEVEL	APARTMENT
L4	16
L5	20
L6	23

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	COMPLIES
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

APARTMENT DESIGN STANDARDS - LEGEND

- D18 — D18 ACCESSIBLE CIRCULATION PATH
- D20 — D20 BALCONY / TERRACE AREA
- D21 — D21 STORAGE AREA
- D26 — D26 INTERNAL ROOM AREA
- D29 — D29 BREEZE PATH

RATIO OF COMPLIANT APARTMENT TYPES
D18 ACCESSIBILITY

1x APARTMENT TYPE 1	DOES NOT COMPLY	
1x APARTMENT TYPE 2	DOES NOT COMPLY	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	DOES NOT COMPLY	
1x APARTMENT TYPE 5	DOES NOT COMPLY	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	COMPLIES	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	DOES NOT COMPLY	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	DOES NOT COMPLY	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	DOES NOT COMPLY	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	DOES NOT COMPLY	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	13	50%
COMPLIANT APARTMENTS	13	50%

RATIO OF COMPLIANT APARTMENT TYPES
D29 VENTILATION

1x APARTMENT TYPE 1	COMPLIES	
1x APARTMENT TYPE 2	COMPLIES	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	COMPLIES	
1x APARTMENT TYPE 5	COMPLIES	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	DOES NOT COMPLY	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	COMPLIES	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	COMPLIES	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	COMPLIES	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	COMPLIES	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	10	40%
COMPLIANT APARTMENTS	22	88%

NOTES:

- ALL TYPE A ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER;

- ALL TYPE B ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER AND REMOVABLE SHOWER SCREENS;

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
APT TYPES - 10 & 11

DRAWING NO. — DATE PUBLISHED
TP 705

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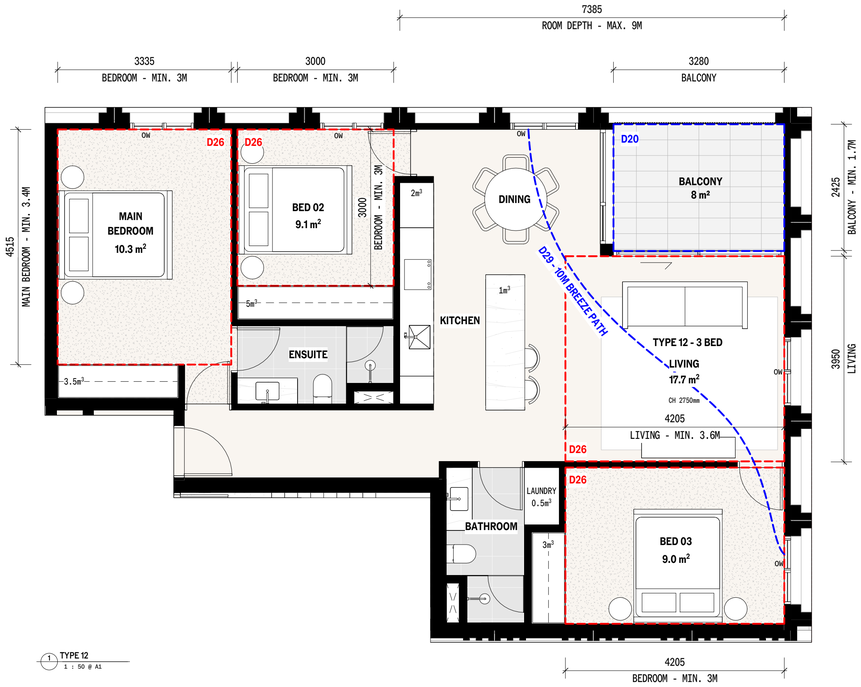
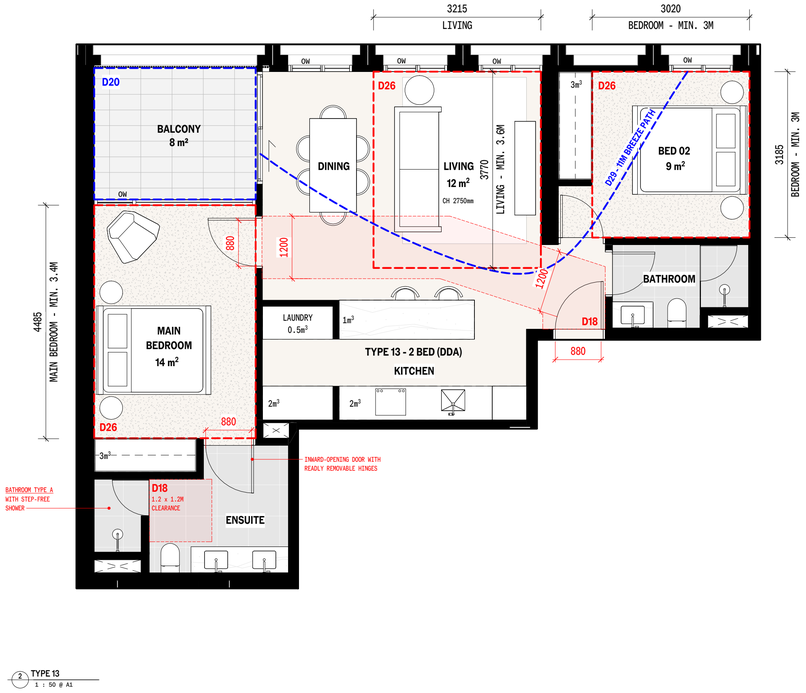


1 TYPE 12
1 : 50 @ A1



2 TYPE 13
1 : 50 @ A1

DESCRIPTION	STORAGE	PARKING
3 BEDROOM APARTMENT	INT. (MIN. 12m³) 15m³ EXT. (MIN. 6m³) 7.5m³	CAR SPACES: 2

LOCATION	
LEVEL	APARTMENT
L3	15

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	DOES NOT COMPLY
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

DESCRIPTION	STORAGE	PARKING
2 BEDROOM APARTMENT	INT. (MIN. 9m³) 11.5m³ EXT. (MIN. 5m³) 6m³	CAR SPACES: 1

LOCATION	
LEVEL	APARTMENT
L5	18

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	COMPLIES
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

APARTMENT DESIGN STANDARDS - LEGEND

D18	D18 ACCESSIBLE CIRCULATION PATH
D20	D20 BALCONY / TERRACE AREA
D21	D21 STORAGE AREA
D26	D26 INTERNAL ROOM AREA
D29	D29 BREEZE PATH

RATIO OF COMPLIANT APARTMENT TYPES
D18 ACCESSIBILITY

1x APARTMENT TYPE 1	DOES NOT COMPLY	
1x APARTMENT TYPE 2	DOES NOT COMPLY	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	DOES NOT COMPLY	
1x APARTMENT TYPE 5	DOES NOT COMPLY	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	COMPLIES	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	DOES NOT COMPLY	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	DOES NOT COMPLY	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	DOES NOT COMPLY	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	DOES NOT COMPLY	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	13	50%
COMPLIANT APARTMENTS	13	50%

RATIO OF COMPLIANT APARTMENT TYPES
D29 VENTILATION

1x APARTMENT TYPE 1	COMPLIES	
1x APARTMENT TYPE 2	COMPLIES	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	COMPLIES	
1x APARTMENT TYPE 5	COMPLIES	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	DOES NOT COMPLY	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	COMPLIES	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	COMPLIES	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	COMPLIES	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	COMPLIES	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	10	40%
COMPLIANT APARTMENTS	22	88%

NOTES:

- ALL TYPE A ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER;

- ALL TYPE B ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER AND REMOVABLE SHOWER SCREENS;

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
APT TYPES - 12 & 13

DRAWING NO. TP 706

DATE PUBLISHED

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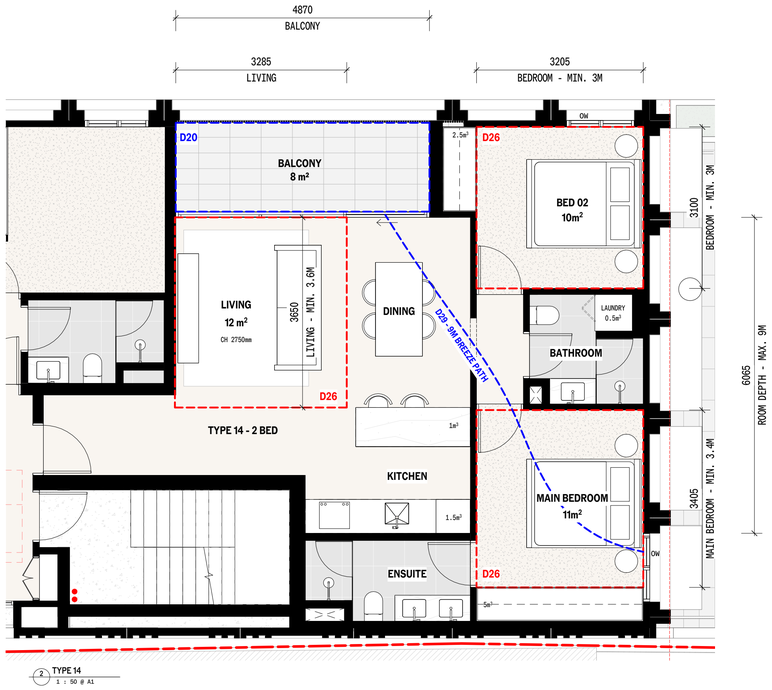


DESCRIPTION	STORAGE	PARKING
2 BEDROOM APARTMENT	INT. (MIN. 9m²) 10m³ EXT. (MIN. 5m²) 6m³	CAR SPACES: 1

LOCATION	
LEVEL	APARTMENT
L4	19

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	DOES NOT COMPLY
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

APARTMENT DESIGN STANDARDS - LEGEND

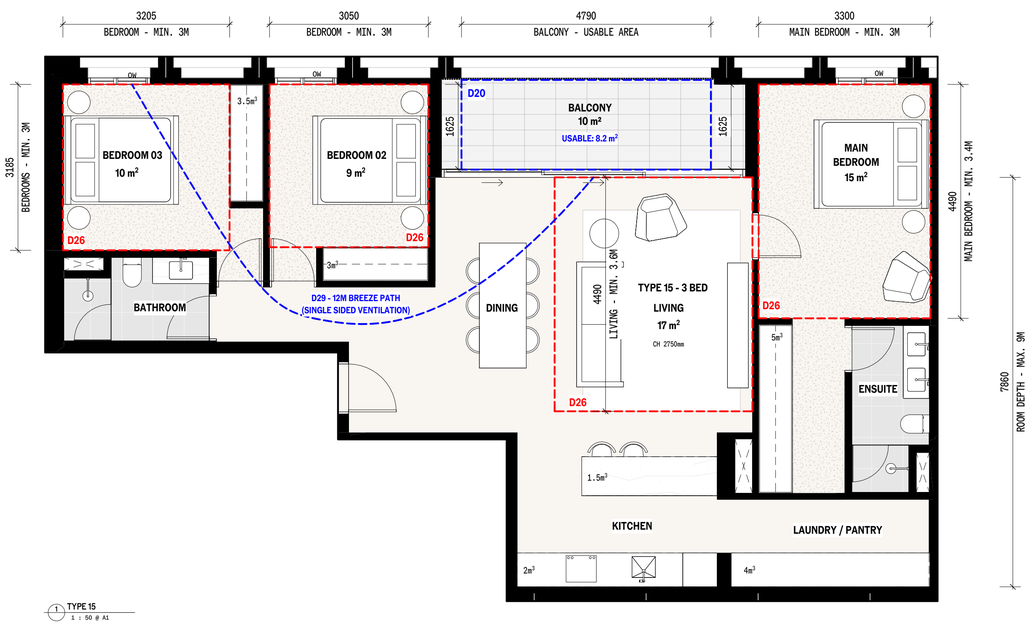
- D18 — D18 ACCESSIBLE CIRCULATION PATH
- D20 — D20 BALCONY / TERRACE AREA
- D21 — D21 STORAGE AREA
- D26 — D26 INTERNAL ROOM AREA
- D29 — D29 BREEZE PATH

RATIO OF COMPLIANT APARTMENT TYPES D18 ACCESSIBILITY

1x APARTMENT TYPE 1	DOES NOT COMPLY	
1x APARTMENT TYPE 2	DOES NOT COMPLY	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	DOES NOT COMPLY	
1x APARTMENT TYPE 5	DOES NOT COMPLY	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	COMPLIES	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	DOES NOT COMPLY	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	DOES NOT COMPLY	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	DOES NOT COMPLY	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	DOES NOT COMPLY	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	13	50%
COMPLIANT APARTMENTS	13	50%

RATIO OF COMPLIANT APARTMENT TYPES D29 VENTILATION

1x APARTMENT TYPE 1	COMPLIES	
1x APARTMENT TYPE 2	COMPLIES	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	COMPLIES	
1x APARTMENT TYPE 5	COMPLIES	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	DOES NOT COMPLY	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	COMPLIES	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	COMPLIES	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	COMPLIES	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	COMPLIES	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	10	40%
COMPLIANT APARTMENTS	22	88%



DESCRIPTION	STORAGE	PARKING
3 BEDROOM APARTMENT	INT. (MIN. 12m²) 19m³ EXT. (MIN. 6m²) 7.5m³	CAR SPACES: 2

LOCATION	
LEVEL	APARTMENT
L5	21

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	DOES NOT COMPLY
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	DOES NOT COMPLY

NOTES:

- ALL TYPE A ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER;
- ALL TYPE B ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER AND REMOVABLE SHOWER SCREENS;

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT: VALLI

PROJECT: 224-226 SMITH STREET
COLLINGWOOD 3066

STATUS: TOWN PLANNING

TITLE: APT TYPES - 14 & 15

DRAWING NO.: TP 707

DATE PUBLISHED:

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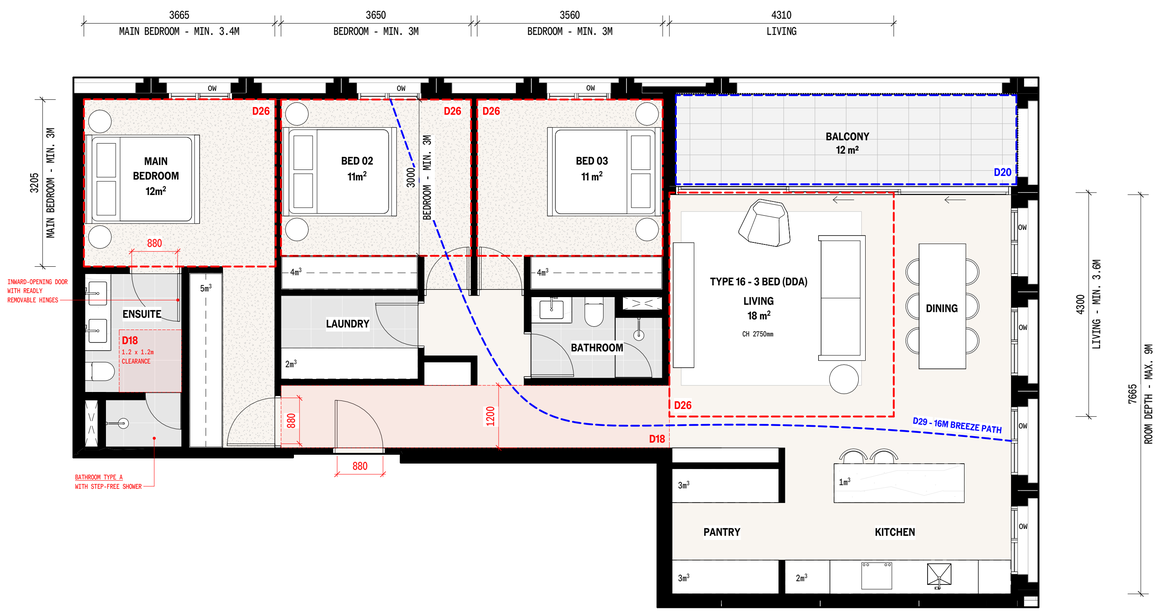

1 TYPE 16
1 : 50 @ A1

2 TYPE 17
1 : 50 @ A1

DESCRIPTION
3 BEDROOM APARTMENT

STORAGE		
INT.	(MIN. 12m³)	24m³
EXT.	(MIN. 6m³)	13m³

PARKING
CAR SPACES: 2

LOCATION	
LEVEL	APARTMENT
L6	22

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	COMPLIES
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

DESCRIPTION
3 BEDROOM APARTMENT

STORAGE		
INT.	(MIN. 12m³)	18.5m³
EXT.	(MIN. 6m³)	13m³

PARKING
CAR SPACES: 2

LOCATION	
LEVEL	APARTMENT
L6	25

APARTMENT DESIGN STANDARDS	
D18 - ACCESSIBILITY:	DOES NOT COMPLY
D20 - OPEN SPACE OBJECTIVE:	COMPLIES
D21 - STORAGE OBJECTIVE:	COMPLIES
D26 - INTERNAL AMENITY:	COMPLIES
D27 - ROOM DEPTH OBJECTIVE:	COMPLIES
D29 - VENTILATION:	COMPLIES

APARTMENT DESIGN STANDARDS - LEGEND

D18	D18 ACCESSIBLE CIRCULATION PATH
D20	D20 BALCONY / TERRACE AREA
D21	D21 STORAGE AREA
D26	D26 INTERNAL ROOM AREA
D29	D29 BREEZE PATH

RATIO OF COMPLIANT APARTMENT TYPES
D18 ACCESSIBILITY

1x APARTMENT TYPE 1	DOES NOT COMPLY	
1x APARTMENT TYPE 2	DOES NOT COMPLY	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	DOES NOT COMPLY	
1x APARTMENT TYPE 5	DOES NOT COMPLY	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	COMPLIES	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	DOES NOT COMPLY	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	DOES NOT COMPLY	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	DOES NOT COMPLY	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	DOES NOT COMPLY	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	13	50%
COMPLIANT APARTMENTS	13	50%

RATIO OF COMPLIANT APARTMENT TYPES
D29 VENTILATION

1x APARTMENT TYPE 1	COMPLIES	
1x APARTMENT TYPE 2	COMPLIES	
5x APARTMENT TYPE 3	COMPLIES	
3x APARTMENT TYPE 4	COMPLIES	
1x APARTMENT TYPE 5	COMPLIES	
1x APARTMENT TYPE 6	COMPLIES	
1x APARTMENT TYPE 7	DOES NOT COMPLY	
1x APARTMENT TYPE 8	DOES NOT COMPLY	
1x APARTMENT TYPE 9	COMPLIES	
1x APARTMENT TYPE 10	COMPLIES	
3x APARTMENT TYPE 11	COMPLIES	
1x APARTMENT TYPE 12	COMPLIES	
1x APARTMENT TYPE 13	COMPLIES	
1x APARTMENT TYPE 14	COMPLIES	
1x APARTMENT TYPE 15	DOES NOT COMPLY	
1x APARTMENT TYPE 16	COMPLIES	
1x APARTMENT TYPE 17	COMPLIES	
TOTAL APARTMENTS	25	100%
REQUIRED FOR COMPLIANCE	10	40%
COMPLIANT APARTMENTS	22	88%

NOTES:

- ALL TYPE A ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER;

- ALL TYPE B ACCESSIBLE BATHROOMS HAVE A HOBLESS (STEP FREE) SHOWER AND REMOVABLE SHOWER SCREENS;

DATE	REV	COMMENTS
26/07/24	A	TOWN PLANNING - SUBMISSION 1

CLIENT
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PROJECT
224-226 SMITH STREET
COLLINGWOOD 3066

STATUS
TOWN PLANNING

TITLE
APT TYPES - 16 & 17

DRAWING NO. | DATE PUBLISHED
TP 708

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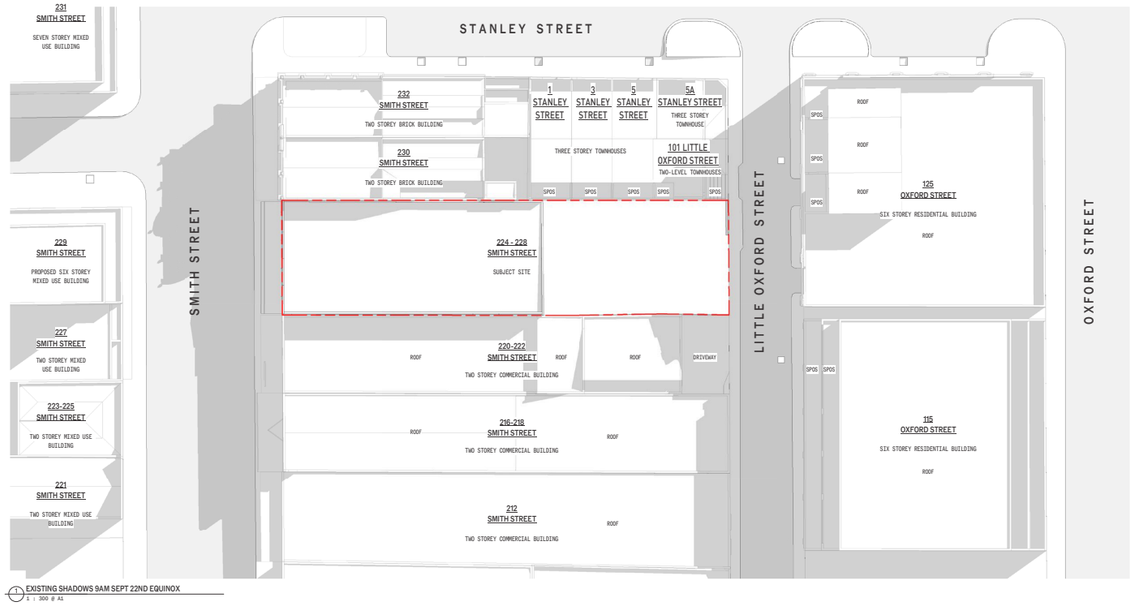
SHADOW DIAGRAMS



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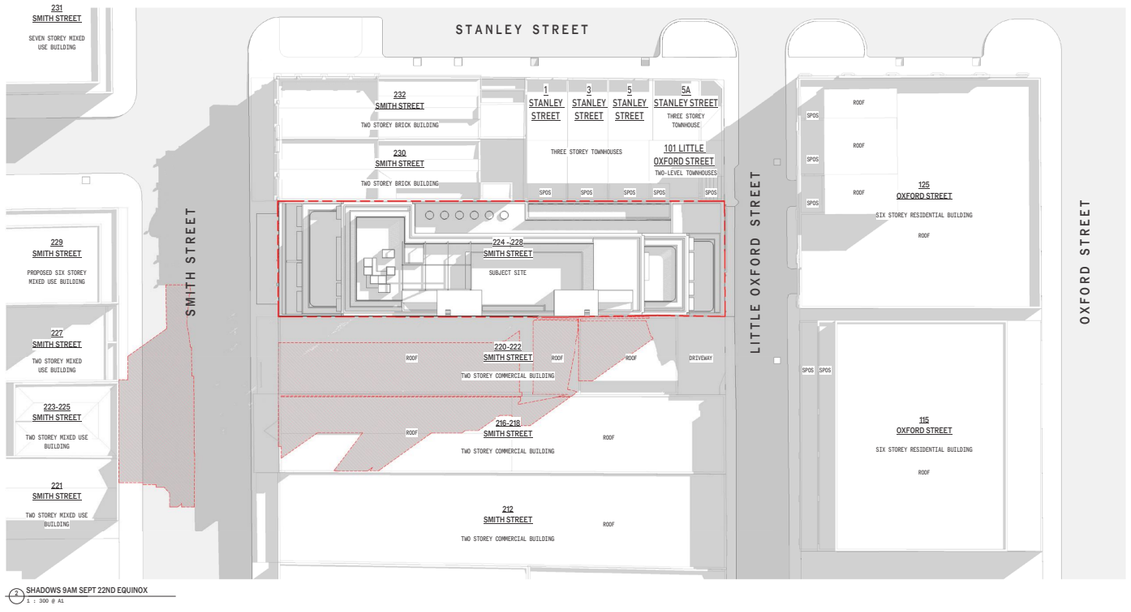


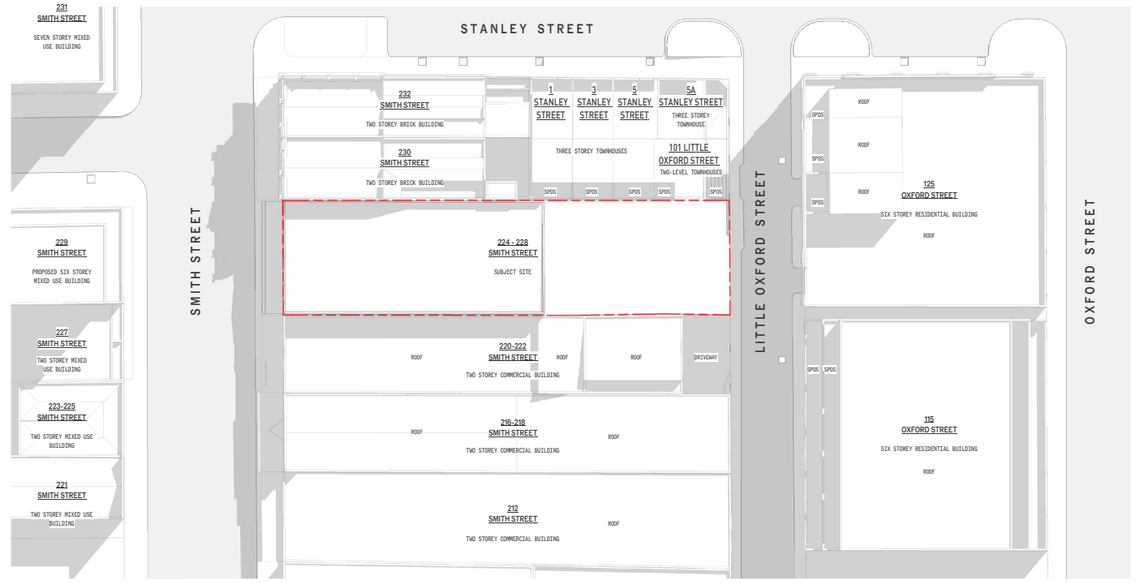
2 SHADOWS 9AM SEPT 22ND EQUINOX
1 : 300 @ A1

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

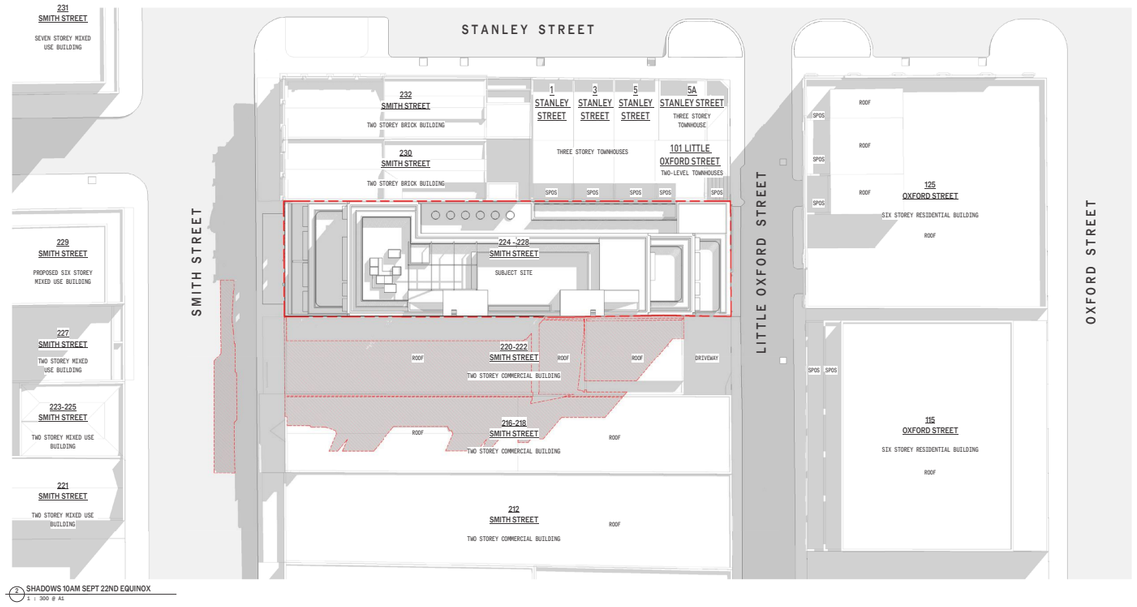
- SUBJECT SITE TITLE BOUNDARY
- ADDITIONAL SHADOW CAST
- ADDITIONAL SHADOW CAST TO P.O.S.

PROPOSED DEVELOPMENT SHADOW CAST

226-222 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
216-218 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
212 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
125 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
115 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.



1 EXISTING SHADOWS 10AM SEPT 22ND EQUINOX
1 : 300 @ A1



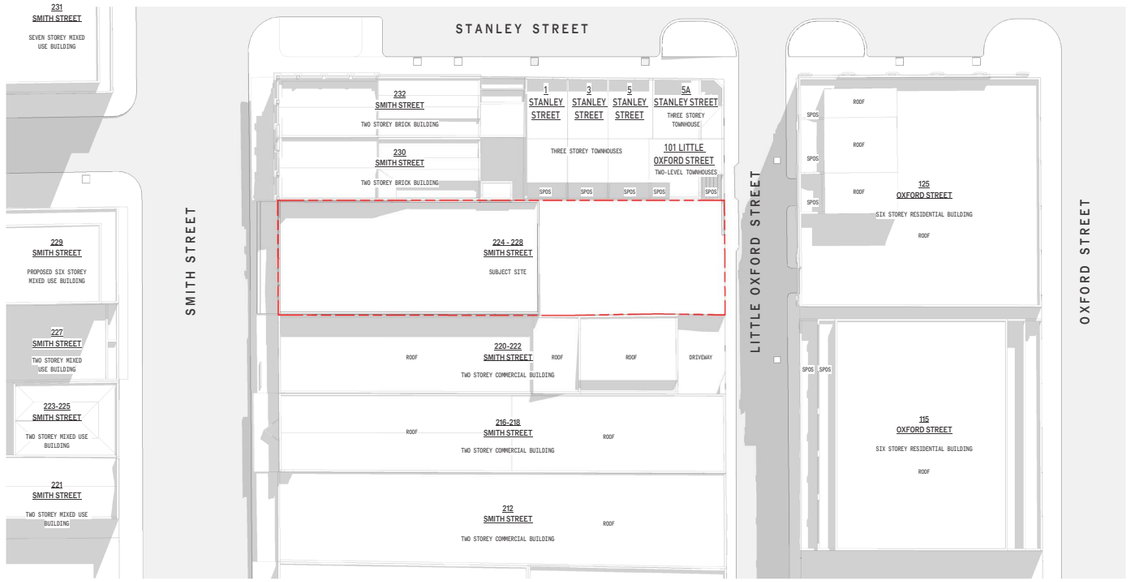
2 SHADOWS 10AM SEPT 22ND EQUINOX
1 : 300 @ A1

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

- SUBJECT SITE TITLE BOUNDARY
- ADDITIONAL SHADOW CAST
- ADDITIONAL SHADOW CAST TO P.O.S.

PROPOSED DEVELOPMENT SHADOW CAST

226-222 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
216-218 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
212 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
125 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
115 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.



1 EXISTING SHADOWS 11AM SEPT 22ND EQUINOX
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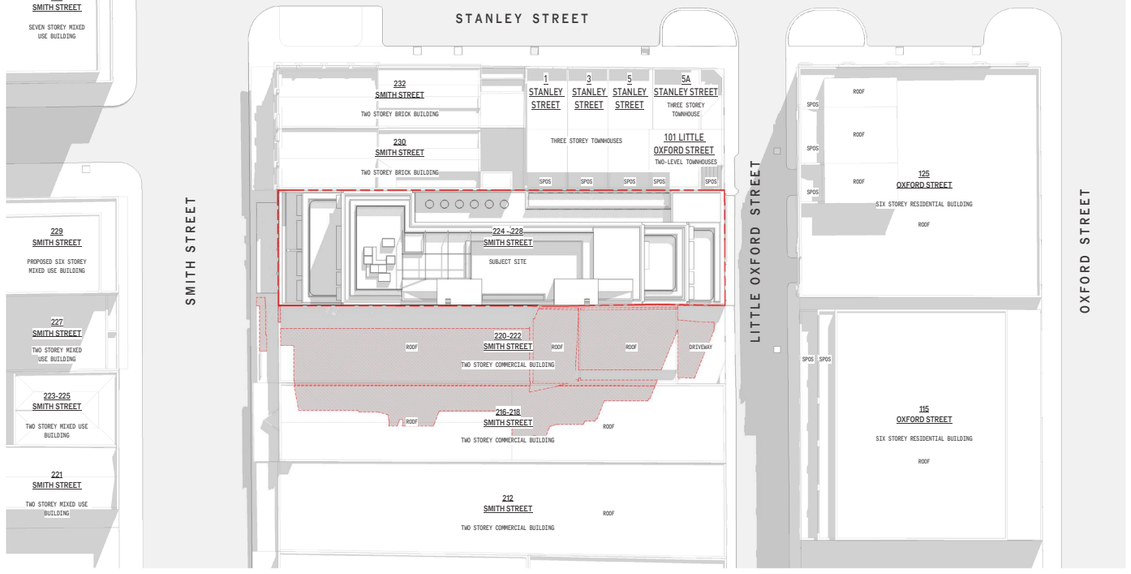


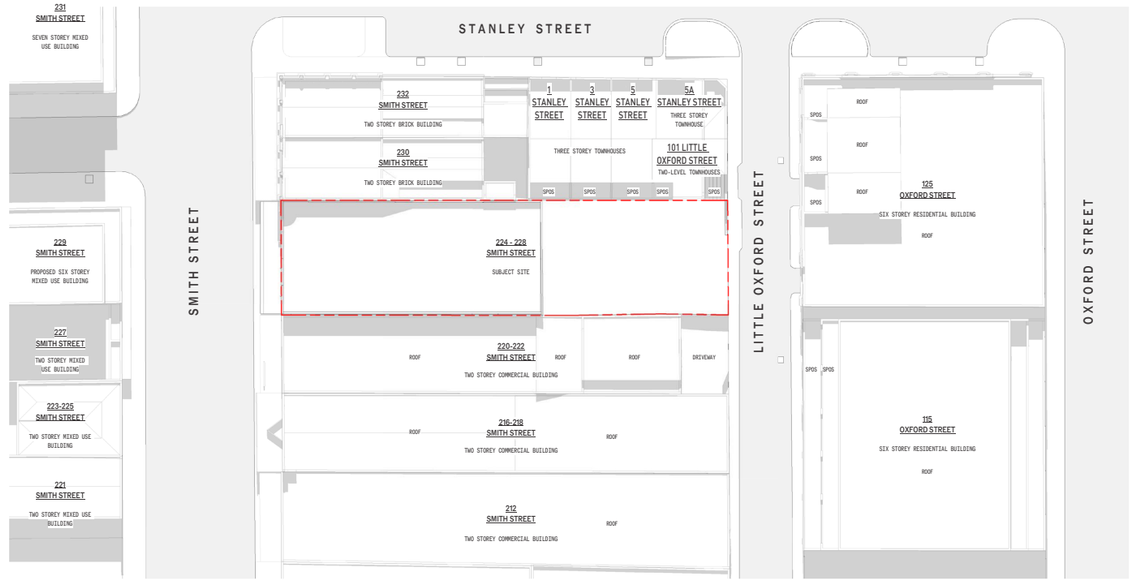
2 SHADOWS 11AM SEPT 22ND EQUINOX
1 : 300 @ A1

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

- SUBJECT SITE TITLE BOUNDARY
- ADDITIONAL SHADOW CAST
- ADDITIONAL SHADOW CAST TO P.O.S.

PROPOSED DEVELOPMENT SHADOW CAST

226-222 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
216-218 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
212 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
125 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
115 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.



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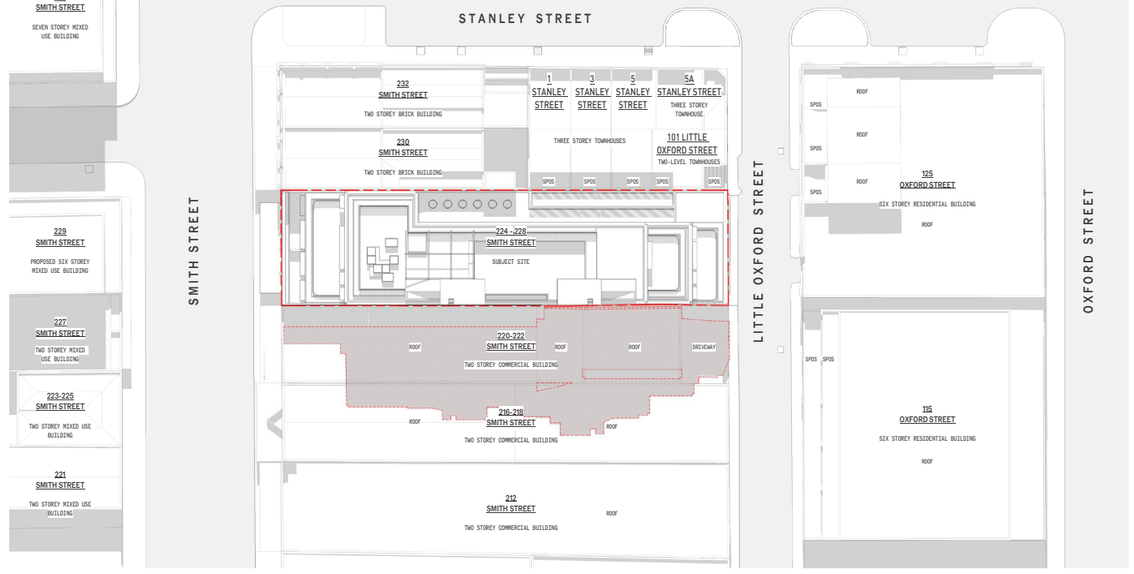


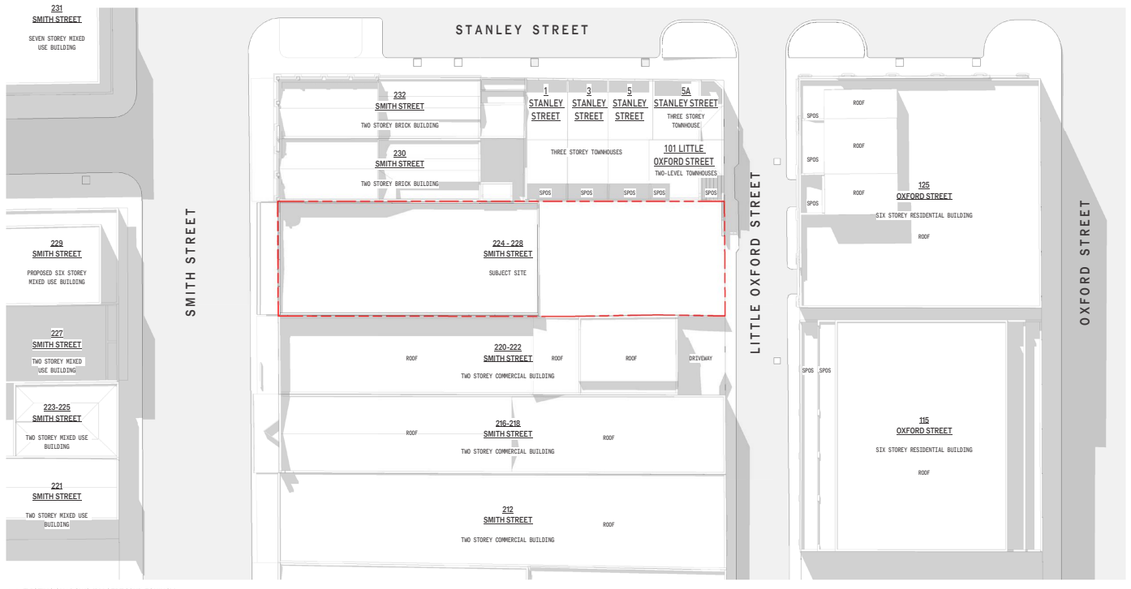
2 SHADOWS 12PM SEPT 22ND EQUINOX
1 : 300 @ A1

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

- SUBJECT SITE TITLE BOUNDARY
- ADDITIONAL SHADOW CAST
- ADDITIONAL SHADOW CAST TO P.O.S.

PROPOSED DEVELOPMENT SHADOW CAST

220-222 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
216-218 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
212 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
125 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
115 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.



EXISTING SHADOWS 1PM SEPT 22ND EQUINOX
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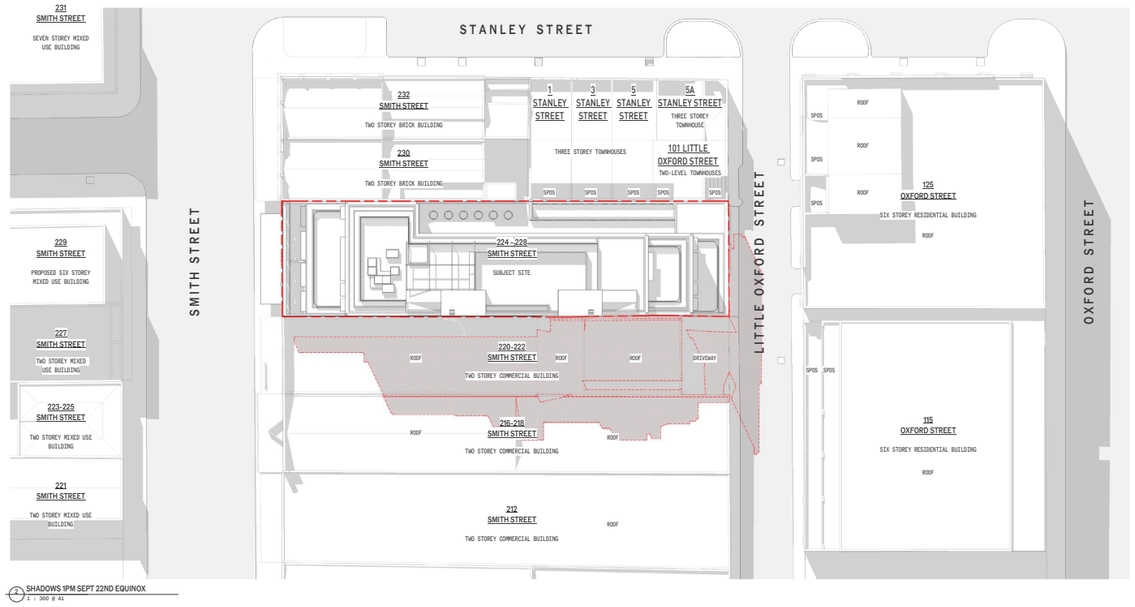

SHADOWS 1PM SEPT 22ND EQUINOX
1 : 300 @ A1

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

- SUBJECT SITE TITLE BOUNDARY
- ADDITIONAL SHADOW CAST
- ADDITIONAL SHADOW CAST TO P.O.S.

PROPOSED DEVELOPMENT SHADOW CAST

226-222 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
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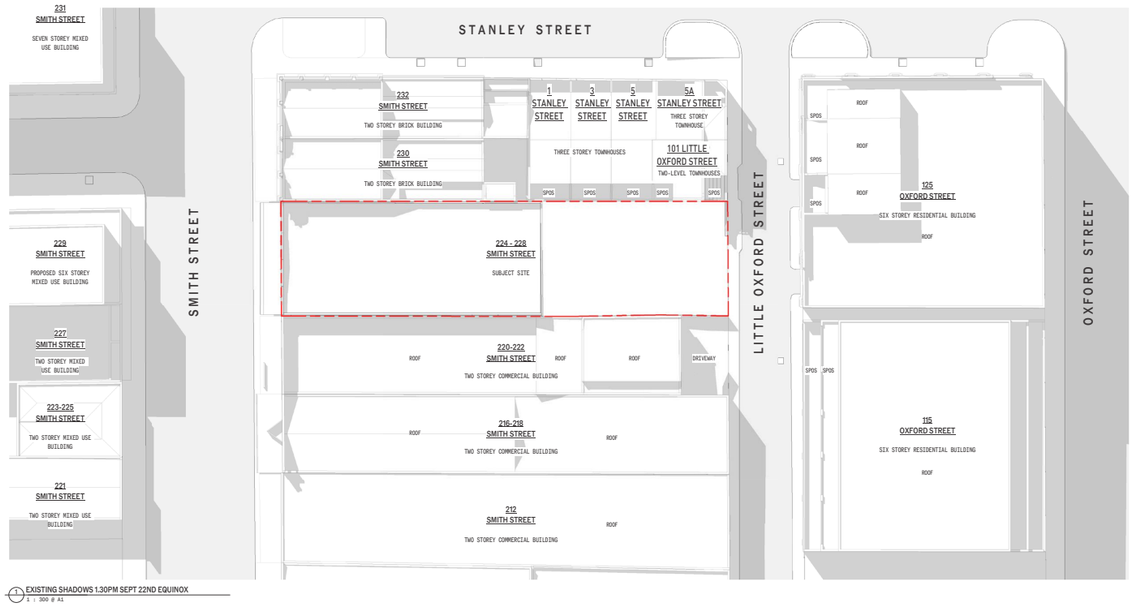

EXISTING SHADOWS 1.30PM SEPT 22ND EQUINOX
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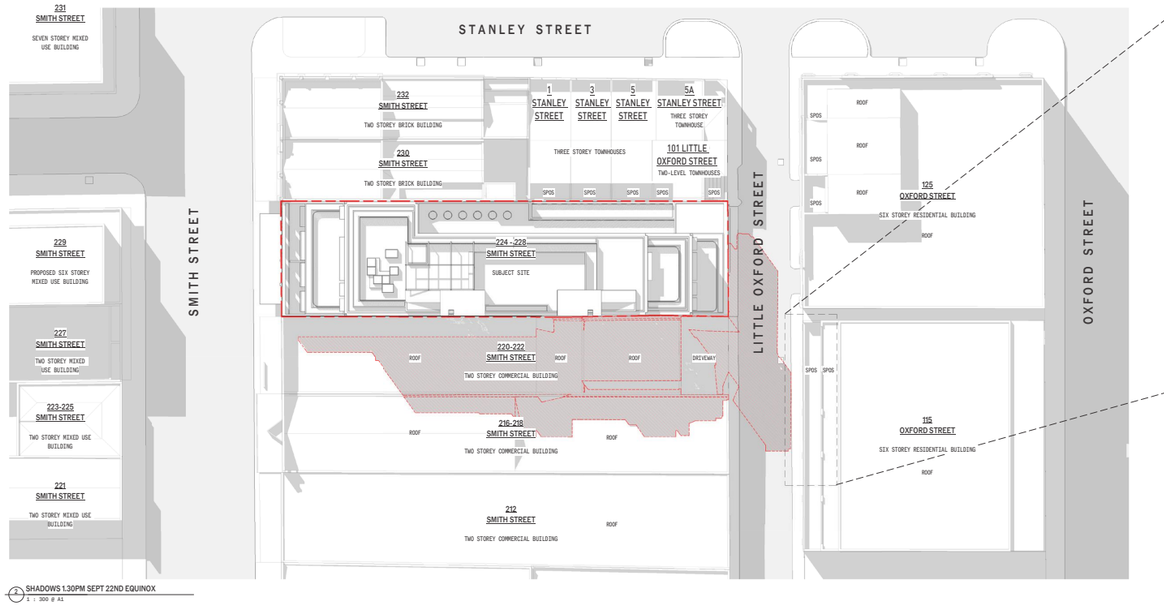
B21 - OVERSHADOWING OF OPEN SPACE LEGEND

- SUBJECT SITE TITLE BOUNDARY
- ADDITIONAL SHADOW CAST
- ADDITIONAL SHADOW CAST TO P.O.S.

PROPOSED DEVELOPMENT SHADOW CAST

220-222 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
216-218 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
212 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
125 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
115 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.



SHADOWS 1.30PM SEPT 22ND EQUINOX
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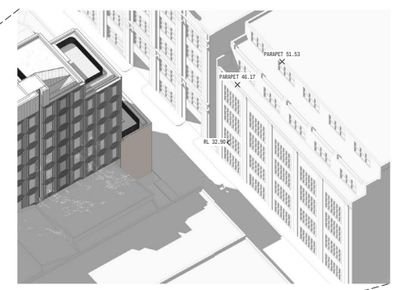
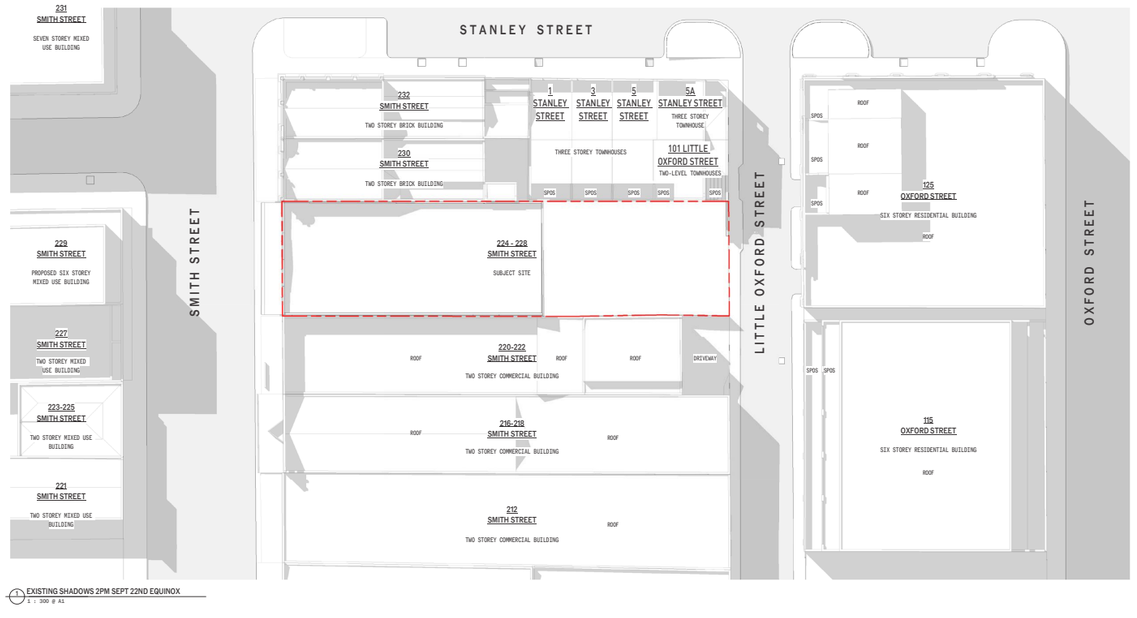


NO OVERSHADOW TO LEVEL 1 OF 115 OXFORD STREET AT 1:30PM SEPT 22ND



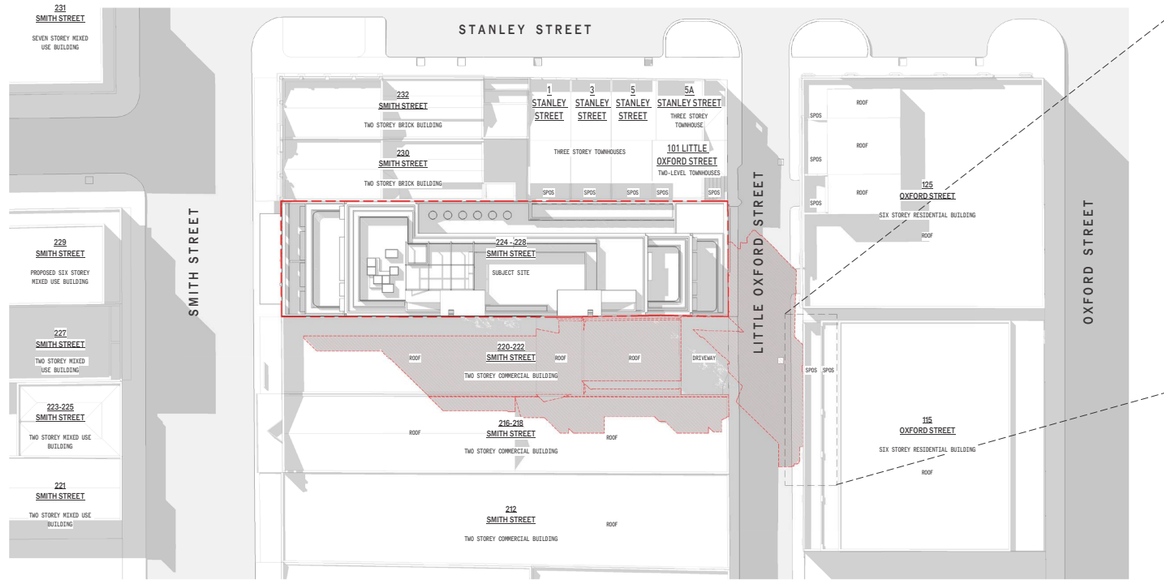
1 EXISTING SHADOWS 2PM SEPT 22ND EQUINOX
1 : 300 @ A1

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

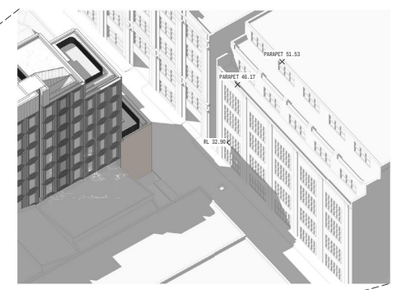
- SUBJECT SITE TITLE BOUNDARY
- ADDITIONAL SHADOW CAST
- ADDITIONAL SHADOW CAST TO P.O.S.

PROPOSED DEVELOPMENT SHADOW CAST

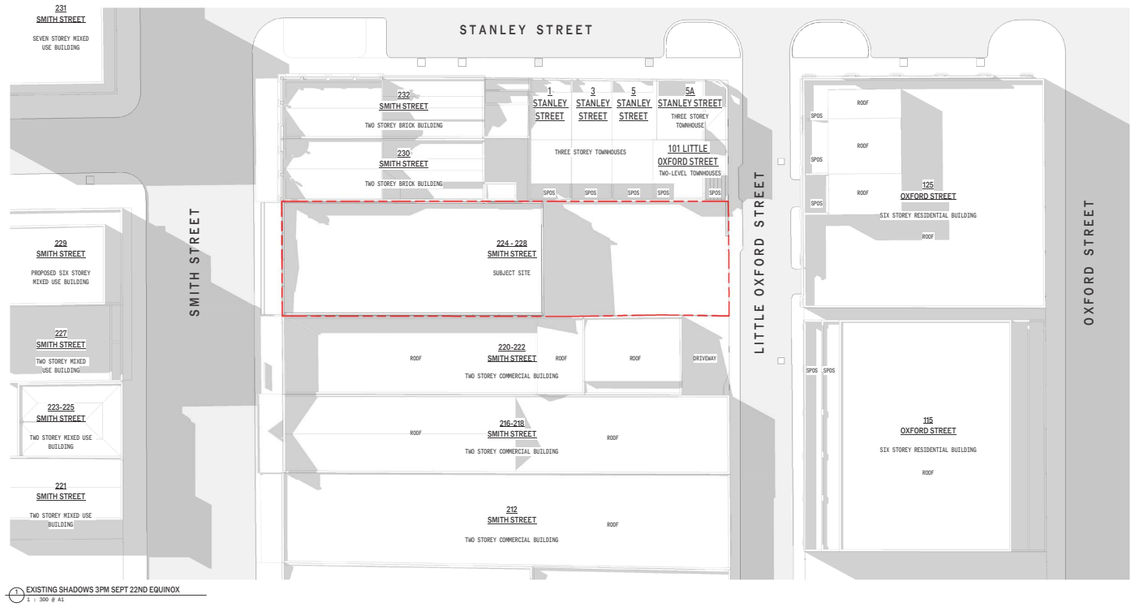
220-222 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
216-218 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
212 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
125 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
115 OXFORD ST	NO ADDITIONAL SHADOW CAST TO P.O.S.



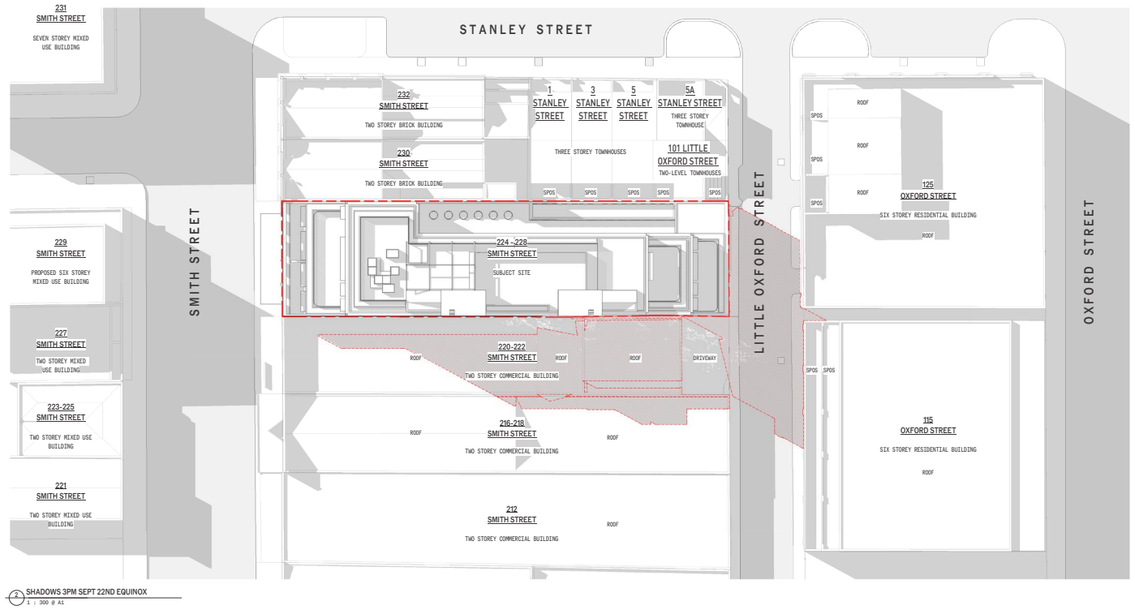
2 SHADOWS 2PM SEPT 22ND EQUINOX
1 : 300 @ A1



NO OVERSHADOW TO LEVEL 1 OF 115 OXFORD STREET AT 2PM SEPT 22ND



EXISTING SHADOWS 3PM SEPT 22ND EQUINOX
1 : 300 @ A1



SHADOWS 3PM SEPT 22ND EQUINOX
1 : 300 @ A1

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

- SUBJECT SITE TITLE BOUNDARY
- ADDITIONAL SHADOW CAST
- ADDITIONAL SHADOW CAST TO P.O.S.

PROPOSED DEVELOPMENT SHADOW CAST

226-222 SMITH ST	NO ADDITIONAL SHADOW CAST TO P.O.S.
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Member Australian Institute of Architects

PA. 224-226 SMITH ST.

RENDERS

Smith Street Facade
Proposed

Northwest View
Previous Proposal

Northwest View
Proposed

Northwest View
Previous Proposal Outline

North Facade
Proposed

Southwest View
Previous Proposal

Southwest View
Proposed

Southwest View
Previous Proposal Outline

Northeast View
Previous Proposal

Northeast View
Proposed

Northeast View
Previous Proposal Outline

Little Oxford St Facade
Proposed

Northeast View
Foy & Gibson Interface

Southeast View
Foy & Gibson Interface

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Attachment – Clause 58 Assessment

Clause 58 comprises design objectives and standards to guide the assessment of new residential development. Given the site's location within a built-up inner city residential area, strict application of the standard is not always appropriate, whether the proposal meets the objective is the relevant test.

The proposal complies with the following standards/objectives of Clause 58 as set out in the table below.

Clause 58 Objective and Standard	Complies with Standard or Objective Achieved?
Clause 58.02-1 – Urban Context To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area. **Standard D1** The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.	**Complies with Standard and Objective** These matters have been discussed previously within the Built form, urban design and Heritage assessment. The assessment highlighted that the site is located within an urban area identified for mixed-use development. The overall height and upper-level setbacks have been previously discussed and would appropriately respond to the surrounding urban context. As such compliance with this standard is achieved.
Clause 58.02-2 – Residential policy To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services.	**Complies with Standard and Objective** As outlined within the report, the proposal is considered on-balance to be compliant with relevant Residential Policy objectives.

Standard D2 An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	
Clause 58.02-3 – Dwelling diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings. **Standard D3** Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	**Complies with Standard and Objective** The proposal consists of a total of 25 dwellings. The apartment mix is as follows: 1-bedroom apartments – 6; 2-bedroom apartments – 10; and 3-bedroom apartments – 9. The mix of apartments including 1, 2 and 3-bedroom apartments will contribute to the diversity of housing. The proposal satisfies the objectives of this standard.
Clause 55.02-4 – Infrastructure To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. **Standard D4** Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	**Complies with Standard and Objective** The proposal is located within an established area with existing utility services and infrastructure; there is no evidence to suggest that the proposed development would unreasonably overload the capacity of these existing services. The standard and objective are met.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	
Clause 58.02-5 - Integration with the street To integrate the layout of development with the street. To support development that activates street frontage. **Standard D5** Development should be oriented to front existing and proposed streets. Along street frontage, development should: • Incorporate pedestrian entries, windows, balconies or other active spaces. • Limit blank walls. • Limit high front fencing, unless consistent with the existing urban context. • Provide low and visually permeable front fences, where proposed. • Conceal car parking and internal waste collection areas from the street. Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.	**Complies with Standard and Objective** The restaurant tenancy at upper ground level will front Smith Street, with the office lobby and vehicle entry at lower ground level fronting Little Oxford Street at the rear. There are no concerns from an activation perspective. The residential uses are located within the upper floors and balconies associated with the dwellings will address both public interfaces which provide passive surveillance to the public realm. There are no large areas of blank walls addressing any street interfaces. The primary pedestrian access points are located along Smith Street. The vehicle access point is via the rear (Little Oxford Street). This location is considered appropriate given the nature of this street is partly to provide vehicle access to the rear of buildings. The layout of this access will be discussed later in the report. The standard and objective are met.
Clause 58.03-1 – Energy efficiency To achieve and protect energy efficient dwellings and buildings.	**Complies with Objective subject to conditions**

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

To ensure dwellings achieve adequate thermal efficiency.

Standard D6

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table D1 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/M^2 per annum
Climate zone 21 Melbourne	30

Additional to the requirements of this standard, policy at Clauses 02.03, 15.01-2L-01 and 19.03-3L of the Scheme, encourage ecologically sustainable development, water and energy efficiency, building construction and ongoing management.

The Sustainable Management Plan (Makao, dated September 2024) shows a 7.3 Star average NatHERS rating across the development and maximum 30MJ/m2 cooling load to all dwellings in compliance with the standard.

Council's ESD Advisor reviewed the submitted SMP and the development plans and outlined the following ESD commitments:

- The project achieves a total BESS score of 58% with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%.
- Daylight modelling has been conducted showing that 100% of the living rooms will achieve a daylight factor of 1% and 100% of the bedrooms will achieve a daylight factor of 0.5%.
- The proposed design shall achieve a development average of 10% improvement on the NCC 2022 requirements or higher.
- The development shall surpass the minimum energy efficiency requirements by targeting a minimum average of 7.3-stars across the development. Additionally, dwellings are required to meet the maximum cooling allowance limits per the planning scheme Clause 58.03-1 for Yarra City Council is 30MJ/m2 (Climate zone 21 Melbourne).
- The proposed development will be all electric (no gas connection).
- Individual electricity and water meters shall be installed for each residential unit. Sub-metering will be employed for all major common area services e.g. solar PV system, external lighting, rainwater harvesting system, irrigation system if installed, shared bin room energy uses (e.g. exhaust fan).
- The apartments will be naturally ventilated through operable windows.
- Commercial spaces will provide outdoor air at a rate 50% greater than the minimum required by AS1668.2:2012.
- Hot water supply to dwellings will be from a highly efficient central electric storage hot water system.
- Space heating and cooling will be provided by reverse cycle air conditioning systems with a minimum energy star rating of 5-stars or equivalent for both heating and cooling.

	• LED lighting to all dwellings designed to achieve a maximum power density of 4W/sqm or less. • The project will implement a minimum 6.375kWp roof mounted solar photovoltaic system. • Individual cold water and electricity meters will be provided to the apartments and communal areas. A Building Management System will be installed to monitor and control the building various systems. • Water efficient fittings and fixtures are applied throughout. • A 10,000 litre rainwater tank will harvest rainwater from 450m2 of roof and terrace area, and connected to all non-residential toilets. • Approximately 153m2 (18.2%) of the site will be permeable, including vegetated planter boxes >400mm soil depth. • In total 43 bicycle spaces are to be provided for occupants and visitors. • EOT facilities including 1 x staff shower and 8 x lockers will be provided. • The development will provide at least one active EV charging unit upon practical completion, and at least 25% of car parking spaces to be EV ready in the future. • The Waste Management Plan provide storage spaces for garbage, recycling, FOGO, glass, paper and cardboard, hard waste. • A Building User's Guide shall be prepared and issued to building occupants and the building manager. However, Council's ESD Advisor commented that there were a number of ESD deficiencies and outstanding information and outlined a number of ESD improvement opportunities. The deficiencies and outstanding information are listed below: <u>ESD deficiencies</u> • A daylight report of the modelling should be provided as evidence for the related credits with the BESS report and include the following: Modelling software including version and release date, Location and co-ordinates, Time of year and time of day, Sky conditions, Orientation, Visual Light Transmission (VLT) for all glazing modelled, Reflectance surface properties, a 3d view to indicate that the adjoining developments have been modelled (model adjacent buildings per their likely developed form based on current zoning (mirrored). Confirm this with the relevant council if potential future development on adjoining lots is unclear), Plan views of the

	assessed apartment that graphically show the extent of daylight penetration to the apartment which will support the stated figures. • Provide preliminary Section J façade calculations or J1V3 modelling for all non-residential spaces in the development. • Provide preliminary NatHERS modelling for all thermally unique dwellings, stating assumptions used for the modelling. • Although a good target, to claim innovation points for Environmentally Preferrable Building Materials there needs to be a clear commitment to and pathway to achieving this. Provide more details and confirmation of approval by the structural engineer, and in what quantity it will be employed, or remove from Innovation Credit claims. • Following practical completion, full re-commissioning will be undertaken 12 months with monthly monitoring undertaken and outcomes reported including a quarterly tuning process. • The builder is recommended to have ISO 14001 Environmental Management System accreditation. <u>Outstanding Information</u> • The Architectural Roof plan shows space for a total of 26 panels, indicated to be 250W. The SMP only states 15 solar panels. Panels of over 500W are available on the market which would double the PV generation. Consider increasing the target to a minimum of 26 panels x 500W = 13kW capacity to optimise the roof space. • Confirm if landscaping being installed is low-irrigation/drought tolerant. If an irrigation system is being installed, ensure it is high efficiency drip irrigation. • Confirm that post-development stormwater flows will not exceed pre-development levels. • Architectural plans show total 52 residential bike parks in Residential Bike Store on Basement L1. Visitor Bike Store and Staff Bike Store needs to be clearly labelled with number of required bike parks. Please confirm how many bike parks are needed, clarify discrepancies and ensure the numbers are consistent across all documentation. • Provide a Green Travel Plan with targets and actions around transitioning towards sustainable transport modes. • Please annotate specified SRI of horizontal surfaces on architectural plans.

	A condition will require an amended SMP to address the above deficiencies and outstanding information, excluding the addition of a daylight report, which has already been provided. This daylight report demonstrating that 100% of living floor areas achieve more than 90% above daylight factor 1, while 100% of bedroom floor area achieves above 90% above daylight factor 0.5. The report also noted that 42.7% of the nominated office area achieves an average factor of 2% or greater. It is noted that these recommendations will be reworded to allow for conditioning. Council's ESD Advisor also recommended a number of improvement opportunities. Given that these are opportunities and not requirements, it would be unreasonable to require the applicant to commit to these changes by condition.
Clause 58.03-2 – Communal open space To provide communal open space that meets the recreation and amenity needs of residents. To ensure that communal open space is accessible, practical, attractive, easily maintained. To ensure that communal open space is integrated with the layout of the development and enhances resident amenity. **Standard D7** A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or	**Complies with Objective** Based on a total of 25 dwelling proposed, the development generates a requirement for 92.5sqm of communal outdoor open space. The proposal includes 117m2 of communal open space. This roof top terrace is easily accessible to residents via two different lifts and stairwells and is large enough to allow for recreational use. While the communal open space will not provide outlook from any of the dwellings on site, this is similar to other communal terrace areas on residential buildings and the proposal is appropriate. Numerous planter boxes and a canopy tree is also proposed on the roof top to allow for canopy cover.

outdoors and may consist of multiple separate areas of communal open space. Each area of communal open space should be: • Accessible to all residents. • A useable size, shape and dimension. • Capable of efficient management. • Located to: - Provide passive surveillance opportunities, where appropriate. - Provide outlook for as many dwellings as practicable. - Avoid overlooking into habitable rooms and private open space of new dwellings. - Minimise noise impacts to new and existing dwellings and existing small second dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees	
Clause 58.03-3 – Solar access to communal outdoor open space To allow solar access into communal outdoor open space. **Standard B8** The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	**Complies with Standard and Objective** As outlined earlier within the report, the proposed communal outdoor space will be located on the roof top. The sunlight to the roof top terrace will be unobstructed by existing or proposed built form and will allow for acceptable solar access.
Clause 58.03-4 – Safety	**Complies with Objective subject to conditions**

To ensure the layout of development provides for the safety and security of residents and property. **Standard D9** Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	The entrance to the residential lobby is provided through a single, glazed door along Smith Street. There is no pedestrian entrance along Little Oxford Street. The proposed entrance along Smith Street allows clear views to and from the public domain. The rear lane is generally characterised by the rear of buildings, however the proposed development includes upper-level balconies and windows to the dwellings, which would contribute to improving the surveillance of the lane form the site. There is no indication of any source of lights on the rear ROW façade and vehicle entrances, where car parking access is provided. To improve safety and security for both residents and visitors and improve the integration between the development and the street, conditions will require wall-mounted sensor lighting to all pedestrian entrances to the rear, including standard conditions to ensure the lights are appropriately baffled and shielded to prevent light spill. A condition will also require that all lights shown on the eastern street wall have a minimum clearance above the footpath of 2.7m (currently no heights shown). Overall, subject to condition, the development achieves a satisfactory outcome against the objective of this Standard.
Clause 58.03-5 – Landscaping To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat. **Standard D10** Development should retain existing trees and canopy cover.	**Complies with Objective subject to conditions** The site has an overall area of 839sqm. To meet the standard requirements, the proposal should provide 42sqm of canopy cover, and 12sqm (5%) of deep soil planting including 1 Type A tree. Landscaping is proposed in the form of planters to each apartment balcony and on the communal open space roof terrace. The extent of landscaping provided meets the requirements of the standard. The application was referred to Council's Open Space Services (City Strategy), who recommended that the proposal provide at least one (1) Type A tree, as specified in Table D4, ensuring sufficient soil volume and depth is provided as per Tabel D3. They also recommended providing canopy coverage calculations, ensuring that at least 42 square metres of canopy cover is provided through tree planting. Further to this, they recommended an amended Landscape Plan be provided detailing the following: • Provide detailed planting plan(s) for each level showing the location of proposed planting, including plant species and quantities, as well as a

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. Development should: • Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2. • Provide canopy cover through canopy trees that are: - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3. - Consistent with the canopy diameter and height at maturity specified in Table D4. - Located in communal outdoor open space or common areas or street frontages. • Comprise smaller trees, shrubs and ground cover, including flowering native species. • Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. • Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. • Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. • Protect any predominant landscape features of the area. • Take into account the soil type and drainage patterns of the site. • Provide a safe, attractive and functional environment for residents. • Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.	legend containing key features, materials, and surfaces. Proposed plants are to be: ○ Drawn at their mature size on the plan. ○ Labelled or coded to correspond with the proposed plant schedule. ○ Appropriately selected for suitability to site conditions such as light, shade, microclimate, etc. • Amend the plant schedule to include quantities of all plants. Including climbing plants for the pergola. • For above ground planted areas (particularly rooftop terraces and balconies), wind-resistant mulch is to be used. • Provide information on any proposed vertical growing structures including detail drawings, mounting technique etc. A condition will be included requiring this.

Table D2 Canopy cover and deep soil requirements

Site area	Canopy cover	Deep soil
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table D3 Soil requirements for trees

Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

Clause 58.03-6 – Access objective

To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.

To ensure the vehicle crossovers are designed and located to minimise visual impact.

Standard D11

Vehicle crossovers should be minimised.

Complies with Standard and Objective

The proposed vehicle access is provided from Little Oxford Street at the rear. This street provides the least visual impact, being located at the rear where there are multiple vehicle crossovers along the street.

In compliance with the policy objective, pedestrian access to the dwellings will be limited to Smith Street away from the vehicle access, while bicycle access is clearly delineated and separated from vehicle access via the office lobby.

Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building. Pedestrian and cyclist access should be clearly delineated from vehicle access. The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees. Developments must provide for access for service, emergency and delivery vehicles.	
Clause 58.03-7 – Safety To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. **Standard D12** Car parking facilities should: • Be reasonably close and convenient to dwellings. • Be secure. • Be well ventilated if enclosed. Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where windowsills are at least 1.4 metres above the accessway.	**Complies with Standard and Objective** The proposal includes two basement levels with car parking accessed via Little Oxford Street at the rear. Direct lift and stair access is provided in compliance with policy objectives. The parking provided is conveniently located and therefore, the standard and objective are met.
Clause 58.03-8 – Integrated water and stormwater management	**Complies with Standard and Objective**

To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. **Standard D13** Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: • Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999). • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	As outlined within the report, a 10,000Ltr rainwater collection system will be provided to be connected to toilets for flushing and a landscaping irrigation. The STORM report provided achieves a score of 107%, which is in line with the policy direction under Clause 19.03-3L. Council's ESD Advisor raised no concern with the proposed stormwater management proposed and it is considered the requirements of Clause 52.18 (Stormwater Management in Urban Development) of the Scheme are met. The proposal complies with the objective and the standard.
Clause 58.04-1 – Building setback To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.	**Complies with Standard and Objective** As discussed within the report, the proposed development and the upper level setbacks would respect the existing and emerging built form along Smith Street and Little Oxford Street. The proposal would appropriately integrate with the surrounding neighbourhood character.

To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings and existing small second dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. **Standard D14** The built form of the development must respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to: • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings and existing small second dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58.	Regarding internal amenity, adequate outlooks for each dwelling are provided with apartments receiving daylight from north, east and west-facing windows. The individual internal layouts of each dwelling, as will be discussed later within this assessment, are considered appropriate. The setbacks provided at each level along with privacy screening (to be assessed later in the report), prevent unreasonable overlooking to adjacent residential land. This aspect of the proposal will be discussed in more detail within the 'off-site amenity' section of this report.
Clause 58.04-2 – Internal views To limit views into the private open space and habitable room windows of dwellings within a development.	**Complies with Standard and Objective** The north-facing habitable room windows and balconies have been designed to not result in internal overlooking given the consistent setback for the entire depth of this wall; while the east-facing habitable room windows to the dwellings within the western section of the building are fluted glazing. However there are no details

Standard D15 Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.	about the operability of these windows (which include openable windows), therefore a condition will require details to ensure there is no internal overlooking of habitable rooms and terraces within 9m. Sectional diagrams have been provided showing view lines from the east-facing habitable room windows to the rear (apartment 15), demonstrating that less than 50% of the balcony below will be overlooked (given the location of canopies), in compliance with the standard. This is also the case for the downward views from upper-level habitable room windows fronting Smith Street to lower balconies. The section diagrams show that the canopies to the lower balconies block more than 50% of view into the balcony. Section diagrams also show the height of the wall between the balconies of Apartment 1 and 2 fronting Smith Street will be 1.7m, although no details of the screen are provided to ensure there is no overlooking between these apartments (requires no greater than 25% transparency).
Clause 58.04-3 – Noise impacts To contain noise sources in developments that may affect existing dwellings or small second dwellings. To protect residents from external and internal noise sources. **Standard D16** Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.	**Complies with Objective subject to conditions** Whilst the development is located on a busy road (Smith Street), it is not located in proximity to any noise generating areas as listed under Table D5 (Noise influence area) of this standard. However, given the site's location within a MAC and the proximity to traffic and tram noise along Smith Street, it is considered that the new dwellings must be designed and constructed to include acoustic attenuation measures to reduce noise levels from these off-site noise sources. Clause 13.07-1L-01 (Interface uses policy) also recommends residential developments considering acoustic attenuation and other design features proposed to mitigate potential noise, fumes, air emissions, light spill, overlooking, waste management and other operational matters from nearby commercial or industrial uses. As specified previously within the report, an acoustic report was submitted with the application. The acoustic report reviews the existing environmental noise levels at the site and provision of advice on noise attenuation measures to protect future occupants from external noise and advice in relation to control of environmental noise emissions from external mechanical plant.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D5 Noise influence area

Noise source	Noise influence area
Zone interface	
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane
Railways	
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track

Environmental measurements were conducted at the site to determine the background noise levels and noise levels due to road traffic. The submitted acoustic report recommended a number of commitments relating to the following:

- External glazing, wall insulation and ceiling and roof specifications across the development;
- Acoustic screening to plant and services areas at the roof level;
- Lift motors, guiderails, and control equipment be vibration isolated from the building structure;
- Any acoustic treatment necessary to comply with Part I of the EPA Noise Protocol be included in the tenancy contract for the commercial spaces;
- Commitments relating to the design and construction of the proposed vehicle access gate and for the proposed car lift;
- Commitments relating to the building services, including the fire pump room and substation.

The report was referred to Council's external acoustic consultants (SLR) who reviewed the report and stated the following modifications / further testing was needed to ensure a satisfactory noise outcome:

- *Formal assessments of patron and music noise ingress from existing sources to the proposed apartments should be conducted. These assessments should be based on measurements from a Friday/Saturday night.*
- *There is a risk that the traffic and tram source measurements are not representative of floors above ground level, since the measurements appear to have been conducted on the footpath behind parked cars.*
- *The method used to calculate the traffic source levels from the measurements should be described.*
- *Screenshot(s) of the acoustic model showing the Smith Street façade of the proposed building and the full length of the traffic noise source are requested.*
- *Specific acoustic requirements for the external walls – in the form of Rw + Ctr ratings or specific wall constructions –should be presented in the acoustic report, i.e. we suggest that the word "indicative" is removed from the second paragraph of Section 6.3.2 of the acoustic report.*

	• *The future acoustic review of the mechanical plant should be conducted by a suitably qualified acoustic consultant.* • *A sleep disturbance assessment for noise levels from the car lift at the existing dwellings should be conducted. The maximum source noise level for the car lift should be presented.* • *Vibration controls for the car stacker system should be proposed.* • *We request details of why patron noise levels at the sensitive receivers have increased by 2-5 dBA Leq, compared with the source level increasing by 13 dBA (89 dBA vs 76 dBA) since the previous acoustic report.* • *The future review of noise from the substation should be conducted by a suitably qualified acoustic consultant.* • *Acoustic assessments for the restaurant and café – including sleep disturbance assessments – should be conducted if these spaces are to operate during the night period.* • *Noise from deliveries and waste collections should be assessed.* • *The floorplans show a "loading/waiting bay" with a loading platform located adjacent to the bin rooms. Noise from this area should be assessed.* These recommendations will be included as conditions for an amended acoustic report, noting that some of the recommendations would be reworded to translate to a condition. The recommendation regarding the acoustic assessments for the restaurant and cafe will be excluded from the conditions, given that this use does not require a permit under the C1Z. In addition to the above a post construction condition will require an acoustic report, with any changes to be made as a result of the test.
Clause 58.04-4 – Wind impacts To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land. **Standard D17** Development of five or more storeys, excluding a basement should:	**Complies with Objective subject to conditions** The application was accompanied by a desktop wind assessment (GWTS, September 2024). The assessment analysed the wind effects from the development at each interface and concluded the following: • A minor increase in wind speeds was observed in the pedestrian level wind environment as a result of the proposed development. • The proposed development is expected to fulfill the recommended safety and comfort criteria on the ground level.

• not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and • achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements. Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area. Table D6 Wind conditions Unsafe: Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions. Comfortable: Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: • 3 metres per second for sitting areas, • 4 metres per second for standing areas, • 5 metres per second for walking areas.	• The proposed development is expected to fulfill a standing criterion on all balconies. • The rooftop communal area is expected to fulfil the standing criteria. Further, the report recommended that precautions be taken to securely fix or remove lightweight items on balconies and external decks during high wind events. The report submitted is largely consistent with the wind report submitted within planning application PLN22/0917. This previous report was reviewed by a Council engaged independent wind consultant (MEL Consultants), who were generally satisfied with the assessment, although recommended that a detailed assessment be provided of the east and west-facing balconies, including the consideration of northerly and southerly winds that would flow around the building and across these balconies and an assessment of the communal roof terrace. Given the consistency with these reports and the limited changes associated with the design of the development from a built form perspective (excluding increased setbacks etc), the previous comments remain relevant. The Wind Report by GWTS dated September 2024 confirms that the rooftop communal area will include a balustrade of 1.5m in height, which will fulfill the recommended standing criteria. A condition will require a wind tunnel moddeling report to demonstrate the above.
Clause 58.05-1 - Accessibility To ensure the design of dwellings meets the needs of people with limited mobility. **Standard D18** At least 50 per cent of dwellings should have: • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.	**Complies with Standard and Objective** The BADS summary provided by the applicant confirms that 50% of the apartments meet this standard, which meets the requirement. An assessment undertaken by Council officers also confirms that the proposal meets this standard.

- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

Table D7 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges.	Either: ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: ▪ A minimum area of 1.2 metres by 1.2 metres. ▪ Located in front of the shower and the toilet. ▪ Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: ▪ A minimum width of 1 metre. ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

Clause 58.05-2 – Building entry and circulation

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard D19
Entries to dwellings and buildings should:

- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:

Complies with Objective subject to conditions

The pedestrian entrance to the residential lobby along Smith Street is via glazed door with a verandah/canopy above. The verandah/canopy above the pedestrian entrance provides shelter and transitional space around the entrance. The canopy above the entrance will assist in ensuring that the entrance meets the requirements of the standard by being easily identifiable, and by providing a sense address with lighting underneath.

The communal corridor is not excessively long, and includes a source of natural light via the glazing to Smith Street. The objective of the standard is met.

• Clearly distinguish entrances to residential and non-residential areas.
• Provide windows to building entrances and lift areas.
• Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
• Provide common areas and corridors that:
  ○ Include at least one source of natural light and natural ventilation.
  ○ Avoid obstruction from building services.
  ○ Maintain clear sight lines.	

Clause 58.05-3 – Private open space To provide adequate private open space for the reasonable recreation and service needs of residents. **Standard D20** A dwelling should have private open space consisting of at least one of the following: • An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. • An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.	**Complies with Standard and Objective** The size and orientation of the balconies differ throughout the proposal, with some balconies facing more than one direction. Balconies range in size from 8sqm to a maximum of 48sqm. Airconditioning units have not been shown on plans. In all instances the minimum area requirements are met. This ensures that these balconies provide a useable space. Further, sliding doors are provided to all balconies, ensuring that they are not compromised by an outward opening door.

If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25. Table D8 Balcony size 	Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
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North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres | Table D9 Additional living area or bedroom area | Dwelling type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres	 View table in full screen	
Clause 58.05-4 - Storage To provide adequate storage facilities for each dwelling. **Standard D21** Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.	**Complies with Standard and Objective** Each dwelling provides convenient access to useable and secure storage, with the BADs diagrams and tables confirming that all apartments will comply with the storage requirements.

Table D10 Storage **Dwelling type** / **Total minimum storage volume** / **Minimum storage volume within the dwelling** Studio / 8 cubic metres / 5 cubic metres 1 bedroom dwelling / 10 cubic metres / 6 cubic metres 2 bedroom dwelling / 14 cubic metres / 9 cubic metres 3 or more bedroom dwelling / 18 cubic metres / 12 cubic metres	
Clause 58.06-1 – Common property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. **Standard D22** Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	**Complies with Standard and Objective** The roof top communal area is functional and readily accessible from communal corridors and lifts. Other common property areas include the basement areas (including car/bike parking) vehicular/loading access from Little Oxford Street and dwelling entry from Smith Street. The proposed common property areas do not create any spaces that would be difficult to maintain by a future Owners Corporation.
Clause 58.06-2 – Site services To ensure that site services are accessible and can be installed and maintained. To ensure that site services and facilities are visually integrated into the building design or landscape. **Standard D23**	**Complies with Standard and Objective** Most site services would be located either within the basements, the lower ground floor or at roof level. The upper ground floor plan demonstrates that mailboxes are located in the upper ground floor communal corridor. The fire booster cupboard is also located at along the Smith Street facade, and a condition will require this service to be shown as wholly contained within an integrated wall cabinet to ensure it forms part of the building design. These services are accessible and can be installed and maintained, while they have been visually integrated into the building design. The Objective is met.

Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. Meters and utility services should be designed as an integrated component of the building or landscape. Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.	

Clause 58.08-3 – Waste and recycling
 	
To ensure dwellings are designed to encourage waste recycling.
 	
To ensure that waste and recycling facilities are accessible, adequate and attractive.
 	
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.
 	
Standard D24
 	
Developments should include dedicated areas for:
• Waste and recycling enclosures which are:
  ○ Adequate in size, durable, waterproof and blend in with the development.
  ○ Adequately ventilated.
  ○ Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
• Adequate facilities for bin washing. These areas should be adequately ventilated.
• Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site
	Complies with Objective subject to conditions
	
	A shared bin room for the dwelling use is provided at the lower ground level, with this space easily accessible from the apartments (close to the lift and the provision of a chute system). A separate room has been provided at the lower ground level which will accommodate waste for the shop use. The location of the proposed bin room ensure that all waste will be stored within the development and hidden from external views.
	
	The Waste Management Plan (WMP) (Traffix Group, September 2024) states that waste collection is to occur on-site and undertaken by a private collection service. The WMP was referred to Council's City Works Branch who recommended the following items to be rectified:
	
	• To properly assess whether enough space has been allocated to form an effective waste system please include the total footprint of the bins allocated and the space available in each bin storage room in M2
	
	This will be addressed via conditions.
	
	Separate to waste management, Clause 65.01 identifies that the Responsible Authority must consider the adequacy of loading and unloading facilities as well as any proposed amenity, traffic flow and road safety impacts.

management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. • Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: • Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019). • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.	
Clause 58.06-4 – External walls and materials To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. To ensure external walls endure and retain their attractiveness. **Standard D25** External walls should be finished with materials that: • Do not easily deteriorate or stain. • Weather well over time. • Are resilient to the wear and tear from their intended use. External wall design should facilitate safe and convenient access for maintenance.	**Complies with Standard/Objective/Objective subject to conditions** The architectural quality has been discussed in the report including the proposed materiality, which contains a mixture of brickwork, metal and concrete and found to relate well to existing built form within the neighbourhood and is acceptable within the existing and emerging context (subject to conditions). Conditions will ensure that areas fronting the public realm are treated with graffiti proof treatments and that all walls on boundary be cleaned and finished to the satisfaction of the Responsible Authority.

Clause 58.07-1 – Functional layout To ensure dwellings provide functional areas that meet the needs of residents. **Standard D26** Bedrooms should: • Meet the minimum internal room dimensions specified in Table D11. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. Table D11 Bedroom dimensions **Bedroom type** / **Minimum width** / **Minimum depth** Main bedroom / 3 metres / 3.4 metres All other bedrooms / 3 metres / 3 metres Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.	**Complies with Standard and objective** Bedrooms All of the bedrooms meet the relevant requirements of Table D11. Each bedroom will also provide a functional area that would meet resident needs. Living areas All of the apartments meet the relevant requirements of Table D12. The standard is met.

Table D12 Living area dimensions **Dwelling type** / **Minimum width** / **Minimum area** Studio and 1 bedroom dwelling / 3.3 metres / 10 sqm 2 or more bedroom dwelling / 3.6 metres / 12 sqm	
Clause 58.07-2 – Room depth To allow adequate daylight into single aspect habitable rooms. **Standard D27** Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	**Complies with Standard and Objective** Although the proposed room depths of all habitable rooms exceed 9m, the rooms combine the living area, dining area and kitchen. The kitchen is located furthest from the window and the ceiling heights of all rooms are above the FFL is at least 2.7m in height (2.75m). The standard and objective are met. The decision guidelines also highlight that any overhang above habitable room windows that limits daylight should be taken into consideration. In this instance, a number of habitable room windows between level 01 to Level 06 would be affected by the overhang of terraces above. However, these rooms will still receive adequate daylight and will continue to comply with the standard.
Clause 58.07-3 – Windows objective To allow adequate daylight into new habitable room windows.	**Complies with Standard/Objective/Objective subject to conditions** A Daylight Investigations Report was provided by the applicant and demonstrated that 100% of living floor area achieves more than 90% above daylight factor 1, while 100% of bedroom floor area achieves above 90% above daylight factor 0.5.

Standard D28 Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window.	The report also noted that 42.7% of the nominated office area achieves an average factor of 2% or greater. This shows that all habitable room windows receive adequate daylight. The standard and objective are met. Council's ESD Advisor recommended a daylight study be provided via condition, however this has already been provided.
Clause 58.07-4 – Natural ventilation To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. **Standard D29** The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	**Complies with Standard and Objective** The position of operable windows are noted on both the floor plans and elevations. In compliance with the standard. The BADs summary indicates that a total of 88% of dwellings are naturally cross-ventilated. This is compliant with the standard.

Urban Design Memo

To:	Joe Byrne	Date:	13/12/2024
Company:	City of Yarra	From:	Hansen Urban Design Team
Re:	224-226 Smith Street, Collingwood		

Thank you for the opportunity to review the application package for the proposed 7-8-storey (plus roof terrace) mixed use building at **224-226 Smith Street, Collingwood**. Details of the proposed development are outlined within the architectural plans prepared by Pandolfini dated 3rd September 2024 (Rev B TP Submission 2). Following our site inspection, we have reviewed the relevant background, drawing upon Planning Policy, analysis of the urban context and our own intimate knowledge of Collingwood, having recently worked on several built form framework projects for Council including the Collingwood Built Form Framework (2019) and the Smith Street Bult Form Framework (2019). We are well-acquainted with this site and its context, having previously provided urban design advice in a memo dated 26th July 2023. Subsequently, Andrew Partos of this office prepared a VCAT evidence statement, dated 29 January 2024. On both occasions, recommendations included the removal of one level from the proposal, along with additional refinements to the overall design. Our assessment in relation to urban design matters, is as follows:

Site & Context

The subject site is located on the eastern side of Smith Street, with an approximate primary frontage of 14.7m to Smith Street, and a rear interface with Oxford Street at its eastern edge. The site is rectangular is shape comprising an approximate total site area of 836m^2. The site is sloping, comprising an approximate crossfall of 4.3m, sloping downhill from west to east. Currently the site accommodates a triple-storey commercial form at 40-42 Smith Street, that is built to the edge of its primary frontage to Smith Street. Vehicle access is provided to the rear via Oxford Street leading to a large area of open hardstand carparking. This building is graded as 'non-contributory' in the City of Yarra's incorporated heritage study. The site is well services by public transport with tram route 86 provided along Smith Street, the closest stop is located on the opposite side of Smith Street approximately 84m to the north. The ground levels to both east and west sides of Smith Street are largely occupied by commercial spaces, retail, food and beverage or small professional office uses. These contribute to an activated street edge.

Nearmap extract – Oct 9th, 2024

The site has the following interfaces:

- To the immediate **west**, is Smith Street, an approximately 20m wide road reserve permitting traffic movements in either direction. It comprises dedicated bike paths, marked parallel parking and footpaths on each side. Further west is 229 Smith Street comprising a 6-storey mixed-use building that is currently under construction. South of 229 Smith Street are a series of predominantly single and double storey shop fronts occupied by restaurants, banks, retail stores, bars and other local services.
- To the immediate **north**, the site abuts both 230 Smith Street and 1A Stanley Street. 230 Smith Street comprises a double storey attached heritage shop form currently occupied by 'Grill'd' at Ground Floor. 1A Stanley Street comprise a 3-storey apartment building with frontages to both Stanley Street and Little Oxford Street.
- To the immediate **south**, the site abuts 220 Smith Street, comprising a double storey attached building with commercial shop front at ground floor. Further south are a series of attached predominantly double storey shops of similar scale and character with instances of heritage forms on both sides of the street.
- To the immediate **east**, is Little Oxford Street, an approximately 10m wide road reserve permitting traffic in each direction. It comprises parallel parking on its eastern side and footpaths to each side. On the opposite side of Little Oxford Street is the rear of 125 Oxford Street, comprising a 6-storey converted apartment building constructed to the edge of each boundary. Also to the east is the rear of 115 Oxford Street which is similar in character and profile, it comprises a 6-storey converted apartment development constructed to the edge of each boundary, both of these properties are located within the Mixed Use Zone (MUZ).
- In the wider context, the subject site is located within the 'Smith Street Major Activity Centre'. The street is defined by single and double storey Victorian era/ interwar heritage forms and with instances of mid-rise infill beginning to emerge, particularly to the northern part of Smith Steet. Nearby recent developments range from 6-8 Levels, generally comprising commercial functions at Ground Floor with apartments located on upper-levels.

Subject site – 224-226 Smith Street

West – 229 Smith Street, on the opposite side of Smith Street

North – 230 Smith Street

South – 220 Smith Street

East – Rear interface interfacing with Little Oxford Street

Planning and Design Framework

The site is located within a **Commercial 1 Zone (C1Z).** In addition to implementing the State and Local Planning Policy Frameworks, the purpose of the C1Z is:

- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

The subject site is affected by the **Design and Development Overlay - Schedule 30 (DDO39) (Smith Street Shops)** which seeks the following design objectives:

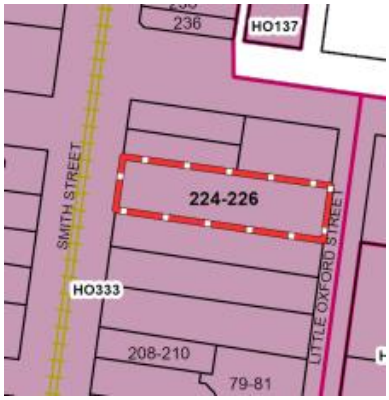
- *To ensure development responds to the heritage character and varied streetscape of Smith Street by supporting:*
  - *a new lower to mid-rise character (ranging from 4 to 6 storeys) behind a consistent street wall north of Stanley and St David Streets and south of Gertrude Street; and*
  - *a new mid-rise character (ranging from 3 to 8 storeys) behind a varied heritage street wall between Stanley and St David Streets and Gertrude and Langridge Street.*
- *To retain view lines to the former department stores and the prominence and integrity of corner heritage buildings, particularly at the Johnston Street intersection.*
- *To ensure development maintains the prominence of the existing heritage street wall and fine-gain heritage character through recessive upper levels and a façade composition and articulation that complements the Smith Street character.*
- *To encourage development designs that promote pedestrian activity and passive surveillance, contributes to a high quality public realm, and avoid overshadowing of opposite footpaths on Smith Street, side streets and public spaces.*
- *To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.*

The subject site is also affected by the **Development Contributions Plan Overlay - Schedule 1 (DCPO1)**, and the **Heritage Overlay (HO333)**.

Heritage Overlay (HO333) comprises both contributory and individually significantly graded buildings. The subject site is not contributory building. The abutting site to the north 230 and 232 Smith Street, feature a parapet that is considered a contributory heritage feature – noted as individually significant in the Yarra data base of heritage significant areas.

Zoning Map

Design Development Overlay – Schedule 30



Heritage Overlay

Relevant State and Local Policy, and Particular Provisions regarding design include:

- *Clause 02.03-1 – Settlement;*
- *Clause 02.03-4 – Built Environment and Heritage;*
- *Clause 02.03-6 – Economic Development;*
- *Clause 11.03-1S – Activity Centres;*
- *Clause 11.03-1L – Activity Centres;*
- *Clause 15.01-1S – Urban Design;*
- *Clause 15.01-1R - Urban Design Metropolitan Melbourne;*
- *Clause 15.01-1L - Urban Design;*
- *Clause 15.01-2S – Building Design;*
- *Clause 15.01-2L - Building Design;*
- *Clause 15.01-2L-02 – Landmarks;*
- *Clause 15.01-2S – Neighbourhood Character; and*
- *Clause 16.01-1L – Residential Development.*

Other documents relevant to the proposal include:

- *Collingwood Built Form Framework (2017);*
- *Smith Street Built Form Framework (2019);*
- *Plan Melbourne: Metropolitan Planning Strategy (2017);*
- *Urban Design Guidelines Victoria (2017); and*
- *Victorian Government, Urban Design Charter (2010).*

Excerpt from DDO30, built form controls.

The Proposal

The proposal comprises the demolition of the existing building on site, and the construction of an 7-8 storey mixed use building with commercial/ office opportunities at ground level and residences to the rear and above. Specifically, key components of the proposal are as follows:

- *2 Levels of basement car parking (total 35 spaces) with access provided via the rear laneway. Basement 1 also comprises 23 storage cages and residential bike store room with 18 vertical bike spaces and 8 horizontal bike spaces.*
- *A lower ground level comprising loading area and waiting bay, car lift for basement access, a rear office/ café lobby, an additional bike store with a total of 17 spaces, kitchen back of house and commercial and residential bin rooms.*
- *A Ground Floor comprising a restaurant (366m^2) fronting Smith Street and an office space (187m^2) to the rear of Little Oxford Street. Direct pedestrian access is provided to both the restaurant and lobby area via Smith Street.*
- *From Level 1 to Level 6, this portion of the proposal is dedicated to dwellings. Across the entire development there are 25 dwellings proposed in a mix of 1,2 & 3 bedroom typologies.*
- *A communal rooftop area (117m^2) with pergola and 2 vegetable planter boxes.*
- *The building is 23.1m in height when measured from the Smith Street frontage and 27.5m in height when measured from Little Oxford Street.*
- *The architectural expression comprises contemporary design response distinctive street wall base with recessive upper levels. The material palette is mixed comprising pre-cast concrete panels, light grey concrete, terra cotta brick, light grey render, grey vertical metal cladding, perforated metal panels and clear & obscured glazing*

Extract – Artist impression illustrating proposal within Smith Street streetscape.

Urban Design Assessment

Strategic Context

- At a strategic level, the Yarra Planning Scheme seeks to reinforce Yarra's low-rise neighbourhoods by directing mid-rise buildings to appropriate locations, within major neighbourhood activity centres, employment areas, major regeneration areas and along boulevards. Clause 02.03-4 also seeks to *'ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or where there are no building height requirements specified, having regard to the physical and strategic context of the site.'* Given the site is located in a Major Activity Centre a mid-rise building is sought in this location.

Site located within the Smith Street MAC (Extract of Clause 11.03-1L: Activity Centres)

- Councils' ambitions regarding building form and scale is further contemplated in Clause 15.01-2L (Building Height) and seeks to *'design development to reflect and respond to streetscape elements, including pattern of development and building spacing'.* Additionally, regarding building height it seeks to *'support mid-rise development that provides a transitional scale to the building in adjoining low-rise neighbourhoods to protect amenity and discourage visual bulk'*.
- The subject site is located within the Design and Development Overlay – Schedule 30 (DDO30). This DDO contains the most relevant provisions in relation to built form scale and massing, and therefore we will focus our assessment on the proposal's compliance with this DDO.
- DDO30 was introduced into the Yarra Planning Scheme on 27 August 2021 on an interim basis via Amendment C270yara. This overlay applies to the Smith Street Shops precinct, addressing built form controls to manage development pressures while balancing heritage and urban design considerations.. Amendment C271yara seeks to make these controls permanent, focusing on planning regulations in Fitzroy and Collingwood. Currently in the "Exhibition" phase, the amendment invites community and stakeholder feedback through written submissions. It proposes implementing permanent Design and Development Overlays (DDOs) to replace the interim measures, with a particular emphasis on protecting heritage, managing building heights, establishing setbacks, and enhancing urban design principles.
- The existing interim controls will remain in effect until 30 June 2025 unless extended or superseded by the permanent DDOs. Feedback from this consultation phase could result in further revisions, including a review by an independent planning panel, before the amendment proceeds to final approval by the Minister for Planning.
- DDO30 seeks 'a new mid-rise character (ranging from 3 to 8 storeys) behind a varied heritage street wall between Stanley and St David Streets and Gertrude and Langridge Street' and *'to ensure development maintains the prominence of the existing heritage street wall and fine-gain heritage character through recessive upper levels and a façade composition and articulation that complements the Smith Street character.'* Additionally, it also seeks *'to encourage development design that promote pedestrian activity and passive surveillance, contributes to a high quality public realm, and avoid overshadowing of opposite footpaths and Smith Street, side streets and public spaces'.*
- In relation to the subject site, DDO30 identifies the following preferred overall heights and street walls: An overall height of 24m rising above an 11.2m street wall, and a similar 11.2m streetwall to the Little Oxford Street frontage.
- An assessment of the applicable DDO30 requirements are as follows:

DDO30 Assessment

Objectives

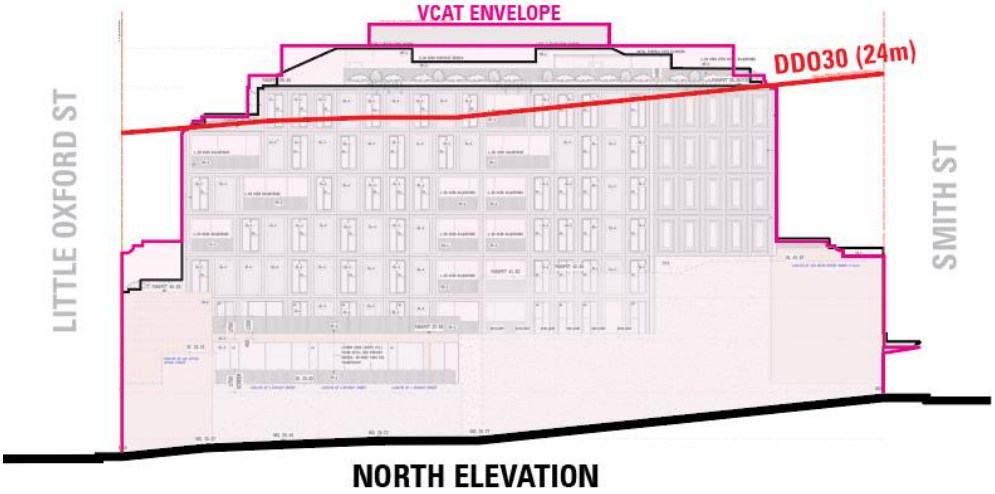
- In response to the relevant objectives, the proposal at 8-9 storeys falls within the broad (3-8 storey) range of new mid-rise forms sought to the Smith Street streetscape. However, this stated ambition is highly varied as it covers over 1km of the Smith Street frontage (including some side streets), from Hotham Street to just south of Derby Street. Each block comprises a diversity of properties with a varied mix of character, scale and heritage value. The tallest forms within the DDO30 are sought in proximity to Hodgson Street, north of the subject site, seeking discretionary heights of 30.4m. As the subject site is a moderate sized parcel within this area of Smith Street, its anticipated maximum height is tempered relative to its lot dimensions and depth – being approximately 57m deep. Given the DDO objectives which seek to respect the heritage street wall profiles and ensure that any new upper-level forms are recessive to the heritage elements, spatial separation is required. This is sought by the 8m setback provision above the street wall to Smith Street.
- As a consequence of these objectives and the spatial provisions imposed to both a site's street frontage, lot depth (as well as heritage fabric) become the key determining factors in formulating an appropriate overall height for this site. Additionally, the visual impact of upper levels from oblique views along Smith Street (from the north and south) will be critical in determining the appropriateness of a future form and its response to its immediate context.
- The subject site experiences a fall of approximately 4.4m from east to west. This height change needs to be accommodated in changes in levels. At 3.1m, the change in height by one level reasonably approximates the fall across the site. Consequently, a reduction of 1 storey through the east-west profile reflects an acceptable approach to responding to the falls across the site. The location of this height change needs to be considered in the context of the lower rise buildings to the east, namely the existing 6 storey residential building at 125 Oxford Street, which fronts Little Oxford Street opposite the subject site. The impact of the proposal is assessed against overlooking, overshadowing and visual bulk as further discussed below.

Building Height

  - *Architectural features may exceed the building height.*
  - *Service equipment and/or structures including balustrades, unenclosed pergolas for communal areas, shading devices, plant rooms, lift overruns, stair wells, structures associated with pedestrian access, green roof areas and other such equipment may exceed the height provided that:*
  - *the equipment/structures do not cause additional overshadowing of secluded private open space to residential land, opposite footpaths, kerb outstands etc.; and*
  - *the equipment/structures are no higher than 2.6 metres above the preferred maximum height; and*
  - *the equipment/structures occupy less than 50 per cent of the roof area (solar panels excepted).*

- In relation to the subject site, DDO30 identifies the following preferred overall heights and street walls: An overall height of 24m rising above an 11.2m street wall, and a similar 11.2m streetwall to the Little Oxford Street frontage. The proposal comprises an overall height of 7-8 storeys (25.9m measured from the Smith Street frontage). This includes a 2.8m high lift and stair core set back approximately 16m from the front façade. and includes a communal rooftop area. The proposal features a streetwall height of 11.0m to Smith Street. To the rear interface with Little Oxford Street the street wall height is 12.1m.
- By virtue of the sloping site, the total height of the building as viewed from Little Oxford Street is 30.3m. This includes the 2.8m high lift overrun and stairway set back approximately 11.6 m from the rear (Little Oxford Street) boundary. We note that this 2.8m exceeds the preferred 2.6m, but due to the size, tapered design approach and set backs from east and west boundaries, we are satisfied that this encroachment is acceptable.

- The street wall to Little Oxford Street is 12.1m (0.9m higher than the preferred maximum height) with the façade to levels 2 – 5 set back 4.5m from the street boundary and extending 12.3 m above the street wall. This results in a total façade height of 24.4m fronting Little Oxford Street, consistent with the preferred maximum height of 24m.
- The maximum height of the building above the theoretical natural ground line is approximately 26.5m, occurring at the eastern façade of the top level (Level 6), 11.6m west of the rear boundary.
- As viewed from Smith Street, the overall building height is consistent with the DDO. The setbacks to the lift overrun and stairway ensure that these are sufficiently recessive to nearly eliminate their visual impact from Smith Street, except possibly when viewed obliquely. Some encroachment into the preferred maximum height by shade structures and rooftop plantings are acceptable as they contribute to the interest of the proposed building as viewed from the street and obliquely along Smith Street.
- We note that DDO30 seeks '*to ensure development responds to sensitive interfaces by ensuring the overall scale and form of a new development provides a suitable transition to low scale residential areas…*' As viewed from Little Oxford Street, the building height is consistent with the expectation of DDO30, with the set back to the upper level (Level 7) façade concealed from view from the street level, and up to level 3 within the building immediately to its east. Sightlines suggest that the upper level will be visible to occupants from the 4th level. We consider that this is an acceptable outcome and consequently consider that the proposed building height is acceptable as viewed from Little Oxford Street.
- As viewed from Stanley Street to the north, the building presents as a logical form with a number of steps in its building form to navigated the natural fall across the site. These are located to the rear of the upper level, where the built form will be visible from Stanley Street. However, we consider that this encroachment is relatively minor and mitigated through its distance (approximately 20m) from southern boundary of the street. Consequently, we consider the height as viewed from Stanley Street broadly consistent with the DDO30, and therefore acceptable.
- We consider that the communal use of the top floor and associated setbacks from both the east and west boundaries provides an acceptable encroachment into the preferred maximum height. We also note that our previous advice and the evidence provided by Andrew Partos suggested a 1 storey reduction in height for the length of the building. This is largely reflected in the updated designs.



Previous VCAT envelope (pink) compared to the current proposal (black)

- Diagram testing reveals that a 1-storey reduction will result in a form that more appropriately responds to DDO30 provisions and will result in a reduced visual impact from the streetscape and to residents at 1A Stanley Street. Consequently, we consider that the proposed building height is acceptable.

Street Wall Height Requirements

- *Along Smith Street, development should achieve a continuous street wall with no front setback.*
- *Infill development should match the frontage street wall height of an adjoining heritage property for a minimum length of 6 metres along the front boundary, but should not be higher than 11.2 metres where an adjacent heritage street wall is taller.*
- *Development should retain the visual prominence of the heritage street wall in the vistas along the street; and*
- *heritage fabric of the return façades of heritage buildings on corner sites.*

- The proposal includes a 11.0m high street wall to Smith Street. The street wall directly extends to the existing street wall to the sites north and south contributing to a continuous street wall fronting the eastern side of Smith Street. The wall is articulated by rectangular openings at the ground and first level. These complement the existing rectangular forms that characterise the existing heritage street wall to the north. Upper level windows are well framed through masonry articulation and complement the first floor rectangular windows in the heritage façade.

Recommended street wall height – align with top of parapet to adjoining building (to more closely reflect the preferred street wall height.)

- At 11.0m, the proposed street wall is marginally lower than the street wall to its north, which closely reflects the preferred street wall height of 11.2m. We consider that the height of the proposed streetwall on the subject site should be preferred height or match the adjoining existing parapet height, to better contribute to a seamless and well considered street wall composition.

Upper-Level Front and Side Setback Requirements

- *Upper levels above the Smith Street streetwall should be set back by a minimum of 8 metres.*
- *For development over 16.4 metres, the top most upper level above a heritage building should be set back a further 3.2 metres from the Smith Street frontage.*
- *Upper levels should:*
  - *be visually recessive from Smith Street frontages and side streets to ensure development does not overwhelm the heritage buildings and minimise upper level bulk;*
  - *be set back from the street wall below to ensure that upper level additions as seen from the public realm do not detract from the character of the streetscape when viewed directly or obliquely along the street; and*
  - *contain upper level setbacks above the street wall within a maximum of two steps (including the setback above the street wall below as one step) to avoid repetitive steps in the built form.*
- *Projections such as building services and architectural features (other than shading devices, mouldings etc.), balconies and balustrades should not intrude into a setback.*
- *For heritage buildings, upper level setbacks behind the street wall in excess of the minimum upper level setback should be provided where:*
  - *it would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape;*
  - *it would maintain the perception of the three-dimensional form and depth of the building; and*
  - *a lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street.*

- Regarding upper levels, the proposal comprises an 8.1m setback to Smith Street from Levels 3-6, with a further 7.9m setback at the Level 7 lift core and roof access stair (total setback of 16m). The proposal complies with the discretionary requirement, comprising upper-level setbacks that respect the existing heritage fabric of the Smith Street streetscape. As a result, we are satisfied with the proposed upper-level setback arrangement.
- Regarding side setbacks, the proposal building anticipates future new buildings to its north and south that may immediately abut the subject building along its southern façade and partially abut the proposed building for four levels above level 2, at a depth of between 8.1m and 17.6m. Beyond this depth, the northern façade is set back from the north boundary by 4.1m, providing both light to the apartments at the rear of the building and also providing a setback to the existing strata dwellings to the north reducing the visual impact of the proposal. Consequently, we consider the side setbacks acceptable.

Interface Requirements

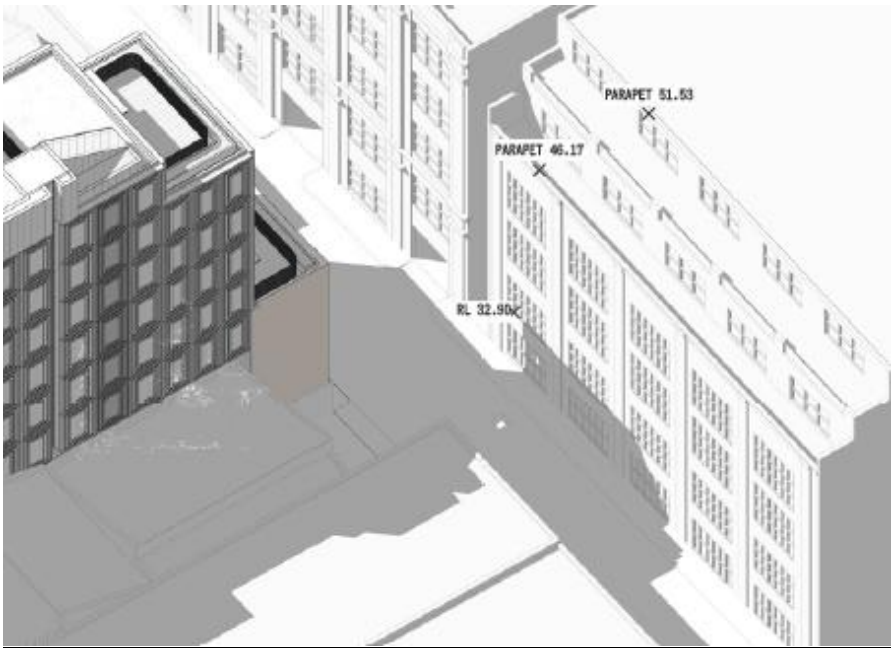
- *Development on a rear boundary should not exceed 11.2m in maximum height, when adjoining MUZ land – whether or not separated by a laneway.*
- *Upper-level setbacks above the rear boundary wall should be contained within a maximum of two steps (including the setback above the boundary wall below as one step) to avoid repetitive stepping of individual levels.*
- *Development should respond to existing secluded private open spaces by setting back at upper levels to create a sense of separation, minimise overshadowing and reduce building bulk.*
- *Development should not visually dominate adjoining residential sites, including where separated by a laneway.*

- As noted above, the proposed building is reduced in height by 1 storey (3.1m) from its eastern interface to its western. This reflects a fall across the site of approximately 4.8m. The resulting difference is reflected in a slightly higher street wall to Little Oxford Street, (12.1m compared to 11.2m preferred). We consider the Little Oxford Street interface as a secondary interface that provides a range of building access requirements, secondary and ancillary entrances and consequently reflects a more robust environment and can accommodate greater variety in the interface conditions. We consider that a 12.1m high street wall a suitable response for managing the change in levels across the site, and consequently acceptable.
- We note the combination of materials and finishes used on the Little Oxford Street streetwall to evoke an industrial sensibility to the design. We consider this approach suitable for the façade fronting Little Oxford Street, and consistent with the existing local street character.

Artistic render of rear interface with Little Oxford Street

Overshadowing and Daylight Access

- *New development should not overshadow:*
- *the opposite footpath of Smith and side streets over 10 metres wide (boundary to boundary), as applicable, measured as 3.0 metres from the relevant property frontage between 10am and 2pm at 22 September; and*
- *any opposite kerb outstands, seating and/or planting areas (as applicable), between 10am and 2pm at 22 September.*
- *To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.*



Extent of shadows at 2pm on ground level windows to 115 Little Oxford Street.

- Shadow diagrams provided by the applicant illustrate that the proposed development will not overshadow the footpath on the opposite side of Smith Street between the 10am and 2pm. Some shadows do encroach onto the ground level of the residential apartment building at 115 Little Oxford Street at 2pm. However, we consider that this encroachment is relatively minor and not inconsistent with the expectations of a Ground Floor environment in a built-up urban environment. Consequently, we consider that the extent of overshadowing caused by the proposed building is acceptable.

Common Boundary and Building Separation Requirements

- *Where development shares a common boundary within the overlay and/or adjoins a Commercial 1 Zone and/or Mixed Use Zone outside of the overlay, upper level development should:*
  - *be set back a minimum of 4.5m from the common side boundary, where a habitable window or balcony is proposed and/or exists; and*
  - *be set back a minimum of 3.0m from the common side boundary where a commercial or non-habitable window is proposed and/or exists.*

- In response, the proposal does not comprise habitable windows oriented towards the common boundary to the south. The proposal is built to boundary at its southern interface, with a small recess of 0.6m at each corridor to allow for light provision in the event that the property at 220 Smith Street develops to its northern boundary. We are satisfied with the proposals design response to this interface. However, we suggest that the recesses be increased to 0.9m length to allow future access if necessary.
- At the northern boundary from Level 1-7, the proposal comprises a partial setback of 4.1m from the property boundary to expressed columns on the building façade, and 4.5m to windows. This setback occurs at the portion of the common boundary where habitable windows exist at 101 Little Oxford Street and at 1,3 & 5 Stanley Street. The 4.5m side boundary setback has been introduced as part of the Development Design Overlay (DDO) to ensure a total separation of 9m between two opposing habitable windows, thereby reducing amenity impacts such as overlooking and promoting equitable development opportunities for the neighbouring site. We consider that the proposal is consistent with the DDO with respect to building setback requirements.
- The design has been conceived with an expectation that a new buildings will abut the proposal at some point in the future. But in the interim, the proposal includes a textured and patterned pre-cast concrete pattern to provide interested to the façade until such time as the interface buildings are constructed. These patterns are comprised of simple rectangular forms consistent with window forms both existing and referring to the proposed glazing to the north façade.

Interface of proposed building to the north.

Interface of proposed building to the south.

Building Layout Requirements

- *Internal layout of commercial and residential units should show how they can be adapted over time, including demonstrating how commercial and residential units can be combined or divided without major structural remedial works.*
- *Ensure shop front widths are not reduced to the extent they become commercially unviable.*
- *Buildings in the Commercial 1 Zone should:*
  - *be designed to accommodate commercial activity at the ground and first floor levels; and*
  - *incorporate floor to floor heights suitable for commercial activity of at least 4 metres at ground and first floor level, where heritage elements are not a constraint.*

- The proposal does not contain information as to how the internal configuration of the build could be adapted or reconfigured in the future. However, we believe this to be a minor consideration. The proposed shop front footprint and extent of active frontage to Smith Street is appropriate and the proposed floor to floor height at ground floor meets the provision requirement. The Level 1 floor to floor height is 3.1m which is 0.9m below the requirement, however we consider this is considered appropriate design response in this context.

Façade Design Requirements

- *Infill development fronting Smith Street should achieve a fine-grain, shop front design at ground level that includes elements of:*
  - *a stall riser;*
  - *pilasters;*
  - *a verandah or canopy (where applicable); and*
  - *clerestory window.*
- *Development façades should:*
  - *relate to the vertical and horizontal proportions of the traditional fine-grain, retail shop front character of Smith Street.*
  - *create a suitable ratio of solid and void elements;*
  - *create visual interest through the arrangement of fenestration, balconies and the application of architectural features such as external shading devices, window sills etc.;*
  - *avoid overly busy façades that rely on a multitude of materials and colours;*
  - *maintain existing openings and the inter-floor height of a heritage building and avoid new floor plates and walls cutting through historic openings;*
  - *avoid highly reflective glazing in openings of heritage buildings;*
  - *encourage the retention of solid built form behind retained heritage façades and avoid balconies behind existing openings;*
  - *be simple and not compete with the more elaborate detailing of the heritage building(s) on the subject site or an adjoining site;*
  - *avoid large expanses of glazing with a horizontal emphasis, except to ground floor shopfronts; and*
  - *ensure projections such as balconies, building services, architectural features (other than shading devices, mouldings etc.) do not intrude into a setback and not dominate the façade.*
- *Building services and service cabinets should be located away from the primary street frontage and should be designed and located so they complement the street frontage and character and appearance of the building.*
- *Development should avoid blank walls, including on side street frontages.*
- *Blank side walls in a mid-block location which are visible permanently or temporarily from adjoining residential sites and/or the public realm should be designed to provide visual interest to passing pedestrians through colour, texture or finishes.*

- The proposal seeks to demolish the existing building on site and construct a new building (including façade) to the Smith Street frontage. The façade comprises and orthogonal street wall with a glazed shopfront to the ground level bordered by solid façade elements to its north and south. The shopfront is fully glazed to the street level divided by narrow metal frames and an opaque spandrel panel at its based. Attached circular columns support a narrow-profiled canopy that spans the width of the shopfront glazing. At the first level the building façade is concealed by a streetwall façade with rectangular openings to balcony spaces for the residents. We consider that the approach reflects a considered response to the streetscape, and except for minor refinements to the street wall height as previously noted, we consider the design response acceptable.

Other matters

We are generally supportive of the modern architectural expression of which we consider to be of high-quality and well-conceived within this context. The mixed material palette comprising light grey pre-cast concrete, smooth concrete, light grey brick, terra cotta brick, clear and fluted glazing, stucco render, metal cladding, perforated metal panels and folded brass sheeting. These materials are considered suitable contemporary choices that respect the existing character of this part of Collingwood.

We are generally supportive of the proposed site arrangement, comprising rear vehicle access, central lift/ stair core, and with an efficient internal circulation arrangement. Apartments are well proportioned and logically arranged to ensure good internal amenity for future residents.

We support the provision of a rooftop communal area and its arrangement and overall layout. The communal area is located north of the 2 rooftop plants which seeks to maximise solar access and enhances the functionality and overall experience of this shared space.

Conclusion

We consider that the proposal reflects a considerable improvement over previous proposals, and reflects recommendations previously noted and the recommendations relating to the VCAT application for review. Importantly, the reduction in height by 1 storey significantly improves the proposals relationship to its surrounds, and more closely aligns with the outcomes anticipated by DDO30.

We consider the façades and street wall treatments appropriate responses to their respective streetscapes, and ones that will contribute to the public experience of these streets.

We recommend some minor refinements to the designs. These are:

- Increase the height of the Smith Street street wall to 11.2m; and
- Increase the size of the light recesses to the northern façade.

With the incorporation of these refinements, we consider the proposal an appropriate response to the site and an acceptable urban design outcome.

We trust the above urban design review will assist in the planning assessment of the proposal. For any queries, please contact the urban design team on 9654 8844.

Yours faithfully,

Hansen Partnership Pty Ltd

Hansen Urban Design Team

13/12/2024

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MEMORANDUM OF ADVICE:

HERITAGE REFERRAL ADVICE
224-228 SMITH STREET, COLLINGWOOD
[PLN24/0589]

PREPARED FOR:	Statutory Planning Branch, Yarra City Council
DATE:	20 December 2024 – DRAFT FOR REVIEW
FILE:	2024-081

1 INTRODUCTION

GJM Heritage ('GJM') has been engaged by the City of Yarra ('Council') to provide heritage referral advice that will inform the preparation of a Planning Officer's report for planning permit application PLN24/0589 ('the application'). The application proposes demolition of all buildings located at 224-228 Smith Street, Collingwood ('the subject site') and construction of seven- to eight-storey (plus rooftop terrace and services, and basement levels for car parking, bicycle storage and services) mixed-use building comprising a restaurant, office and dwellings (permit required for dwellings land use only), and a reduction in the car parking requirements. Located in the Smith Street Major Activity Centre (MAC), the subject site comprises a two-storey commercial building with basement and rear at-grade car park accessed from Little Oxford Street, east of the subject site.

The subject site is located within extent of HO333 - Smith Street Precinct, Fitzroy/Collingwood. The precinct extends north and south of the subject site to include the Smith Street commercial core and historic 'high street'. Many of the heritage buildings - including retail emporia, corner bank buildings and rows of two-storey shop/residences - remain from the late-nineteenth and early-twentieth century when Smith Street emerged as Melbourne's preeminent commercial and retail strip. Within this heritage streetscape, the subject site is occupied by a 'Not Contributory'-graded[1] infill building dating from the late twentieth century.

[1] In the Incorporated Document *City of Yarra Database of Heritage Significant Areas, March 2024* of the Yarra Planning Scheme.

This memorandum of advice addresses the following heritage advice sought by Council in relation to planning permit application PLN24/0589:

> *In particular, Council would like your opinion on the following:*
>
> - *Whether the proposed development would be appropriate within the surrounding heritage context.*

Our analysis is based on the following documents relating to planning permit application PLN24/589:

- *PA. 224 - 226 Smith Street,* architectural drawing set prepared by Pandolfini Architects, Revision B – Town Planning – Submission 2, dated 3 September 2024 ('2024 Revision B Plans').
- *RE: 224 - 226 Smith Street, Collingwood, VIC Statement of Changes – RFI Response,* prepared by Pandolfini Architects, dated 3 September 2024 ('2024 Statement of Changes').
- *PA. 224 - 226 Smith St. Façade Concept,* prepared by Pandolfini Architects, dated 3 September 2024 ('2024 Façade Design Concept').
- *PA. 224 - 226 Smith St. Renders,* prepared by Pandolfini Architects, dated 3 September 2024 ('2024 Design Renders').
- *Town Planning Report: 224-228 Smith Street, Collingwood, prepared for 224 Smith Street Pty Ltd*, by Planning & Property Partners, dated September 2024 ('2024 Planning Report')
- *224 - 228 Smith Street, Collingwood, Landscape Works: Town Planning Issue,* Revision D – Client Request, prepared by Etched Projects Pty Ltd Landscape Architecture, dated 5 September 2024. ('2024 Revision D Landscape Works')

In August 2023, prior to the current redevelopment proposed by application [PLN24/0589], GJM prepared heritage referral advice for Council in response to an earlier planning permit application [PLN22/0917] ('the 2022 application') which proposed redevelopment of the subject site. On 9 November 2023 Council instructed GJM provide supplementary heritage advice which considered amended 'without prejudice' plans in advance of VCAT compulsory conference regarding PLN22/0917, insofar as they relate to changes to the street wall (Smith Street façade). The redevelopment proposed by PLN22/0917 and heritage advice provided to Council by GJM in response is summarised in Section 2, below.

The following documents relating to planning permit application PLN22/0917 are referenced in this memorandum:

- Architectural drawing set titled *224-228 Smith Street Collingwood 3066*, prepared by Pandolfini Architects, Revision B, dated 1 June 2023. ('2023 Revision B Plans')
- *Appendix 1.0 / Concept Presentation, 224-228 Smith Street Collingwood 3066,* prepared by Pandolfini Architects [undated]. ('2023 Urban Context Report')

- *Memorandum of Advice: Heritage Referral Advice, 224-228 Smith Street Collingwood [PLN22/0917],* prepared by GJM Heritage, dated 22 August 2023 ('2023 GJM Memorandum');
- *PA. 224 - 226 Smith St. Without Prejudice for VCAT Compulsory Conference,* prepared by Pandolfini Architects, dated 1 November 2023 ('Without Prejudice Plans'); and
- *Memorandum of Advice: Street Wall (Façade) Design, 224-228 Smith Street Collingwood [PLN22/0917]*, prepared by GJM Heritage, dated 13 November 2023 ('2023 GJM Façade Design Supplementary Advice')

To assist in the preparation of the 2023 GJM Memorandum, a site inspection was undertaken by GJM on 6 July 2023 in fine conditions when the subject site and its broader streetscape context were visually inspected from the public realm. All photos in this memorandum were taken during this site visit unless otherwise stated.

We note that the subject site forms part of the traditional lands of the Wurundjeri People, who are represented by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation. This memorandum is limited in its scope to consideration of post-contact cultural heritage and does not provide advice on any Aboriginal cultural heritage significance. Nonetheless, we acknowledge the Wurundjeri People as the Traditional Owners of the land at this place and pay our respects to their Elders past and present, from whose stewardship and wisdom we continue to benefit. For more information on the Wurundjeri People, please visit their website at https://www.wurundjeri.com.au/.

DRAFT

2 BACKGROUND

The following provides a summary of:

- the previous redevelopment proposal at 224-228 Smith Street, Collingwood, sought through Planning Permit Application PLN22/0917 (Section 2.1);
- the VCAT determination regarding *224 Smith Street Pty Ltd v Yarra CC [2024] VCAT 472* (Section 2.2); and
- heritage advice provided to Council in August and November 2023 in response to the redevelopment proposed by the 2022 application.

In considering the 2022 application – specifically potentially adverse impacts to the identified heritage values of the Smith Street Precinct (HO333) and the former Foy & Gibson Complex to the east (VHR H0755 [part], H0896 [part], H0897 [part] and HO318 [part]) - the GJM heritage advice, grounds for refusal by Council and VCAT determination were broadly in agreement with regard to the proposed:

- Overall building height, as the:
    - height and visual bulk would result in adverse impacts to the heritage setting of the 'Individually Significant'-graded two-storey shop/residences immediately north at 230 - 232 Smith Street; and
    - identified heritage values of HO333 - Smith Street Precinct, including the predominately one- to two-storey heritage streetscape in which the subject site is located.
- Rear (Little Oxford Street) interface, as the street wall height, building height and visual bulk would detract from State and locally significant former Foy & Gibson manufacturing complex, including the consistent and visually cohesive street wall along the eastern side of Little Oxford Street opposite the subject site
- Smith Street façade design, as the design would:
    - not appropriately respond to the heritage façade at 230-232 Smith Street abutting immediately to the north;
    - detract from the established pattern and rhythm of the historic streetscape; and
    - not appropriately respond to the identified heritage values of HO333 or heritage-related design requirements included in the interim Schedule 30 to Clause 43.02 Design and Development Overlay – Smith Street Precinct (DDO30) which apply to the subject site.

2.1 Planning Permit Application PLN22/0917

On 2 December 2022, planning permit application PLN22/0917 was lodged with Council which sought to demolish the existing building and rear car park, to construct on the subject site an eight- to nine-storey mixed-use building with two basement levels.

In August 2023, under instruction Council GJM prepared heritage referral advice in response to the 2022 application. The advice of GJM was that the proposed building in its (then) current form would result in an unacceptable heritage outcome.

The following recommendations were made by GJM to help ensure the façade design appropriately responds to the relevant interim DDO30 heritage-related provisions, Smith Street heritage streetscape and identified heritage values of the Smith Street Precinct (HO333):

> *The Smith Street façade at ground floor level should better respond to the rhythm of the streetscape and the traditional shopfront elements and articulation of Smith Street as sought by DDO30. This may include articulating the party and intermediate internal walls in the ground floor façade rather than applying contemporary shopfront glazing to the full width of the building. Noting that as proposed, the ground floor articulation has little or no meaningful relationship with the first- and second-floor façade.*
>
> *The large segmental arch motif and grid patten of the upper part of this façade should be reconsidered in the context the Smith Street streetscape. It should be redesigned to more appropriately reference the rhythm, horizontal datums, materiality and relationship of solid and void of the shop/residence at 230-232 Smith Street and other late nineteenth and early twentieth century buildings within the precinct. This may be achieved through the following design changes:*
>
> - *referencing the vertically proportioned window openings typical of the upper levels of graded buildings on Smith Street in the pattern of openings at first floor level; and/or*
> - *the interpretive use of traditional materials such as render or brick in a contemporary manner; and/or*
> - *referencing the datums of the stringcourses, parapet and other traditional façade elements rather than the applied grid motif currently proposed.*

In summary, the advice provided in the 2023 GJM Memorandum concludes:

> *The proposal fails to adequately respond to its heritage context and only partially addresses heritage policy at Clauses 15.03, 22.02[2], and 43.01 of the Yarra Planning Scheme. Further, the proposal does not satisfactorily address the key Design Objectives of DDO30 in relation to heritage.*
>
> *…*

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[2] The updated local heritage policy at Clause 15.03-1L of the Yarra Planning Scheme was introduced by Amendment C269yara and gazetted on 1 May 2024, consistent with the new Smart Planning program format. While the previous advice by GJM Heritage assessed planning permit application PLN22/0917 against the previous heritage policy at Clause 22.02, it was noted at the time the updated policy can be 'seriously entertained planning policy' and "No substantive differences between the policies are noted that might impact this heritage advice" (p 18).

> *The application proposes to introduce unacceptably tall and visually bulky built form into the predominantly 1- to 2-storey context of the Smith Street Precinct and this section of Smith Street. While taller development is envisaged in the Smith Street Major Activity Centre, the scale of this proposal is contrary to the heritage policy set out at Clause 22.02, which seeks to "preserve the scale and pattern of streetscapes in heritage places[3]." The new infill development will visually dominate this part of the precinct, including the pair of adjacent 'Individually significant' shop/residences immediately north of the subject site and the visually cohesive, predominantly two-storey street wall along Smith Street. Further, the podium composition and articulation adopts design references which do not reflect the rhythm or language of the Smith Street Precinct (HO333). As such, the proposal in its current form will have an adverse impact on the aesthetic and historical values of the heritage place and is contrary to the heritage provisions of the Yarra Planning Scheme.*
>
> (2023 GJM Memorandum, p 51)

On 15 November 2023 Council refused the proposed redevelopment sought by the 2022 application, citing the following grounds for refusal:

1. *The proposed overall building height overwhelms the public realm environment, provides a poor response to nearby heritage buildings, results in unacceptable overshadowing of nearby dwellings and fails to satisfy the design objectives of Schedule 30 to the Design and Development Overlay.*
2. *The proposed street wall height to Little Oxford Street fails to comply with the preferred street wall height set out in Schedule 30 to the Design and Development Overlay and would overwhelm the public realm along Little Oxford Street.*
3. *The design of the street wall façade to Smith Street fails to reference the fenestration formats, materiality and solid to void ratios of nearby heritage buildings and thus represents an unacceptable visual intrusion into the Smith Street heritage precinct.*

2.2 *224 Smith Street Pty Ltd v Yarra CC [2024] VCAT 472* (28 May 2024)

On 9 November 2023 Council instructed GJM to consider changes to the street wall (Smith Street façade) detailed in the 'Without Prejudice for VCAT Compulsory Conference' architectural drawing set prepared by Pandolfini Architects (dated 1 November 2023), in advance of a VCAT compulsory conference. The Without Prejudice Plans abandoned the over scaled arched opening and the grid motif drawn from the larger-scale factory buildings of Collingwood in the design of the Smith Street façade. In considering the revised Smith Street façade design, it was our view

[3] Note: the updated local heritage policy at Clause 15.03-1L (refer previous footnote) includes "To preserve the scale and pattern of streetscapes in heritage places" as an objective, consistent with the previous policy at Clause 22.02 of the Yarra Planning Scheme.

that the Without Prejudice Plans largely addressed the matters raised in the 2023 GJM Memorandum (summarised in Section 2.1 above), as:

- the relationship between solid and void and the proportions of the first-floor openings now respond appropriately to the Smith Street heritage streetscape;
- the reduction in façade height so that it aligns with the top of the cornice of the façade to 230-232 Smith Street retains the visual prominence of the corner building;
- the material palette proposed for the street wall is restrained and responds to the brick and rendered masonry character of the heritage buildings within the streetscape;
- the increased solidity of the party walls at ground floor and the use of a solid plinth to the shopfront strengthens the visual connection with the first floor and the broader patten of shopfronts along Smith Street; and
- the zinc-clad and glazed canopy more clearly continues the consistent canopy line along this part of the eastern side of Smith Street.

The following changes were recommended by GJM to the design of the Smith Street façade, to improve its integration within the heritage streetscape:

1. *Raising the top edge of the fascia/planter to align with the decorative moulding on 230-232 Smith Street rather than just missing this element; and*
2. *Finishing the northern side of the first floor with a wall or other vertical element. At present the northernmost lintel element either appears to cantilever or would need to take support of the brick end wall of the adjacent heritage building.*

In summary, the advice provided in the 2023 GJM Façade Design Supplementary Advice concludes:

> *Overall, we consider that the amended façade design represents a substantial improvement on the planning application scheme and better responds to the rhythm, proportions, and relationship of solid and void of the heritage buildings within HO333. The oblique views from the north* [in the Without Prejudice Plans] *shows how better integration into the heritage streetscape is achieved through revised articulation of the façade and introduction of a stronger canopy element.*
>
> (2023 GJM Façade Design Supplementary Advice, p 3)

On 23 December 2023 the applicant submitted amended plans to Council, in accordance the VCAT Practice Note (PNPE9). Council considered the amended plans (which included the revised Smith Street façade design, reduction of overall building height and increased upper level setbacks) and on 4 January 2024 Council amended its grounds for refusal as follows:

1. *The proposed overall building height overwhelms the public realm environment, provides a poor response to nearby heritage buildings,*

results in unacceptable overshadowing of nearby dwellings and fails to satisfy the design objectives of Schedule 30 to the Design and Development Overlay.

2. *The design of the street wall façade to Smith Street fails to reference the fenestration formats, materiality and solid to void ratios of nearby heritage buildings and thus represents an unacceptable visual intrusion into the Smith Street heritage precinct.*

3. *The communal roof terrace is of substandard size and amenity for the development.*

With regard to heritage considerations, Council maintained that the proposed overall building height "provides a poor response to heritage buildings" and the revised street wall façade design at Smith Street does not appropriately reference the Smith Street heritage streetscape in which it is located. In considering the amended plans, Council no longer contested the proposed street wall height at Little Oxford Street, which had been reduced from the five storey height of the earlier proposal.

Amended plans were submitted for consideration by VCAT [*224 Smith Street Pty Ltd v Yarra CC (2024) VCAT 472*], supplementing earlier plans submitted to Council with the 2022 application.

No permit was granted by the Tribunal regarding PLN22/0917, affirming the decision by Council. The following summarises the reasons for the determination by the Tribunal, as it relates to heritage considerations:

> 20 *For the reasons provided* [in the determination] *we find the proposal does not provide an acceptable planning outcome sought under the DDO30 and HO333. While we consider the review site is a suitable candidate for a mixed use development in this location of the Smith Street Major Activity Centre ('SSMAC'), we find the proposed height of the building is excessive and will adversely impact the heritage setting of the individually significant heritage building immediately north at 230 - 232 Smith Street.*
>
> 21 *We also find the design response towards Little Oxford Street results in excessive building height and bulk that will detract from the heritage significance of the Victorian Heritage Register ('VHR') listed 'Foy and Gibson' building complex. We also find the proposed street interface treatment to Smith Street fails to appropriately address the streetscape setting sought by the DDO30.*
>
> 22 *We find the combination of these matters results in an unacceptable planning outcome that cannot be addressed through minor design changes of the proposal before us. These are determinative matters that will require a redesign of the proposal.*
>
> (*224 Smith Street Pty Ltd v Yarra CC [2024] VCAT 472*, p 15)

3 THE SUBJECT SITE

3.1 Context

The subject site is located on the Collingwood (eastern) side of Smith Street, towards the northern end of the block bordered by Smith Street (to the west), Stanley Street (to the north), Little Oxford Street (to the east) and Peel Street (to the south). South of Johnston Street and north of Langridge Street, the eastern side of Smith Street is characterised by a mix of fine grain one- and two-storey shop/residences, and larger infill sites typically one- or two-storeys, of which the subject site is the latter. South of the subject site, the Coles & Co. mixed-use development at 132-158 Smith Street occupies the largest site on the eastern side of Smith Street commercial core, between the former Collingwood Post Office (VHR H0973) and Grace Darling Hotel (VHR H0660), which act as local landmarks.

On the Fitzroy (western) side of Smith Street a number of taller historic emporia and showrooms are interspersed with the one- and two-storey shop/residences typically found elsewhere on Smith Street and similar historic 'high streets' in the City of Yarra. These taller buildings include the former Foy & Gibson's Women's Store at 145-163 Smith Street and the former Paterson's Furniture showroom 173-181 Smith Street (both of which are graded 'Individually Significant' and subject to HO333). North of the subject site, the façade of 243-255 Smith Street has been retained above the single-storey Woolworths supermarket with rooftop carpark. Opposite the subject site – on either side of Moor Street – 229 Smith Street is a six-storey mixed-use building currently under construction on the southwest corner and 231-235 Smith Street - also a six-storey mixed-use building - is located on the northwest corner.

East of the subject site the built form character changes to reflect the former industrial buildings which historically occupied this part of Collingwood. In proximity to the subject site, 125 Oxford Street is located on the opposite side of Little Oxford Street which originally housed the Foy & Gibson woollen mills, part of larger (part) State-listed Foy & Gibson manufacturing complex. This building and the eastern half of Little Oxford Street are included in the Collingwood Slope Precinct (HO318). The five-storey red brick Edwardian building has been adapted for residential use with an additional (sixth) upper-level addition setback behind the heritage street wall. A substantial portion of the Foy & Gibson manufacturing complex is included in the Victorian Heritage Register; the State-registered 115 Oxford Street (H0755) is a four-storey building of similar design to 125 Oxford Street, with two upper levels added when adapted for residential use. These two buildings – 125 and 115 Oxford Street – form part of the highly consistent and visually cohesive heritage street wall of two- to five-storeys runs along the western side of Little Oxford Street, from Stanley Street near the subject site, south to almost as far as Peel Street. The remainder of the vast Foy & Gibson manufacturing complex (located east of Little Oxford Street, Collingwood) and retail emporia (south of the subject site 145-163 Smith Street, Fitzroy; HO333) has been adapted for a mix of contemporary uses.

Stanley Street runs in an east-west direction between Smith and Wellington streets, north of the subject site. Except for the properties directly abutting the subject site, the southern side of Stanley Street is occupied by buildings that were part of the Foy & Gibson manufacturing complex. With the exception of the two-storey Victorian

single-fronted house at 2 Stanley Street, Collingwood (HO317), on the northern side of Stanley Street there are a number of recent mid-rise mixed-use buildings not included in the Heritage Overlay.

Immediately to the north, the subject site is directly abutting:

- 230 Smith Street - one of a pair two-storey Victorian shop/residences at 230 and 232 Smith Street - located on the southeast corner of Smith and Stanley streets. (The pair of shop/residences are graded 'Individually Significant' within HO333.)
- A mix of two- to three-storey townhouses dating from the late-twentieth century at 1, 1a, 3 and 5 and 5a Stanley Street and 101 Little Oxford Street. (These properties are graded 'Not Contributory' to HO333.)

The southern boundary of the subject site abuts a two-storey commercial building and small concrete at-grade car park to the rear at 220-222 Smith Street, Collingwood. This building is graded 'Not Contributory' to HO333; no estimated date range of construction is indicated in the *City of Yarra Database of Heritage Significant Areas March 2024,* but appears to date from the mid-twentieth century. A car park is accessed from Little Oxford Street and here a wire fence runs along the common property boundary with the subject site.

3.2 Description

The rectangular subject site measures 57.09m x 14.70m (839m^2) and extends east to Little Oxford Street, where a crossover provides rear vehicle access. A two-storey building dating from the late-twentieth century with a Postmodern style façade to Smith Street occupies the western half of the site. The topography of the site slopes down from Smith Street to Little Oxford Street, with a significant fall from west (Smith Street) to east (Little Oxford Street) of approximately one storey, and a slight fall from south to north of the site. The site has been levelled to provide an at-grade concrete carpark to the rear of the building and basement car parking. The basement car park is accessed from the at-grade car park by way of roller door. A section of brick wall and wire fencing runs along the eastern perimeter of the site at Little Oxford Street, with an opening at the crossover for vehicle access.

Above the basement carpark level, the two-storey building addressing Smith Street is currently vacant. The Smith Street frontage features extensive glazing at ground level for retail occupancy; the remainder of the ground floor and the upper level is office space. A curved metal canopy over the footpath on Smith Street is supported by five iron posts, projecting above the ground floor from along the length of the Smith Street (west) elevation. The onsite car park to the rear of the building remains accessible and appears to be currently in use.

Figure 1. *Aerial image of the subject site (indicated by dashed line).*

Smith Street at left, Little Oxford Street at right.

(Source: Nearmap, accessed 3 December 2024, image dated 9 October 2024)

Figure 2. *Looking east from the west side of Smith Street towards the subject site. 230 Smith Street partially visible at left, 220-222 Smith Street partially visible at right.*

Figure 3. *Oblique view looking northeast towards subject site (centre) from west side of Smith Street.*

Figure 4. *Looking south along eastern side of Smith Street towards subject site from near Hodgson Street intersection. Pair of shop/residences at 232 and 230 Smith Street centre of image; subject site to right, Stanley Street to left. Former Collingwood Post Office (with tower) and Coles & Co. development partially visible at far right.*

Figure 5*. (left) Ground floor of subject site, as it addresses Smith Street. Glazing to right of image indicates location of former nab bank branch, former solicitor's office and access door to upper level at left.*

Figure 6. *(right) Looking north along east side of Smith Street towards subject site from near Condell Street intersection. Subject site centre left of image.*

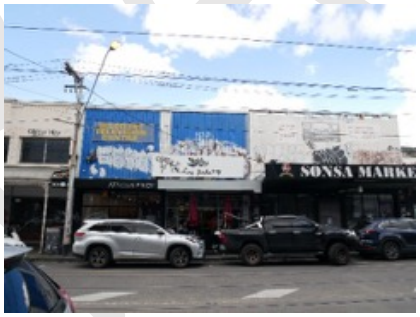

Figure 7. *(left) Looking east towards 232 & 230 Smith Street from west side of Smith Street. Stanley Street to left, subject site partially visible at right.*

Figure 8. *(right) Looking east from west side of Smith Street towards 220-222 Smith Street. Subject site partially visible at left, 216-218 Smith Street (Sonsa Market) at right.*

Figure 9. *(left) Looking north along east side of Smith Street towards Stanley Street intersection. Subject site partially visible at right of image.*

Figure 10. *(right) Looking south along east side of Smith Street from near Condell Street, Former Collingwood Post Office at centre, Coles & Co. development at right.*

Figure 11. *(left) Looking north along east side of Smith Street from near Peel Street intersection towards Coles & Co. development. Grace Darling Hotel at right, Former Collingwood Post Office (with tower) at left.*

Figure 12. *(right) Looking towards west side of Smith Street from outside front of subject site. 229 Smith Street partially visible at right, Condell Street intersection at left.*

Figure 13. *(left) Looking west from outside front of subject site towards six-storey mixed-use building under construction at 229 Smith Street, Moor Street at right.*

Figure 14. *(right) Looing west along Stanley Street towards Smith Street. 231-235 Smith Street at centre, 232 Smith Street partially visible at right of image, 229 Smith Street partially visible behind vegetation.*

Figure 15. *Looking south along Smith Street from Stanley Street. 232 and 230 Smith Street partially visible at left of image. At right of image - from front to back – 231-235 Smith Street (partially visible), 229 Smith Street (partially obscured by vegetation) and in the distance the Former Paterson's Furniture showroom (large white building with 'Paterson's' sign in red partially visible) at 173-181 Smith Street and behind the Former Foy & Gibson Women's Store at 145-163 Smith Street.*

Figure 16. *Looking north along east side of Smith Street from outside front of subject site. 231-235 Smith Street centre, façade of 243-255 Smith Street (Woolworths supermarket) at right.*

Figure 17. *Looking west towards rear of subject site from Little Oxford Street. 220-222 Smith Street partially visible at left; rear of 230 Smith Street (first floor) and row of townhouses ([l-r] 1, 3 & 5 Stanley Street and 101 Little Oxford Street) partially visible at right.*

Figure 18. *(left) Looking north along east side of Little Oxford Street towards former Foy & Gibson manufacturing complex. 125 Oxford Street (at end of row) and apartment building at 6-10 Stanley Street (partially visible) at left of image.*

Figure 19. *(right) Closer view looking north along east side of Little Oxford Street towards Foy & Gibson manufacturing complex. 125 Oxford Street at end of row, 115 at right of image. 6-10 Stanley Street partially visible at end of street, subject site at left (outside of frame).*

3.3 History

3.3.1 Smith Street, Fitzroy and Collingwood

The following has been adapted from the Statement of Significance for HO333 – Smith Street Precinct, Fitzroy/Collingwood (included in the City of Yarra Review of Heritage Overlay Areas 2007 – Updated March 2013, prepared by Graeme Butler and Associates), with additional information sourced from the City of Yarra's website.

The suburbs of Collingwood and Fitzroy are located on the traditional lands of the Wurundjeri people who have a connection to country going back tens of thousands of years. The connection to Yarra is strong and enduring, and from the 1950s onwards Fitzroy was the place where a number of Aboriginal organisations were established, becoming a centre for political activism and meeting place for Aboriginal and Torres Strait Islander peoples. These connections endure to this day, and Yarra continues to be a place for Aboriginal and Torres Strait Islander peoples to live, meet up, work and access services for the community.

Following the 1835 founding of the Port Phillip settlement, Smith Street became an established route to Heidelberg, located mid-way on the survey between Nicholson Street (one mile to the west) and Hoddle Street (one mile to the east). Early land sales in 1842 – following private subdivision of government lots - included the west side of Smith Street, south of Johnston Street. By the end of 1849 the eastern side of Smith Street had begun to be subdivided, and by the end of 1854 only two lots south of Riley Street (now Alexandra Parade) were not yet subdivided. The 1850s saw the establishment of municipal governments, Smith Street became the municipal boundary between Fitzroy to the west (established in 1858) and Collingwood East to the east (established in 1855). Early commercial activity was centred on Brunswick and Gertrude streets, with Smith Street and Victoria Parade in proximity to Napier Street also seeing some commercial development. Examples of early development include the Grace Darling Hotel at 114 Smith Street, Collingwood (VHR H0660) and shops – although altered – at 293-295 Smith Street (HO333, Contributory), thought to be some of the oldest retail buildings in Melbourne.

As the nineteenth century progressed, Smith Street grew in importance as a commercial centre. The street became identified with businesses which combined manufacturing and retailing on a large scale, investing in some of the largest commercial buildings in the area. It was during the 1870s and 1880s many of the earlier single-fronted shops were replaced with rows of shops. Banks built their premises on prominent corner sites on the western (Fitzroy) side, including the Bank of Australasia at 229 Smith Street (1879; demolished c1970s), Savings Bank at 337 Smith Street (1879-80; HO333 and graded Individually Significant), National Bank of Australia at 169-171 Smith Street (1872; HO333, Individually Significant) and Union Bank at 165-167 Smith Street (1889-90; VHR H0506). Along with hotels and banks, the Collingwood Post Office (1891-92; VHR H0973) became another local landmark dating from the late nineteenth century.

Around the turn of the century Smith Street became known for its retail emporia, large commercial buildings and numerous manufacturing works nearby. The largest of these commercial enterprises was Foy & Gibson, of which the 1911 Ladies Store at 145-163 Smith Street, Fitzroy, remains (HO333, Individually Significant), as does much of the substantial Foy & Gibson manufacturing complex east of Smith Street

in Collingwood. Other retail premises of note include the first Coles store (opened in 1914 under the banner of 'G&J Coles') at 288 Smith Street, Collingwood, and the Paterson's Furniture Showroom at 173-181 Smith Street, Fitzroy (1911; HO333, Individually Significant). While Smith Street was already well developed by this time, the introduction of the cable tram aided further development.

3.3.2 224-228 Smith Street, Collingwood

The parcel of land now addressed as 224-228 Smith Street, Collingwood, was occupied by earlier buildings from the nineteenth century onwards, as evident on a plan dated 1899 (Figure 20). For a long period in the mid-twentieth century, 224 Smith Street was owned and occupied by Kiernan & Co, who specialised in furniture and homewares.[4] A new building was constructed on the site in 1960, fronting Smith Street (Figure 21).

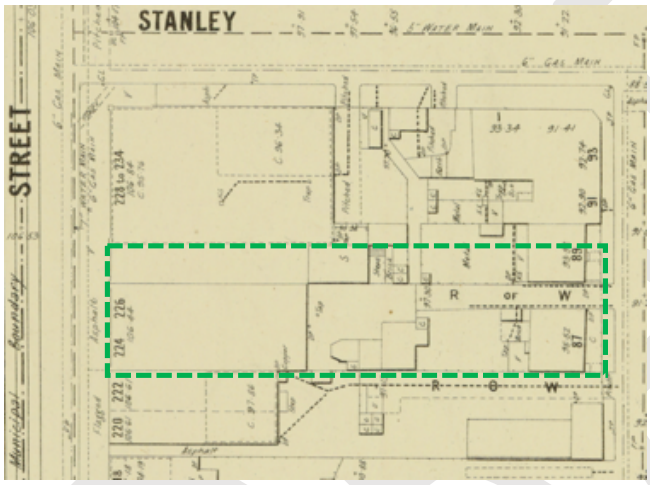

Figure 20. *Detail of an 1899 plan, with footprints of earlier buildings at the subject site (indicated in green).*

(Source: MMBW DP 1201, dated 1899)

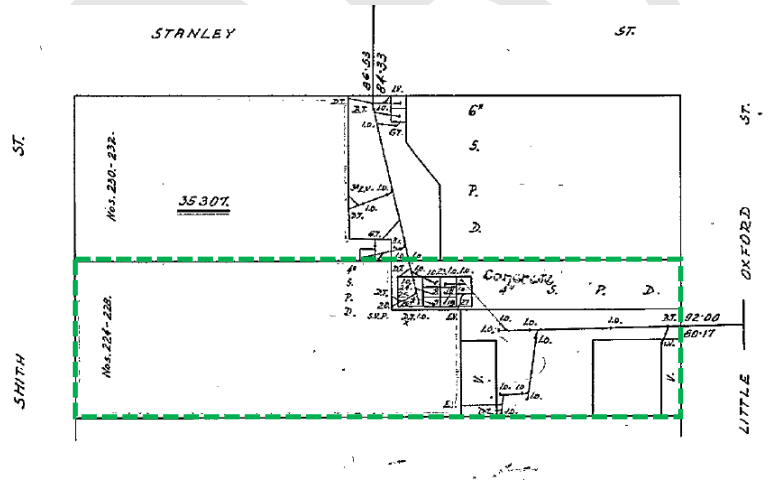

Figure 21. *Footprint of the building and outbuildings at the subject site (indicated in green), 1960.*

(Source: DP 34624, 1960)

[4] *Age*, 18 May 1940, p 20; Drainage Plan 34624, 1960.

In September 1984, the property at 224-228 Smith Street was advertised for sale as a vacant development site, described with two street frontages in the heart of the retail area.[5] The current two-storey building at the subject site was built c1985 (Figure 22).

In recent years, the building was occupied by the National Australia Bank (branded 'nab'). In 2024 the building is vacant.

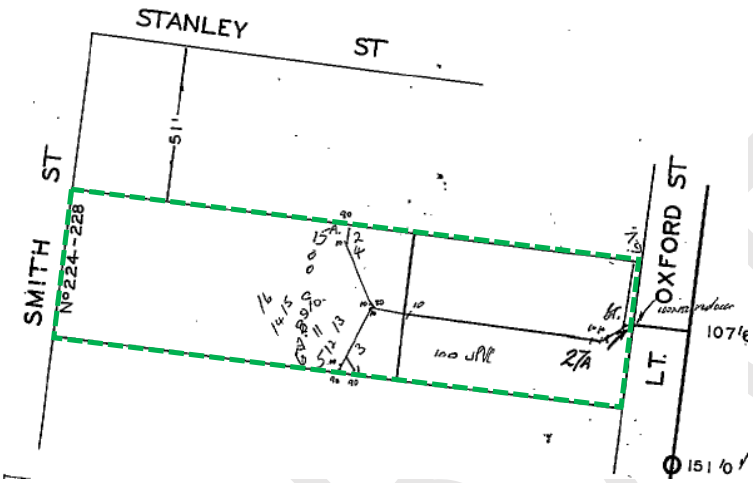

Figure 22. *Detail of an 1899 plan, with footprints of earlier buildings at the subject site (indicated in green).*

(Source: MMBW DP 1201, dated 1899)

Figure 23. *Aerial photograph of the subject site, 2009 (indicated in green).*

(Source: Nearmap, dated 23 November 2009)

[5] *Age*, 4 Sep 1984, p 32; 15 Sep 1984, p 148.

4 PLANNING & HERITAGE CONTROLS

4.1 Clause 11.03-1L - Activity Centres

The subject site is located in the Smith Street Major Activity Centre; the Yarra activity centre policy at Clause 11.03-1L (Activity Centres) includes the following heritage-related strategies relevant to the application:

> *Support high quality mid-rise buildings in major and neighbourhood activity centres. Support development that improves the built form character of activity centres, while conserving heritage places, streetscapes and views to identified landmarks.*
>
> ***MAJOR ACTIVITY CENTRES***
>
> ***Smith Street, Collingwood / Fitzroy***
>
> *Encourage taller built form at the northern end (generally north of Hotham and Kerr Streets) and the southern end (generally south of Mason Street) of Smith Street.*
>
> *Encourage low to mid rise development in the traditional retail core that responds to existing heritage conditions and reinforces the visual prominence of the heritage streetscape, generally between Hotham and Kerr Streets in the north and Mason Street in the south.*
>
> *Retain the visual prominence of the Victorian and Edwardian heritage streetscape, including local landmarks, street corner sites and former department stores, particularly in the traditional retail core.*

We note that the subject site is located in the 'tradition retail core' of the MAC, where 'low to mid rise' development is encouraged.

4.2 Clause 15.01-1L – Heritage

The local heritage policy at Clause 15.03-1L applies to the subject site and Smith Street Precinct (HO333). The objectives of the policy are:

> *To conserve and enhance Yarra's natural and cultural heritage.*
>
> *To preserve the scale and pattern of streetscapes in heritage places.*
>
> *To ensure the adaptation of heritage places is consistent with the principles of good conservation practices.*
>
> *To promote signs that conserve and enhance the significance a heritage place.*

Of most relevance to the application are the following policy provisions (*inter alia*):

New development, alterations or additions

Promote development that is high quality and respectful in its design response by:

- *Maintaining the heritage character of the existing building or streetscape.*
- *Respecting the scale and massing of the existing heritage building or streetscape.*
- *Retaining the pattern and grain of streetscapes in heritage places.*
- *Not visually dominating the existing heritage building or streetscape.*
- *Not detracting from or competing with the significant elements of the existing heritage building or streetscape.*
- *Maintaining the prominence of significant and contributory elements of the heritage place.*
- *Respecting the following elements of the heritage place:*
  - *Pattern, proportion and spacing of elements on an elevation.*
  - *Orientation to the street.*
  - *Setbacks.*
  - *Street wall.*
  - *Relationship between solid and void.*
  - *Roof form.*
  - *Verandahs and canopies.*
  - *Materials.*
- *Being visually recessive against the heritage fabric through:*
  - *Siting.*
  - *Mass.*
  - *Scale.*
  - *Materials.*
  - *Architectural detailing.*
  - *Texture, colours and finishes.*

…

Retain or reinstate historic street and laneway fabric and infrastructure, including bluestone.

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Commercial and industrial heritage places

Articulate new façades by incorporating simple architectural detailing that does not compete with the more elaborate detailing of adjoining individually significant or contributory building.

Retain the visual prominence of both façades of buildings on corner sites (not including laneways).

Commercial heritage places

Encourage buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes.

Maintain the prominence of the street wall through appropriate upper level setbacks.

Encourage new development in activity centres to respect the prevailing street wall height in the immediate area.

…

Encourage new shopfronts to complement the general form and proportion of glazing and openings of adjoining original or early shopfronts, if any.

Maintain the existing canopy/verandah height of adjoining heritage buildings and the heritage streetscape.

Encourage a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.

Encourage inset balconies above the street wall rather than projecting balconies.

…

Services and equipment

Ensure that the location and installation of services and equipment does not detract from the significance of the heritage place or damage the heritage fabric.

Conceal solar panels, water tanks, hot water systems, air conditioners and other mechanical equipment from street view or where this is not possible, sensitively locate and install these services.

Ensure fixed mobility services and equipment (including wheel chair ramps and grab-rails) are designed having regard to the heritage place.

Roof terraces and roof decks

Set back roof terraces/roof decks so that they are concealed when viewed from the street and where on a corner, when viewed from the side street.

Encourage roof terraces/roof decks that are set back a minimum of one metre from chimneys and parapets.

Ensure that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.

4.3 Clause 34.01 – Commercial 1 Zone

The subject site is included in the Commercial 1 Zone (C1Z).

4.4 Clause 43.01 - Heritage Overlay

The subject site is located in the Smith Street Precinct (HO333) which includes the historic commercial core of the Smith Street MAC.

4.4.1 HO333 – Smith Street Precinct, Collingwood/Fitzroy

The Smith Street Precinct (HO333) includes properties on the western (Fitzroy) side and eastern (Collingwood) side of the Smith Street, extending as far north to Mater Street and south to Gertrude / Langridge streets. The citation for HO333 notes the precinct's local aesthetic and historical significance to the City of Yarra, and identifies a broad period of significance as follows:

The main development period of the Smith Street Heritage Overlay Area is that of the Victorian and Edwardian-eras, with a contribution from well-preserved inter-war buildings and individually significant buildings of any era.

The Statement of Significance attributes the significance of the Smith Street Precinct to the following:

Why is it significant?

The Smith Street Heritage Overlay Area is significant:

As the City's most important Victorian and Edwardian-era commercial strip, serving the whole of Collingwood and Fitzroy and beyond, in the late 19th and early 20th centuries;

For its expression of the early commercial development phases in the City, with the modest commercial and residential development from the 1850s-60s still evident, the more substantial premises in the 1860s and 1870s, the development associated with the advent of the cable tram to the street in the late 1880s, and the Edwardian-era retail boom;

As a substantially intact collection of well-preserved late nineteenth and early twentieth century commercial and retail buildings of note, including hotels, shops, and some industrial buildings to the north of Johnston Street;

For the unusual or particularly ornate and exuberant Italianate and Edwardian details on many buildings, reflecting the importance of this retail strip in the broader history of manufacturing, retailing and commerce in the Melbourne metropolitan area and the municipalities of Collingwood and Fitzroy; and

As the centre for large scale manufacturing and retail emporia, such as the highly significant Foy and Gibson company.

The Incorporated Document, *City of Yarra Database of Heritage Significant Areas, March 2024* includes three entries for the individual properties, consolidated to

comprise the subject site; nos. 224, 226 and 228 Smith Street, Collingwood. The properties are each named 'National Bank' (the building's previous occupant), dating from 1990-2000 and are graded 'Not Contributory', which is defined in the Incorporated Document as:

> *Not contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.*

'External paint controls' and 'Solar energy system controls apply' are selected in the Schedule to the Heritage Overlay for HO333.

The Incorporated Document *Incorporated Plan Under the Provision of Clause 43.01 Heritage Overlay* identifies planning permit exemptions for properties subject to the Heritage Overlay in the City of Yarra. We note that the proposed works detailed in the application are not exempt under this Incorporated Plan.

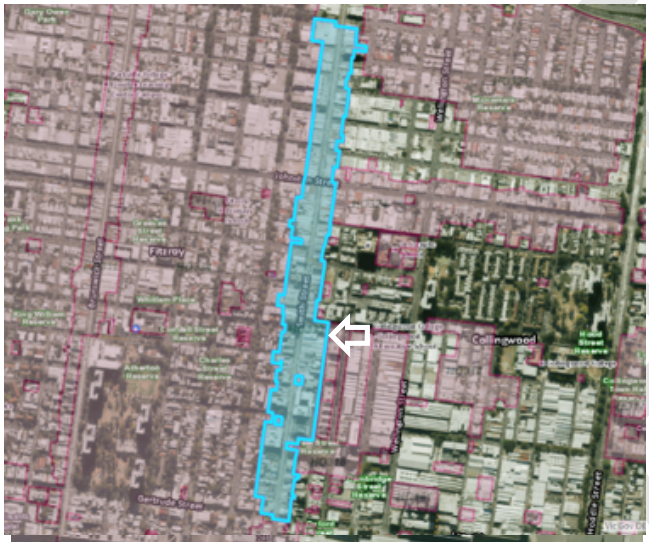

Figure 24. *Aerial image overlaid showing land subject to the Heritage Overlay (shaded pink) and HO333 – Smith Street Precinct, Collingwood/Fitzroy (shaded blue).*

Location of subject site indicated.

(Source: VicPlan, accessed 5 December 2024)

Figure 25. *Aerial image showing subject site (indicated by dotted blue line); land subject to the Heritage Overlay (shaded pink, Heritage Overlay extent indicated by pink line) and places included in the Victorian Heritage Register (shaded yellow).*

(Source: VicPlan, accessed 5 December 2024)

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO333	Smith Street Precinct, Fitzroy / Collingwood ***Incorporated plan:*** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No	No

Figure 26. *Extract from the Schedule to Clause 43.01 Heritage Overlay of the Yarra Planning Scheme.*

4.5 Interim Schedule 30 to Clause 43.02 - Smith Street Shops (DDO30)

The subject site is subject to interim Schedule 30 to Clause 43.02 Design and Development Overlay – Smith Street Shops (DDO30). DDO30 is largely congruent with the extent of land subject to HO333 - Smith Street Precinct and includes discretionary built form controls to guide future development on the Smith Street. Council is currently undertaking work to support the introduction of permanent controls through Amendment C271yara, which is currently under exhibition.

DDO30 includes the following heritage-related design objectives (*inter alia*) of particular relevance to the application:

1.0 Design objectives

To ensure development responds to the heritage character and varied streetscape of Smith Street by supporting:

…

- *a new mid-rise character (ranging from 3 to 8 storeys) behind a varied heritage street wall between Stanley and St David Streets and Gertrude and Langridge Street.*

To retain view lines to the former department stores and the prominence and integrity of corner heritage buildings, particularly at the Johnston Street intersection.

To ensure development maintains the prominence of the existing heritage street wall and fine-[grain] *heritage character through recessive upper levels and a façade composition and articulation that complements the Smith Street character.*

…

2.0 Buildings and works

2.3 Street Wall Height Requirements

Street wall heights should not exceed the heights specified in Maps 1 and 2 [11.2m at the primary (Smith Street) and rear (Little Oxford street) interfaces; Figure 28, below], *as applicable and as stated below, where applicable.*

Along Smith Street, development should achieve a continuous street wall with no front setback.

Infill development should match the frontage street wall height of an adjoining heritage property for a minimum length of 6 metres along the front boundary, but should not be higher than 11.2 metres where an adjacent heritage street wall is taller.

…

Development should retain the visual prominence of:

- *the heritage street wall in the vistas along the street;*
- *and heritage fabric of the return façades of heritage buildings on corner sites.*

2.4 Upper Level Front and Side Set Back Requirements

Upper levels above the Smith Street street wall should be set back by a minimum of 8 metres.

…

Upper levels should:

- *be visually recessive from Smith Street frontages and side streets to ensure development does not overwhelm the heritage buildings and minimise upper level bulk;*
- *be set back from the street wall below to ensure that upper level additions as seen from the public realm do not detract from the character of the streetscape when viewed directly or obliquely along the street;*
- *and contain upper level setbacks above the street wall within a maximum of two steps (including the setback above the street wall below as one step) to avoid repetitive steps in the built form.*

Projections such as building services and architectural features (other than shading devices, moldings etc.), balconies and balustrades should not intrude into a setback.

…

2.5 Overall Building Height Requirements

Development should not exceed the heights shown on Maps 1 [24.0m; Figure 28, below] *and 2, as applicable.*

Architectural features may exceed the building height.

Service equipment/structures including balustrades, unenclosed pergolas for communal areas, shading devices, plant rooms, lift overruns, stair wells, structures associated with pedestrian access, green roof areas and other such equipment may exceed the height provided that:

- *the equipment and/or structures do not cause additional overshadowing of private open space to residential land, opposite footpaths, kerb outstands etc.;*
- *the equipment/structures are no higher than 2.6 metres above the preferred maximum height;*
- *and the equipment/structures occupy less than 50 per cent of the roof area (solar panels¬ excepted).*

2.6 Interface Requirements

Development on a rear boundary should not exceed the maximum heights in Table 1 [maximum 11.2m at the Little Oxford Street interface, also shown on Map 2 of interim DDO30].

Upper level setbacks above the rear boundary wall should be contained within a maximum of two steps (including the setback above the boundary wall below as one step) or be contained within a sloped façade to avoid repetitive stepping of individual levels.

Development should respond to existing secluded private open spaces by setting back at upper levels to create a sense of separation, minimise overshadowing and reduce building bulk.

Development should not visually dominate adjoining residential sites, including where separated by a laneway.

2.10 Façade Design Requirements

Infill development fronting Smith Street should achieve a fine-grain, shop front design at ground level that includes elements of:

- *a stall riser;*
- *pilasters;*
- *a verandah or canopy (where applicable); and*
- *clerestory window.*

Development on streets other than Smith Street should achieve active frontage design at ground level to create a pedestrian-oriented environment and passive surveillance towards the public realm.

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Development façades should:

- *relate to the vertical and horizontal proportions of the traditional fine-grain, retail shop front character of Smith Street;*
- *create a suitable ratio of solid and void elements;*
- *create visual interest through the arrangement of fenestration, balconies and the application of architectural features such as external shading devices, window sills etc.;*
- *avoid overly busy façades that rely on a multitude of materials and colours;*

…

- *be simple and not compete with the more elaborate detailing of the heritage building(s) on the subject site or an adjoining site;*
- *avoid large expanses of glazing with a horizontal emphasis, except to ground floor shopfronts; and*
- *ensure projections such as balconies, building services, architectural features (other than shading devices, mouldings etc.) do not intrude into a setback and not dominate the façade.*

Building services and service cabinets should be located away from the primary street frontage and should be designed and located so they complement the street frontage and character and appearance of the building.

Development should avoid blank walls, including on side street frontages.

…

The following DDO30 Decision Guidelines are of relevance to the application:

6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *whether the requirements in Clauses 2.2 to 2.11 are met;*

…

- *whether the design of the development fronting Smith Street achieves a fine grain, traditional retail shop front character;*
- *whether development retains the prominence of the heritage street wall in the vistas along Smith Street;*
- *whether heritage buildings on street corners retain their prominence when viewed from the opposite side of Smith Street;*

…

- *whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street;*
- *whether the development delivers design excellence, including but not limited to building siting, scale, massing, articulation and materials;* [and]

…

- *whether proposed roof decks are set back from lower levels and are recessive in appearance*

…

Assessment of the application against the DDO30 heritage-related provisions and the relevant clauses of the Yarra Planning Scheme is provided in Section 0 below.

Figure 27. *Aerial image showing subject site (blue dashed line) and extent of interim DD030 (shaded pink along either side of Smith Street) in proximity to the subject site.*

Smith Street at left of subject site, Little Oxford Street at right.

(Source: VicPlan, accessed 5 December 2024)

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Figure 28. *Map 2 included at '2.5 - Overall Building Height Requirements' of DDO30 showing preferred street wall height, landscape setback and building heights on Smith Street, south of Moor and Stanley streets.*

Subject site location indicated by red arrow.

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5 DEVELOPMENT PROPOSAL

5.1 Demolition

The application proposes full demolition of the existing building, including the front canopy and support posts, the perimeter fencing and brick wall, and hardstand on the land, which was proposed by the 2022 application. Demolition of the 'Not Contributory'- graded building will not adversely impact the heritage values of the precinct.

The Demolition Plan (Drawing no. TP 090) notes the existing crossover to Little Oxford Street is to be modified "as per Council's requirements and specifications". As addressed in the 2023 GJM Memorandum, it is our view that where the application proposes to alter part of the bluestone kerb and channel on Little Oxford Street to accommodate a modified crossover, a condition should be applied to any permit to reinstate the kerb and channel to Council's specifications.

5.2 New development

The following provides a summary of the building proposed by the application, which includes:

- A part seven (at Smith Street), part six (at Little Smith Street) storey mixed-use building, constructed to the property boundary and comprising:
    - two basement levels occupied by building services, bike store and car parking accessed via car lift and crossover at Little Oxford Street;
    - restaurant across two levels (at lower ground and ground floor levels);
    - office space across two levels (at lower ground and ground floor levels);
    - mix of one-, two- and three-bedroom apartments above the ground floor level, with primary access via dedicated Smith Street entry to residential foyer; and
    - rooftop communal open space and building services.
- Outdoor private open space (balconies and terraces):
    - with raised planters occupying building setbacks at Smith and Little Oxford street (Figure 32 & Figure 36);
    - recessed above the street wall at the west (Smith Street; Figure 30) and east (Little Oxford Street; Figure 36) elevations; and
    - occupying the building setback at the north elevation and recessed above the Stanley Street properties to the north (Figure 38).
- Precast concrete façade in grey/charcoal at the south elevation (above the adjacent single-storey shop at 220-222 Smith Street), featuring:
    - a repetitive rectangular design motif (Figure 39);

- recessed vertical glazing to internal foyers; and
- no habitable windows or balconies with the expectation that future redevelopment at 220-222 Smith Street will occur in the future.

- At the Smith Street (west) elevation (Figure 29, Figure 30 & Figure 31):
  - a street wall height of 10.8m, with projecting canopy 3.6m above the Smith Street footpath;
  - extensive glazing at ground level to restaurant and residential foyer/services;
  - a setback of 3.0m behind the Smith Street façade at Levels 1 and 2, with private open space occupying the setback at Level 2;
  - an upper level setback of 8.0m above the street wall at Level 3, continuing at Levels 4, 5 and 6 above; and
  - rooftop communal space behind a raised planter setback an additional 1.1m from the 8.0m upper level setback of the floors below (9.2m from the front property boundary).
- At Little Oxford Street (east elevation) (Figure 35):
  - a combined entry for office, residents and café;
  - a combined vehicle access for residents, staff and waste collection;
  - a street wall height of 11.9m (3 storeys; Lower Ground, Ground and Level 1) with zero setback from the property boundary;
  - 4.5m upper level setback at Levels 2, 3 4 and 5; and
  - 10.2m setback at the uppermost level (Level 6) from the Little Oxford Street property boundary.

Figure 29. *Proposed Smith Street Streetscape Elevation. Pair of two-storey Victorian shop/residences at 230-232 Smith Street to left of subject site, Staney Street at far left.*

(Excerpt of 'Smith Street Elevation – Proposed Conditions', Drawing no. TP 021, Revision A – Town Planning – Submission 1, dated 26 July 2024)

Figure 30. *Proposed West Elevation (Smith Street).*

Red dashed line indicates proposed building envelope sought by the 2022 application.

(Excerpt of 'Proposed West & East Elevation', Drawing no. TP 200, Revision B – Town Planning – Submission 2, dated 3 September 2024)

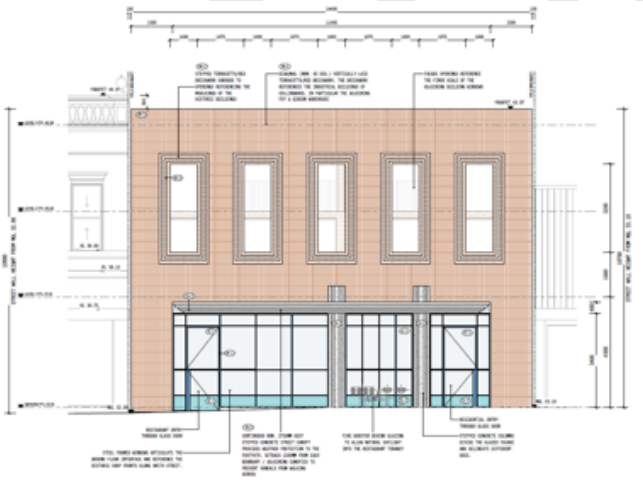

Figure 31. *West (Smith Street) façade elevation detail.*

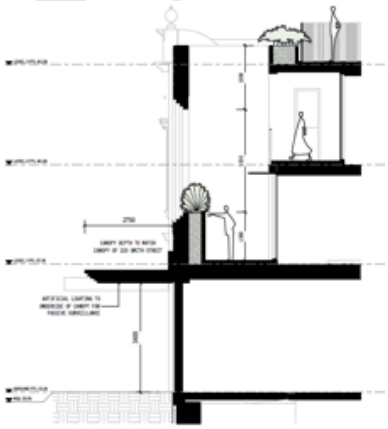

Figure 32. *Smith Street wall section, showing Smith Street façade and recessed balconies at Levels 1 and 2 behind (at right). Façade of 230 Smith Street partially visible, behind new development.*

(Excerpts of 'Smith Street Wall Elevation, Drawing no. TP 203, Revision A – Town Planning Submission 1, dated 26 July 2024)

Figure 33. *Design render – northwest view, showing new development and proposed building envelope (dashed blue line) behind the pair two-storey Victorian shop/residences at 230 and 232 Smith Street (on the southeast corner of Smith and Stanley streets) and proposed Smith Street façade (at right).*

(2024 Design Renders, p 4)

Figure 34. *Design render – southwest view, showing new development and proposed building envelope (dashed blue line).*

Victorian shop/residence pair at 230 and 232 Smith Street (on the southeast corner of Smith and Stanley streets) at left of new development.

(2024 Design Renders, p 8)

Figure 35. *Proposed Little Oxford Street Streetscape Elevation. Stanley Street at far right of image.*

(Excerpt of 'Little Oxford Street Elevation – Proposed Conditions', Drawing no. TP 022, Revision B – Town Planning Submission 2, dated 3 September 2024)

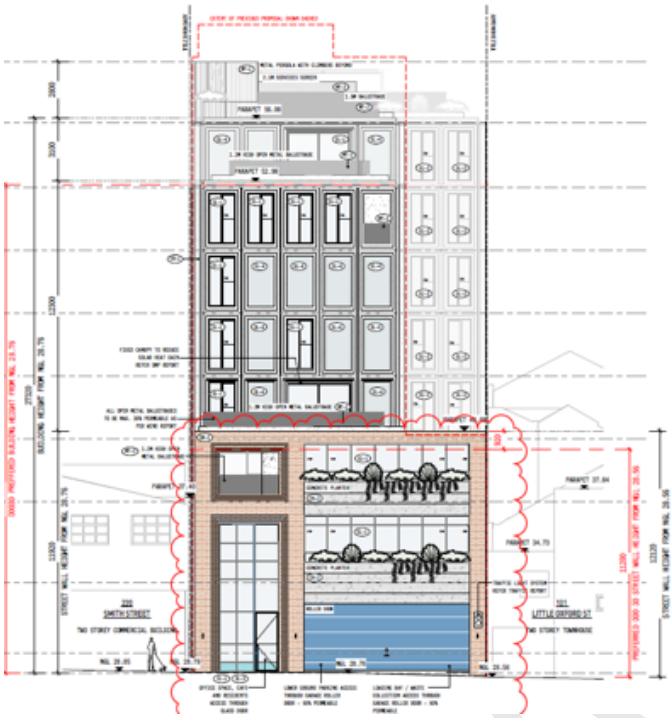

Figure 36. *Proposed East Elevation (Little Oxford Street).*

Red dashed outline indicates proposed building envelope sought by the 2022 application.

(Excerpt of 'Proposed West & East Elevation', Drawing no. TP 200, Revision B – Town Planning – Submission 2, dated 3 September 2024)

Figure 37. *Design render – northeast view, from opposite side of Little Oxford Street at Stanley Street intersection.*

Proposed rear interface at Little Oxford Street behind (at left) of corner building at 101 Little Oxford Street and new development above showing proposed building envelope (dashed blue line).

Part of former Foy & Gibson manufacturing complex (125 Oxford Street in foreground) at left of image.

(2024 Design Renders, p 11)

Figure 38. (above) *Proposed north elevation. Little Oxford Street at left, Smith Street at right. Red dashed line at top of image indicates building envelope sought by the 2022 application.*

(Excerpt of 'Proposed North Elevation', Drawing no. TP 201, Revision A – Town Planning Submission 1, dated 26 July 2024)

Figure 39. *Proposed south elevation. Smith Street at left, Little Oxford Street at right. Red dashed line at top of image indicates building envelope sought by the 2022 application. Blue dashed line indicates 220 Smith Street building envelope in front.*

(Excerpt of 'Proposed North Elevation', Drawing no. TP 201, Revision A – Town Planning Submission 1, dated 26 July 2024)

6 ASSESSMENT AGAINST HERITAGE PROVISIONS OF THE YARRA PLANNING SCHEME

The following provides an assessment of the building proposed by the application [PLN24/0589] against the relevant heritage provisions of the Yara Planning Scheme and whether the proposed development would be appropriate within the surrounding heritage context. More specifically, commentary and recommendations are provided with regard to the following heritage-related issues raised by Council in considering the 2022 application [PLN22/0917] and by the Tribunal hearing *224 Smith Street Pty Ltd v Yarra CC [2024] VCAT 472*:

- the proposed building height, and adverse impacts to the heritage setting of the 'Individually Significant'-graded heritage building immediately north at 230 - 232 Smith Street, Collingwood (HO333);
- the design of the Little Oxford Street interface, including building height and bulk, and adverse impacts to the heritage significance of the Foy & Gibson manufacturing complex to the east (part VHR H0755, H0896, H0897 and HO318 – Collingwood Slope Precinct); and
- the proposed street interface treatment to Smith Street and whether the design appropriately addresses the streetscape setting sought by interim DDO30.

6.1 Overall building height

In relation to overall building height, Table 1 (below) summarises:

- the relevant interim DDO30 provisions applied to the subject site; and
- the building height (as detailed in the Revision B plans) proposed by the application [PLN24/0589].

Table 1: Interim DDO30 provisions and PLN24/0589 proposed building height

Interim DDO30: Overall Building Height provisions
Design objective:
To ensure development responds to the heritage character and varied streetscape of Smith Street by supporting: *… a new mid-rise character (ranging from 3 to 8 storeys) behind a varied heritage street wall between Stanley and St David Streets and Gertrude and Langridge Street.*
Maximum building height, as indicated on Map 2:
• Excluding architectural features, service equipment/structures: 24.0m
Relevant Decision Guidelines:
The following decision guidelines [inter alia] *apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:* ▪ *whether development retains the prominence of the heritage street wall in the vistas along Smith Street;*

- *whether heritage buildings on street corners retain their prominence when viewed from the opposite side of Smith Street;* [and]
- *whether the development delivers design excellence, including but not limited to building siting, scale, massing, articulation and materials.*

Planning Permit Application PLN24/0589
Proposed building height
• Part seven, part eight storey building with a building height measuring (excluding rooftop terrace, building services and lift overrun): ○ 22.9m (7 storeys) at Smith Street (western) interface; and ○ 27.3m (8 storeys) at Little Oxford Street (eastern) interface.

GJM Comment

In relation to building height, the 2023 GJM Memorandum provided the following assessment of the proposed building sought by the 2022 application:

> *To ensure that the new built form is visually recessive and does not overwhelm the predominantly two-storey street wall, the proposed building height should be reduced by one full storey (from 8 to 7 storeys) in height …*
>
> *This will reduce the visual bulk of the development when viewed from the public realm on Smith and Little Oxford streets.*
>
> (GJM 2023 Memorandum, p 38)

The building proposed by the current application [PLN24/0589] reduces the overall building height by one storey (Figure 42), consistent with the previous heritage advice above provided to Council by GJM (Figure 41, Figure 44 & Figure 46).

The proposed 22.9m building height at Smith Street (7 storeys; excluding rooftop terrace, building services and lift overrun) complies with the interim DDO30 preferred maximum 24.0m. The 2024 Design Renders show public realm views of the proposed building from Smith Street in the oblique (Figure 42 & Figure 45) and the Little Oxford and Stanley streets intersection (Figure 47). These renders illustrate the reduction in building height will help to ensure new development is more visually recessive by reducing bulk, so that the new built form does not overwhelm and detract from the prominence of nearby heritage buildings and the predominantly two-storey heritage streetscape of Smith Street.

Further, the reduction in the proposed building height will help to ensure the 'ndividually significant'-graded pair of Victoria shop/residences at 230-232 Smith Street abutting the subject site to the north (Figure 43 & Figure 45) remains visually prominent on its corner site, and the new built above will not detract from these buildings when viewed from the public realm.

Towards the eastern (Little Oxford Street) end of the subject site there is a fall in elevation; the proposed 27.3m building height (8 storeys) exceeds the interim DDO30 preferred maximum. However, the additional setback of 5.7m (10.2m from the Little Oxford Street property boundary) at the uppermost level (Level 6) helps to moderate the taller built form (Figure 47). The is consistent with the 2023 GJM Memorandum which recommended "… a reduction in building height with additional setback from the Little Oxford Street property boundary can help to ensure that the prominence of the Foy & Gibson buildings to the east of Little Oxford

Street are not adversely impacted" (p 43). Further commentary is provided in Section 6.2 below, regarding the Little Oxford Street interface.

Figure 40. *Looking south along eastern side of Smith Street towards subject site from near Hodgson Street intersection.*

Pair of shop/residences at 232 and 230 Smith Street centre of image; subject site to right, Stanley Street to left.

(HO333)

(GJM Heritage, July 2023)

Figure 41. *Design render – northwest view, showing previous development and building envelope (dashed red line) proposed by the 2022 application [PLN22/0917].*

Pair two-storey Victorian shop/residences at 230 and 232 Smith Street (on the southeast corner of Smith and Stanley streets) in foreground, Smith Street façade of proposed development at right.

(2024 Design Renders, p 3)

Figure 42. *Design render – northwest view, showing development and building envelope (dashed blue line) proposed by the application [PLN24/0589].*

Dashed red line indicates previous building envelope proposed by the 2022 application [PLN22/0917].

Pair two-storey Victorian shop/residences at 230 and 232 Smith Street (on the southeast corner of Smith and Stanley streets) in foreground, Smith Street façade of proposed development at right.

(2024 Design Renders, p 5)

Figure 43. *Oblique view looking northeast towards subject site (centre) from western side of Smith Street.*

Pair of shop/residences at 232 and 230 Smith Street at left of subject site.

(HO333)

(GJM Heritage, July 2023)

Figure 44. *Design render – southwest view, showing previous development and building envelope (dashed red line) proposed by the 2022 application [PLN22/0917].*

Pair two-storey Victorian shop/residences at 230 and 232 Smith Street (on the southeast corner of Smith and Stanley streets) at left of proposed development.

(2024 Design Renders, p 7)

Figure 45. *Design render – southwest view, showing development and building envelope (dashed blue line) proposed by the application [PLN24/0589].*

Dashed red line indicates previous building envelope proposed by the 2022 application [PLN22/0917].

Pair two-storey Victorian shop/residences at 230 and 232 Smith Street (on the southeast corner of Smith and Stanley streets) at left of proposed development.

(2024 Design Renders, p 9)

Figure 46. *Building Design Render: Perspective View – North-East proposed by the 2022 application [PLN22/0917].*

Proposed rear interface at Little Oxford Street behind (at left) of corner building at 101 Little Oxford Street and new development above.

(Source: Appendix 1.0 / Concept Presentation, 224-228 Smith Street Collingwood 3066, prepared by Pandolfini Architects [undated], p 22)

Figure 47. *Design render – northeast view, showing development and building envelope (dashed blue line) proposed by the application [PLN24/0589].*

Dashed red line indicates previous building envelope proposed by the 2022 application [PLN22/0917].

Part of former Foy & Gibson manufacturing complex - 125 Oxford Street (HO318) - at left of image.

(2024 Design Renders, p 12)

6.2 Little Oxford Street interface

In relation to the rear interface at Little Oxford Street, Table 2 (below) summarises:

- the relevant interim DDO30 provisions applied to the subject site; and
- the design response (as detailed in the Revision B plans) – including street wall height and setback, upper level setbacks and façade design - proposed by the application [PLN24/0589].

Table 2: Interim DDO30 provisions and PLN24/0589 proposed building interface at Little Oxford Street

Interim DDO30: rear (Little Oxford Street) interface provisions
Maximum street wall height, as indicated on Map 2:
• Little Oxford Street property boundary: 11.2m
Interface requirements:
Table 1: Rear boundary wall heights: • Adjoining zone C1Z/MUZ preferred maximum street wall height: 11.2m, whether or not separated by a laneway (defined as 'a road reserve of a public road 9 metres or less wide' in 2.1 – Definitions of interim DDO30). • The accompanying diagram indicates an upper level setback of 4.5m above the street wall at the rear boundary. Relevant general interface requirements:

Upper level setbacks above the rear boundary wall should be contained within a maximum of two steps (including the setback above the boundary wall below as one step) or be contained within a sloped façade to avoid repetitive stepping of individual levels. *Development should not visually dominate adjoining residential sites* [abutting the subject site the north]*, including where separated by a laneway.*
Relevant Decision Guidelines:
The following Decision Guidelines broadly apply to the rear (Little Oxford Street) interface and heritage considerations: ▪ *whether the development delivers design excellence, including but not limited to building siting, scale, massing, articulation and materials; and* ▪ *whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street; whether the development delivers design excellence, including but not limited to building siting, scale, massing, articulation and materials.*
Planning Permit Application PLN24/0589
Proposed Little Oxford Street street wall height and setback:
• 12.1m (3 storeys) street wall height • Zero setback from property boundary at Little Oxford Street
Proposed upper-level setbacks above Little Oxford Street street wall:
• From the Little Oxford Street property boundary: ○ 4.6m at Levels 2, 3, 4 & 5; and ○ 10.2m at Level 6

GJM Comment

The rear (Little Oxford Street) interface of the proposed building faces the former Foy & Gibson woollen mills at 125 Oxford Street which forms part of the substantial manufacturing complex bordered by Stanely, Wellington, Peel and Little Oxford streets.

The significance of the former Foy & Gibson manufacturing complex was noted by the Tribunal which considered redevelopment of the subject site proposed by the 2022 application, stating:

> *98 … In little Oxford Street, the development sits opposite a valued prominent heritage listed complex of buildings, the Foy and Gibson building complex. We find this physical setting requires careful consideration and have given this weight.*
>
> (*224 Smith Street Pty Ltd v Yarra CC (2024) VCAT 472,* pp 31-32)

The Tribunal considered the amended plans (Revision C, dated 19 December 2023). Council no longer contested the proposed street wall height to Little Oxford Street which was reduced in height from 18.1m (5 storeys; Figure 48, Figure 54 & Figure 57) to 15.0m (4 storeys; Figure 55 & Figure 58). Above the street wall the proposed building is setback 4.5m at Levels 3 to 5 and 9.4m at Levels 6 to 7.

In summarising the key issues raised, it was the view of the Tribunal:

> *12 We also find the design response towards Little Oxford Street results in excessive building height and bulk that will detract from the heritage*

> *significance of the Victorian Heritage Register ('VHR') listed 'Foy and Gibson' building complex …*

(*224 Smith Street Pty Ltd v Yarra CC (2024) VCAT 472,* p 15)

The current application [PLN24/0589] proposes reducing the street wall height at Little Oxford Street to 12.1m (3 storeys; Figure 49 & Figure 50), almost matching the interim DDO30 preferred maximum street wall height of 11.2m. The proposed 4.5m upper level setback at Levels 2, 3, 4 and 5 matches the interim DDO30 control (Figure 51). At the uppermost level (Level 6) the setback is increased to 10.2m, resulting in an upper level which is at least partially concealed and visually recessive when viewed from the public realm (Figure 53). This exceeds the interim DDO30 preferred minimum upper level setback and the following advice provided by GJM In response to the previous (taller) building proposed by the 2022 application:

> *The Foy & Gibson Factory complex should remain the dominant built form element in that streetscape and therefore the setback from the Little Oxford Street property boundary at level 8 should be increased from 4.5m to 9.4m*
>
> (GJM 2023 Memorandum, p 38)

The reduction in street wall height and amended upper-level setbacks at Little Oxford Street provide an improved heritage outcome by helping to ensure the visual prominence of the Foy & Gibson buildings is retained when viewed from the public realm of Little Oxford Street or in the oblique from Stanley Street to the north (Figure 46 & Figure 47, above). The reduction in overall building height and increased setback at the uppermost level (Level 6) from the Little Oxford Street property boundary (Figure 51) provides a more appropriate heritage response by stepping down – and responding to the fall in elevation from west to east - to Little Oxford Street and the Foy & Gibson buildings further to the east (Figure 52 & Figure 53).

Further, we note the façade grid pattern of the upper levels (at the east, north and south elevations visible from the public realm of Little Oxford and Stanley streets) and proposed use of materials (including terracotta/red brickwork, precast grey/charcoal and board formed concrete), provide an appropriate design response with regard to the heritage streetscape context, referencing the rhythm and grid-like articulation, red brick and painted render of the industrial former Foy & Gibson manufacturing complex.

Figure 48. *Building Design Render: Perspective View – Rear Façade proposed by the 2022 application [PLN22/0917].*

(Source: Appendix 1.0 / Concept Presentation, 224-228 Smith Street Collingwood 3066, prepared by Pandolfini Architects [undated], p 24)

Figure 49. *Design render – Little Oxford Street façade and building envelope proposed by the application [PLN24/0589].*

(2024 Design Renders, p 13)

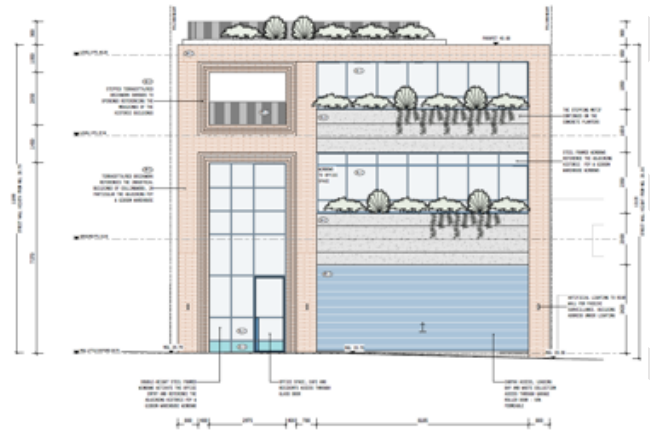

Figure 50. *Proposed East (Little Oxford Street) Elevation Detail.*

(Excerpt of 'Little Oxford Street Wall Elevation', Drawing no. TP 204, Revision B – Town Planning – Submission 2, dated 3 September 2024)

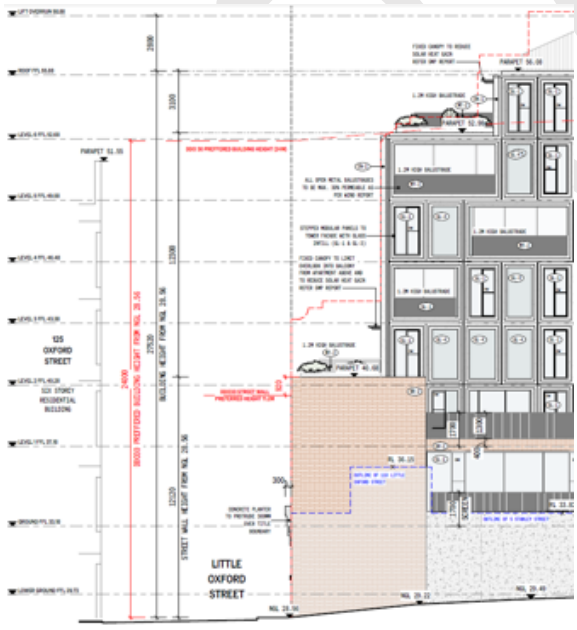

Figure 51. *Proposed north elevation at Little Oxford Street interface.*

Red dashed line indicates previous building envelope sought by the 2022 application above current proposal.

Interim DDO30 preferred maximum street wall and overall building heights indicated in red.

Street wall of 125 Oxford Street height shown as outline at left of image.

(Excerpt of 'Proposed North Elevation', Drawing no. TP 201, Revision A – Town Planning Submission 1, dated 26 July 2024)

Figure 52. *Design render – Northeast View, Foy & Gibson Interface.*

Subject site at right of Little Oxford Street, proposed building partially concealed behind 101 Little Oxford Street.

Foy & Gibson buildings at left.

(2024 Design Renders, p 14)

Figure 53. *Northeast view – Proposed, dashed blue line indicates building envelope of proposed building.*

(2024 Design Renders, p 11)

Figure 54. *Design render – Little Oxford Street View, Previous.*

Previous design showing Little Oxford Street interface (at left) proposed by the 2022 application [PLN22/0917].

Foy & Gibson Buildings at Right.

(Without Prejudice Plans, p 18)

Figure 55. *Design render – Little Oxford Street View, Proposed.*

Revised design (January 2024) proposed by 2022 application [PLN22/0917] shown at left of Little Oxford Street.

Foy & Gibson Buildings at Right.

(Without Prejudice Plans, p 19)

Figure 56. *Design render – Southeast View, Foy & Gibson Interface.*

Proposed building at left of Little Oxford Street, Foy & Gibson buildings at right.

(2024 Design Renders, p 15)

Figure 57. *Design render – Little Oxford Street [oblique] View, Previous.*

Earlier design proposed by the 2022 application [PLN22/0917] shown at left of Little Oxford Street.

Foy & Gibson Buildings at Right.

(Without Prejudice Plans, p 20)

Figure 58. *Design render – Little Oxford Street [oblique] View, Proposed.*

Revised design (January 2024) proposed by 2022 application [PLN22/0917] shown at left of Little Oxford Street.

Foy & Gibson Buildings at Right.

(Without Prejudice Plans, p 21)

6.3 Smith Street façade

In relation to the Smith Street interface and façade design,

Table 3 (below) summarises:

- the relevant interim DDO30 provisions applied to the subject site; and
- the design response detailed in the Revision B plans and supporting documents submitted with PLN22/0917.

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Table 3: Smith Street interface and façade design interim DDO30 provisions and PLN24/0589 response

Interim DDO30 façade design-related provisions
Design objective:
To ensure development maintains the prominence of the existing heritage street wall and fine-gain heritage character through recessive upper levels and a façade composition and articulation that complements the Smith Street character.
Relevant façade design requirements:
Infill development fronting Smith Street should achieve a fine-grain, shop front design at ground level that includes elements of: ▪ *a stall riser;* ▪ *pilasters;* ▪ *a verandah or canopy (where applicable); and* ▪ *clerestory window.* *Development façades should:* ▪ *relate to the vertical and horizontal proportions of the traditional fine-grain, retail shop front character of Smith Street;* ▪ *create a suitable ratio of solid and void elements;* ▪ *create visual interest through the arrangement of fenestration, balconies and the application of architectural features such as external shading devices, window sills etc.;* ▪ *avoid overly busy façades that rely on a multitude of materials and colours;* ▪ *be simple and not compete with the more elaborate detailing of the heritage building(s) on the subject site or an adjoining site;* ▪ *avoid large expanses of glazing with a horizontal emphasis, except to ground floor shopfronts; and* ▪ *ensure projections such as balconies, building services, architectural features (other than shading devices, mouldings etc.) do not intrude into a setback and not dominate the façade.* ▪ *Building services and service cabinets should be located away from the primary street frontage and should be designed and located so they complement the street frontage and character and appearance of the building.* ▪ *Development should avoid blank walls, including on side street frontages.*
Street wall height and upper level setback controls:
• Preferred maximum street wall height, as indicated on Map 2: 11.2m • Preferred minimum upper level (above street wall) setback: 8m
Upper Level Front Setback Requirements:
Along Smith Street, development should achieve a continuous street wall with no front setback. *Infill development should match the frontage street wall height of an adjoining heritage property for a minimum length of 6 metres along the front boundary, but should not be higher than 11.2 metres where an adjacent heritage street wall is taller.* *Upper levels should:* ▪ *be visually recessive from Smith Street frontages and side streets to ensure development does not overwhelm the heritage buildings and minimise upper level bulk;* ▪ *be set back from the street wall below to ensure that upper level additions as seen from the public realm do not detract from the character of the streetscape when viewed directly or obliquely along the street; and*

- *contain upper level setbacks above the street wall within a maximum of two steps (including the setback above the street wall below as one step) to avoid repetitive steps in the built form.*

Relevant Decision Guidelines:

The following decision guidelines [inter alia] *apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:*

- *whether the design of the development fronting Smith Street achieves a fine grain, traditional retail shop front character;*
- *whether development retains the prominence of the heritage street wall in the vistas along Smith Street;*
- *whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street;* [and]
- *whether the development delivers design excellence, including but not limited to building siting, scale, massing, articulation and materials.*

Planning Permit Application PLN24/0589

Smith Street street wall height and upper level setbacks

Street wall setback and height:

- Zero setback from the Smith Street property boundary and 10.8m height to parapet.

Upper level setback:

- Levels 2 & 3 behind street wall façade: 3.0m, with private open space occupying the setback at Level 2;
- Levels 3, 4, 5 & 6 (above street wall): 8.0m; and
- rooftop communal space behind a raised planter setback an additional 1.1m (i.e. 9.2m from the front property boundary).

Smith Street façade design

The following is provided in the 2024 Façade Design Concept detailing the design of the Smith Street façade proposed by the application, and response to the heritage context in which the subject site is located:

The architectural response is strongly rooted in the immediate context of significant heritage buildings whilst creating its own unique identity to complement and enrich the streetscape. The structured grid which forms the façade of the iconic Foy & Gibson buildings to the East of the subject site has been referenced and reinterpreted as the primary façade structure for the proposed development. The stepping in the concrete panels establish a strong connection to the adjacent heritage buildings. The precast modules with varying infill panels are informed by the different uses within the apartments and provide visual interest to all facades.

The primary Smith Street façade has been conceived to sit comfortably next to the adjacent heritage building, subtly reference its detailing, and responds to some of the more exuberant façades that line the street.

(2024 Façade Design Concept, p 2)

Openings

Openings Mirroring the finer ornate windows of the adjoining 230-232 Smith Street, the proposed development introduces contemporary adaptations of these openings with stepped brickwork reveals. The proposed openings are aligned with the windows of 230-232 Smith Street, repeated across the Level 1 street wall to create a symmetrical composition.

(2024 Façade Design Concept, p 11)

The following annotation to the 2024 Revision B Plans (Drawing no. TP 203) is made regarding the Smith Street façade design:

Façade openings [repetitive row of five at Level 1] *reference the finer scale of the adjoining building windows.*

Smith Street façade materiality

Proposed materials comprising Smith Street street wall façade include the following, with descriptions provided in the 2024 Revision B Plans (Drawing no. TP 203):

- BR-1: Diagonal vertically-laid brickwork in terracotta/red finish (façade wall)

  The brickwork references the industrial buildings of Collingwood, in particular the adjoining Foy & Gibson Warehouse.

- BR-2: Standard brickwork in terracotta/red finish (stepped brickwork shrouds to five openings at Level 1)

  Stepped terracotta/red brickwork shrouds to openings referencing the mouldings of the historic buildings.

- CN-2: Light grey board formed concrete (projecting canopy and two stepped columns dividing the glazing into three to delineate the different uses behind each);
- GL-1: Clear glazing (at ground level to restaurant and residential entry);
- GL-3: (below clear glazing at ground level);
- WF-1: Aluminium Window Frame (window and door frames at ground level)

  Steel framed windows articulate the ground floor interface and reference the historic shopfronts along Smith Street.

The 2024 Façade Design Concept notes the following on page 11:

Materiality

Paying homage to the brick warehouses of Collingwood, the podium and street wall interface to Smith Street will be finished in terracotta brickwork laid vertically and diagonally. This contemporary brick laying pattern creates a jagged texture to the wall, a means to discourage vandalism to the front face of the building. The use of terracotta brickwork to the Little Oxford Street rear façade helps create a sense of unity to the different street interfaces.

The off-form concrete used in the canopy and in the pilasters emphasizes the durability of the facade. Combined with the coloured glass and coloured steel frames of the glazed panels on ground floor, it contributes to the façades activation, creating vibrancy and interest to the building entries.

GJM Comment

The street wall height at Smith Street and upper levels above the street wall proposed by the application are consistent with interim DDO30 discretionary controls and will appropriately maintain continuity of the predominately two-storey heritage street wall of the Smith Street Precinct (HO333).

The façade design proposed by the application appropriately responds to the heritage streetscape rhythm, proportions, and relationship of solid and void of the heritage buildings within HO333. The oblique views from the Smith Street public realm (Figure 59 & Figure 60) illustrate how the proposed building is visually integrated into the heritage streetscape – including the 'Individually-significant'-graded pair of shop/residences immediately to the north - through articulation of the façade and canopy element. The proposed Smith Street street wall façade material palette responds appropriately to the brick and rendered masonry character of the heritage buildings within the streetscape.

In order to provide a more nuanced design and improved heritage outcome, and to appropriately respond to the heritage façade to the north (230-232 Smith Street), it is our view that:

- The height of the proposed street wall should be reduced to align with the top of the cornice of the façade at 230-232 Smith Street (Figure 61 & Figure 63) and drop the head height of the openings below to accommodate this. We note the façade height shown on the Without Prejudice Plans aligns with the cornice of the façade to the north (Figure 64), which the 2023 GJM

Memorandum had recommended (in response to the 2022 application) to help ensure the visual prominence of the corner heritage building.

- The canopy height should be reduced slightly to align with the neighbouring properties. Currently the canopy height sits slightly higher than the projecting canopies to the north and south of the subject site (Figure 63). To better respond to the streetscape, the height of the canopy should be lowered so that it provides a visually consistent with the canopy line along this part of the eastern side of Smith Street, as shown in the Without Prejudice Plans (Figure 64).

Figure 59. *Design render – Northwest View, Proposed.*

(2024 Façade Design Renders, p 4)

Figure 60. *Design render – Southwest View, Proposed.*

(2024 Façade Design Renders, p 8)

Figure 61. *Proposed Smith Street Streetscape Elevation.*

Pair of two-storey Victorian shop/residences at 230-232 Smith Street at left, Staney Street at far left.

Cornice datum dotted in red.

(Excerpt of 'Smith Street Elevation – Proposed Conditions', Drawing no. TP 021, Revision A – Town Planning – Submission 1, dated 26 July 2024)

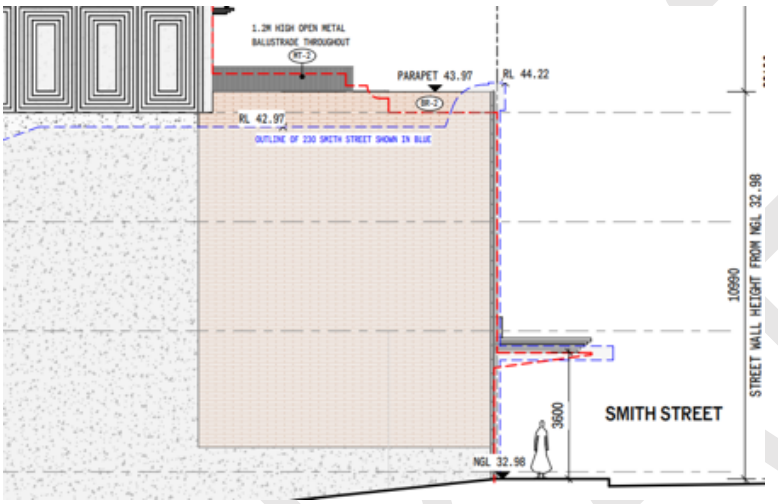

Figure 62. *Proposed North Elevation at Smith Street interface.*

Red dashed line indicates previous building envelope proposed by the 2022 application.

Blue dashed line indicates building envelope of two-storey shop/residence at 230 Smith Street.

(Excerpt of 'Proposed North Elevation', Drawing no. TP 201, Revision A – Town Planning – Submission 1, dated 26 July 2024)

Figure 63. *Design render – Smith Street Façade, Proposed.*

Cornice datum dotted in red.

Canopy datum dotted in green.

(2024 Façade Design Renders, p 2)

Figure 64. *Revised (January 2024) Smith Street façade design.*

Cornice datum dotted in red.

Canopy datum dotted in green.

(Without Prejudice Plans, p 10)

7 REQUIRED CHANGES

In our view the following minor amendments should be made to the proposed design of the Smith Street façade and street wall:

- Reducing the height of the Smith Street street wall to align with the top of the cornice of the façade immediately to the north at 230-232 Smith Street;
- Reducing the height of projecting canopy at Smith Street to align with the consistent canopy height of the adjacent buildings at 230-232 Smith Street and 220 Smith Street.

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8 CONCLUSION

It is It is our view that the application and proposed new building at 224-228 Smith Street appropriately references the historic Smith Street streetscape and responds to the heritage context through the provision of upper-level setbacks, façade articulation, materials and colour scheme. The proposed building is consistent with the interim DDO30 heritage-related objectives and preferred built form controls and the intent of the local heritage policy at Clause 15.03-1L of the Yarra Planning Scheme.

With the changes set out at Section 7 above we consider the proposal to be an acceptable design response to the heritage provisions within DDO30 and the broader Yarra Planning Scheme.

Jim Gard'ner | Director

Paul Webb | Heritage Consultant

GJM Heritage

DRAFT

SLR Consulting Australia
Level 11, 176 Wellington Parade, East Melbourne VIC 3002, Australia

27 November 2024
SLR Ref: 640.10090.00019-L02-v1 224-226 Smith St acoustic review.docx

Attention: Joe Byrne
City of Yarra
PO Box 168
Richmond, VIC 3121

RE: Development Application – Review of Acoustic Report
224-226 Smith Street, Collingwood

Introduction

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report for the planning application for 224-226 Smith Street, Collingwood.

Details of the report are as follows:

- Title: 224-228 Smith Street, Collingwood – Acoustic Engineering
- Date: 03/09/2024 (revision 4)
- Prepared for: Valli Group
- Prepared by: DDEG Acoustics

The report has been prepared as part of the planning application for a new mixed-use building.

In July 2023, SLR conducted a peer review of an acoustic report prepared for a previous application at the site. The current application is separate from the previous application, however we expect that the acoustic effects will be similar to the previous application. This is because the major design changes relate to building heights and setbacks.

The previous acoustic report was also prepared by DDEG Acoustics on behalf of Valli Group. The current acoustic report is largely as per the previous acoustic report.

The recommendations of SLR's previous review (dated 14 July 2023) were as follows:

1 *A formal assessment of patron and music noise ingress be conducted, based on measurements from a Friday/Saturday night.*

2 *There is a risk that the traffic and tram source measurements are not representative of floors above ground level, since the measurements appear to have been conducted on the footpath behind parked cars. Also regarding the source measurements, night-time traffic measurements conducted on a Sunday might not represent worst-case conditions.*

3 *The method used to calculate the traffic source levels from the measurements should be described.*

4 *Screenshot(s) of the acoustic model showing the Smith Street façade of the proposed building and the full length of the traffic noise source are requested.*

5 *The areas where metal cladding is proposed for the building façade should be identified. Also, the proposed construction may not achieve the assumed Rw 40 performance.*

6 *An updated acoustic review should be conducted once the mechanical plant design has been finalised. This review should be conducted by a suitably qualified acoustic consultant.*

7 *A sleep disturbance assessment for noise levels from the car lift and carpark gate at the existing dwellings should be conducted. The maximum source noise levels for these items should be presented.*

8 *The calculated patron source level should be checked. Our calculation using the Olsen method results in a source level of 91 dBA rather than 76 dBA.*

9 *Further details (such as model screenshots) are requested to explain the cause of 230 Smith Street not being the most-affected receiver regarding patron noise from the proposed rooftop terrace.*

10 *The review of noise from the substation should be conducted by a suitably qualified acoustic consultant.*

11 *An assessment of noise from the ground floor 'commercial space' should be conducted, if it operates during the night period.*

12 *Noise from deliveries and waste collections should be assessed.*

Acoustic Peer Review

Item 1: Patron and music noise ingress

SLR Comments

As far as we can tell, Section 6.2 of the report is largely unchanged from the previous acoustic report. We are concerned about patron and music noise impacts to the proposed apartments, due to the proximity to Smith Street.

SLR's recommendation is as per our previous review (re-worded for clarity): Formal assessments of patron and music noise ingress from existing sources to the proposed apartments should be conducted. These assessments should be based on measurements from a Friday/Saturday night.

Item 2: Source level measurements for traffic and tram noise

SLR Comments

The photos in the 'Noise Measurement Methodology' appendix (which is Appendix C in the current report and Appendix D in the previous report) and the measurement dates listed in Section 5.3 indicate that the same source level measurements are used as in the previous report.

Our previous review referred to Sunday 26 February 2023 based on the first paragraph of Section 6.3 in the previous report, however the updated report has removed this discrepancy, referring instead to Friday 24 February 2023.

SLR's recommendation is partly as per our previous review: There is a risk that the traffic and tram source measurements are not representative of floors above ground level, since the measurements appear to have been conducted on the footpath behind parked cars.

Item 3: Source levels used for traffic and tram noise

SLR Comments

Details of how the source levels were determined from the measurement results do not appear to be provided in Section 5.3 or Section 6. SLR's recommendation is as per our previous review: The method used to calculate the traffic source levels from the measurements should be described.

Predicted internal noise levels are provided in Section 6.4, however adopted façade noise levels (which were provided in Section 8.2 of the previous acoustic report) are not provided. These façade noise levels are requested, in order to check that the City of Yarra Guidelines for traffic and tram noise will be met inside the proposed apartments. Once these façade noise levels are provided, SLR can comment on the proposed building envelope design in a future review.

Item 4: Screenshots of the traffic noise model

SLR Comments

The requested screenshots do not seem to be provided in the acoustic report.

SLR's recommendation is as per our previous review: Screenshot(s) of the acoustic model showing the Smith Street façade of the proposed building and the full length of the traffic noise source are requested.

Item 5: External walls and roof constructions

Summary of the Acoustic Report

The second paragraph of Section 6.3.2 states that external walls are "indicatively" recommended to achieve at least Rw + Ctr 40.

Regarding the roof of the building, specific acoustic requirements are not presented, however the second paragraph of Section 6.3.3 states that the roof is to be a concrete construction.

SLR Comments

Specific acoustic requirements for the external walls – in the form of Rw + Ctr ratings or specific wall constructions –should be presented in the acoustic report, i.e. we suggest that the word "indicative" is removed from the second paragraph of Section 6.3.2 of the acoustic report.

Item 6: Future review of mechanical plant noise

Summary of the Acoustic Report

The last paragraph in Section 7.4 states that an acoustic review of "common and commercial mechanical plant" should be conducted once equipment layouts and selections have been completed.

SLR Comments

The future acoustic review of the mechanical plant should be conducted by a suitably qualified acoustic consultant.

Item 7: Sleep disturbance from the carpark equipment

Summary of the Acoustic Report

The first dot point in section 7.7 states that the car park entry gate should use a soft-start motor with a sound power level of up to 70 dBA

SLR Comments

Regarding the carpark gate, we consider that the proposed source level will minimise the risk of sleep disturbance caused by the gate.

Regarding the car lift, it appears that Section 7.8 of the acoustic report is unchanged from the previous acoustic report. SLR's recommendation is as per our previous review: A sleep disturbance assessment for noise levels from the car lift at the existing dwellings should be conducted. The maximum source noise level for the car lift should be presented.

Regarding the car stackers, a 17-space semi-automated system (which appears to use lifting and sliding movements) is now shown at the western end of the Basement L2 level carpark. This car stacker system does not appear to be mentioned in Section 7 of the acoustic report. SLR recommends that vibration controls for the car stacker system be proposed.

Item 8: Source level for patron noise

Summary of the Acoustic Report

The assumed patron noise source level for the rooftop communal area in Section 8.2 of the report has been revised to 89 dBA L_{eq}. This is based on the 'restaurant and dining' classification for 40 patrons. *[Based on the 'Olsen method' used by the previous acoustic report, the calculated L_{eq} source level would be 91 dBA. We also note that the L_{max} source level is not presented]*

The predicted patron noise level at the most affected surrounding dwelling is 45 dBA L_{eq} at 229 Smith Street (NSA 1), thus complying with the night period criterion by 5 dBA.

SLR Comments

We consider that the assumed L_{eq} source level 89 dBA is appropriate. We also agree that the L_{eq} parameter is expected to be the driving factor (rather than the L_{max} parameter).

Regarding the predicted noise levels at dwellings, we request details of why these have only increased by 2-5 dBA L_{eq}, given that the source level has increased by 13 dBA (89 vs 76 dBA) since the previous acoustic report.

Regarding the night period patron noise limit, we note that this has increased from 48 dBA (based on the EPA Protocol Part I) to 50 dBA (based on 'background plus 5 dBA') in the current acoustic report. Both approaches are included in the City of Yarra Guideline, therefore we consider that the new higher limit is suitable.

Item 9: Patron noise at existing 230 Smith Street dwelling

Summary of the Acoustic Report

SLR requested an explanation of the relatively low patron noise level predicted at 230 Smith Street (NSA 2). The requested details were not provided, however Table 23 now shows that the patron noise level at 230 Smith Street is predicted to be 4 dBA higher than *[compared with 8 dBA lower than, in the previous acoustic report]* at 1 Stanley Street (NSA 3).

SLR Comments

This item is resolved.

Item 10: Future review of substation noise

SLR Comments

As far as we can tell, Section 6.2 of the report is largely unchanged from the previous acoustic report.

SLR's recommendation is as per our previous review: The future review of noise from the substation should be conducted by a suitably qualified acoustic consultant.

We expect that the review of substation noise would be conducted during the detailed design phase of the project when details of the proposed substation are finalised.

Item 11: Ground floor restaurant and cafe

SLR Comments

The floorplans show a restaurant (potentially labelled as 'commercial space' in the previous application) on the ground floor near Smith Street. A café is now proposed for the southern end of the Little Oxford Street façade.

SLR recommends that acoustic assessments for the restaurant and café – including sleep disturbance assessments – should be conducted if these spaces are to operate during the night period.

Item 12: Deliveries and waste collections

SLR Comments

As far as we can tell, the requested assessment has not been presented. SLR's recommendation is as per our previous review: Noise from deliveries and waste collections should be assessed.

Item 13: Loading bay

SLR Comments

The floorplans show a "loading/waiting bay" with a loading platform located adjacent to the bin rooms. Noise from this area should be assessed.

Recommendations

A review of the acoustic report prepared for the proposed mixed-use building at 224-226 Smith Street, Collingwood has been completed. We consider that the following items are currently outstanding:

- *Formal assessments of patron and music noise ingress from existing sources to the proposed apartments should be conducted. These assessments should be based on measurements from a Friday/Saturday night.*
- *There is a risk that the traffic and tram source measurements are not representative of floors above ground level, since the measurements appear to have been conducted on the footpath behind parked cars.*
- *The method used to calculate the traffic source levels from the measurements should be described.*
- *Screenshot(s) of the acoustic model showing the Smith Street façade of the proposed building and the full length of the traffic noise source are requested.*
- *Specific acoustic requirements for the external walls – in the form of Rw + Ctr ratings or specific wall constructions –should be presented in the acoustic report, i.e. we suggest that the word "indicative" is removed from the second paragraph of Section 6.3.2 of the acoustic report.*
- *The future acoustic review of the mechanical plant should be conducted by a suitably qualified acoustic consultant.*
- *A sleep disturbance assessment for noise levels from the car lift at the existing dwellings should be conducted. The maximum source noise level for the car lift should be presented.*
- *Vibration controls for the car stacker system should be proposed.*
- *We request details of why patron noise levels at the sensitive receivers have increased by 2-5 dBA L_{eq}, compared with the source level increasing by 13 dBA (89 dBA vs 76 dBA) since the previous acoustic report.*
- *The future review of noise from the substation should be conducted by a suitably qualified acoustic consultant.*
- *Acoustic assessments for the restaurant and café – including sleep disturbance assessments – should be conducted if these spaces are to operate during the night period.*
- *Noise from deliveries and waste collections should be assessed.*
- *The floorplans show a "loading/waiting bay" with a loading platform located adjacent to the bin rooms. Noise from this area should be assessed.*

Further details of these issues are presented in the previous sections of this review.

Regards,

SLR Consulting Australia

SDL

Checked/
Authorised by: DW

Simon de Lisle
Associate- Acoustics

Referral Response
City Strategy – Open Space Design

Application Information:

Referral Officer:	Daniel Perrone
Officer:	Joe Byrne
Council Reference:	PLN24/0589
Address:	224-226 Smith St, Collingwood VIC 3066
Proposal:	Demolition of all buildings on site and construction of multi storey (plus roof terrace, roof services and basement levels) comprising a restaurant, office and dwellings (permit required for dwellings land use only), and a reduction in the car parking requirements.
Comments Sought:	Click here to view referral memo: D24/442806 - IREF24/01928 - Internal Referral Request
Disclaimer:	Council's City Strategy - Open Space Plan & Design Unit – Open Space Planner, provides the following referral advice based on the information provided in the referral request memo referenced above.
Prev. Responses:	

We were requested to make comments on the following:

- Landscaping Plan (which shows landscaping proposed within the development's property boundary)
- Landscaping Plan and plant schedules
- Details for planter boxes and other furniture
- Irrigation and maintenance
- Clause 58.03-5 landscaping objectives (soil volumes, deep soil planting).

Comments and Recommendations:

Comments Summary:

1. The submitted Landscape Plans (prepared by Etched) have been reviewed for the above planning application. The plans show that landscaping is proposed within the property boundary at Ground floor, levels 1, 2, 3, 6, and level 7 (roof terrace).

2. Overall, the landscape concept and extent are supported, however additional information is required to provide a detailed assessment (particularly against Clause 58.03-5).

3. The following comments outline further information required to be provided for review before a planning permit is issued.

4. These referral comments do not assess any landscaping or streetscape works occurring outside of the subject site – refer to Urban Design Unit referral comments.

Clause 58.03-5

5. The landscape plans should demonstrate show how the proposal is meeting the landscaping objectives of Clause 58.03-5 and Standard D10.

6. For the subject site, the recommended canopy cover and deep soil requirements (as per Table D2 of Standard D10) are as follows:

Table D2 Canopy cover and deep soil requirements

Site area	Canopy cover	Deep soil
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

7. Based on a site area of 839m^2, the Canopy Cover and Deep Soil requirements are calculated as follows:

Site Area (m^2)	Canopy Cover (m^2)	Deep Soil (m2) @ ≥800mm soil depth
839	0.05 x 839 = **42m^2**	0.05 x 839 = **42m^2**

8. Additionally, Standard D10 recommends that the proposal should include at least one (1) Type B tree, as specified in Table D4:

Table D4 Tree type

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

9. Table D3 details the minimum soil requirements for each tree type when planted in either deep soil or in raised planters:

Table D3 Soil requirements for trees

Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre

Assessment:

10. Whilst variation from the standard may be considered, the proposal should clearly demonstrate how soil volumes and canopy coverage is calculated, where any departure from Standard D10 occurs, and how the proposal is otherwise meeting the Objectives of Clause 58.03-5.

11. Due to the extent of the basement carpark, there is no provision for deep soil within the site.

12. Approximately 48m2 of deep soil planting is provided in the form of raised planters with a soil depth of 700mm of greater located on the ground level and roof terrace, meeting the deep soil planting requirement of Table D2.

13. It does not appear that sufficient canopy cover is provided to satisfy the requirements of Table D2, with only one tree proposed across the development.
NOTE: The proposed pergola is not considered to provide satisfactory canopy cover.

14. One Type A tree (*Olea europea* 'Swan Hill') is provided on the roof terrace, however, insufficient soil volume is provided to satisfy Table D3.

15. No statement has been provided indicating how the landscape plans are otherwise meeting the Objectives of Clause 58.03-5.

Recommendations:

16. Provide at least one (1) Type A tree as specified in Table D4, ensuring sufficient soil volume and depth is provided as per Table D3.

17. Provide canopy coverage calculations, ensuring that at least 42 square metres of canopy cover is provided through tree planting. A planted pergola may be considered as part of the canopy coverage calculation, however, it must be clearly demonstrated on the landscape plans how dense canopy cover (to the equivalent provided by a

tree) is to be achieved through the design of the pergola and associated garden beds.

General Landscape Plan Comments and Further Requirements:

Generally, the submitted landscape plans are of sufficient quality and detail, however, the following changes/further information would be required if a planning permit were to be issued:

18. Amend landscape plan to incorporate recommendations relating to Clause 58-03.5 above.

19. Provide detailed planting plan(s) for each level showing the location of proposed planting, including plant species and quantities, as well as a legend containing key features, materials, and surfaces. Proposed plants are to be:

- **19.1.** Drawn at their mature size on the plan.
- **19.2.** Labelled or coded to correspond with the proposed plant schedule.
- **19.3.** Appropriately selected for suitability to site conditions such as light, shade, microclimate, etc.

20. Amend the plant schedule to include quantities of all plants. It is also noted no climbing pants are listed for the pergola.

21. For above ground planted areas (particularly rooftop terraces and balconies), wind-resistant mulch is to be used.

22. Provide information on any proposed vertical growing structures including detail drawings, mounting technique etc.

Other recommendations:

23. The planters located behind the western façade at level 1 appear to be largely shaded by the façade itself and the 1.6m soil depth provided in these planters is excessive for the types of plants proposed. This will likely cause anerobic soil conditions and result in poor plant growth. It is recommended that this area is reconsidered.

City Works

Not applicable.

Open Space Designer: Daniel Perrone
Date: 03 December 2024

Development Engineering Formal Referral Response

Application Information:

Referral Officer:	Joe Byrne
Officer:	Mark Pisani
Council Reference:	PLN24/0589
Referral Number:	IREF24/01927
Address:	224-226 Smith Street, Collingwood
Proposal:	Demolition of all buildings on site and construction of multi storey (plus roof terrace, roof services and basement levels) comprising a restaurant, office and dwellings (permit required for dwellings land use only), and a reduction in the car parking requirements.
Comments Sought:	Reduction in parking; traffic; access arrangements; internal layout design; infrastructure.
Disclaimer:	Council's Development Engineering unit, provides the following advice based on information provided in the referral request memo referenced above.

Engineering Referral Details

Council's Engineering Referral team has reviewed the drawings and documents provided by the Statutory Planning department, as outlined in ***Table 1*** below.

A list of requirements for the applicant and proposed conditions to be included in the Planning Permit have been outlined in ***Section 1 – Engineering Requirements*** and ***Section 2 – Engineering Conditions*** respectively. Specific details of the engineering assessment are provided in ***Section 3 – Engineering Detailed Assessment*** and have informed the requirements and conditions.

Note: the engineering related matters highlighted in the Planning referral have been assessed and included in the response.

Table 1 - Drawings and Documents reviewed by Engineering

Author / Consultant	Drawing No. or Document	Revision	Dated
Planning & Property Partners	Town Planning Report		September 2024
Pandolfini Architects	Statement of Changes – RFI Response	A	3 September 2024 26 July 2024

Author / Consultant	Drawing No. or Document	Revision	Dated
	TP 021 *Smith Street Elevation - Proposed Conditions* TP 022 *Little Oxford Street Elevation - Proposed Conditions* TP 100 *Proposed Basement L2 Floor Plan* TP 101 *Proposed Basement L1 Floor Plan* TP 102 *Proposed Lower Ground Floor Plan* TP 103 *Proposed Ground Floor Plan* TP 200 *Proposed West & East Elevation* TP 201 *Proposed North Elevation* TP 202 *Proposed South Elevation* TP 204 *Little Oxford Street Wall Elevation* TP 250 *Section A* TP 251 *Section B* TP 252 *Section C & D* TP 253 *Sections E & F* TP 254 *Sections G & H* TP 600 *Development Summary*	B B B B B B A A B B B B B B B B	3 September 2024 3 September 2024 3 September 2024 3 September 2024 3 September 2024 3 September 2024 26 July 2024 26 July 2024 3 September 2024 3 September 2024 3 September 2024 3 September 2024 3 September 2024 3 September 2024 3 September 2024
Traffix Group	Traffic Engineering Assessment	B	5 September 2024

SECTION 1: Engineering Requirements – Issue to the Applicant

The applicant must satisfy the engineering items outlined in ***Table 2*** below. A written response must be provided for each requirement, and the action is to be completed prior to resubmission.

Any amendments to plans/drawings or updates to reports/documents must be highlighted using a *red cloud* around the relevant section. In the written response, indicate the relevant sheet/pages of each document which have been amended.

Table 2 - Engineering Requirements for Applicant

Item	Engineering Requirement	Action for Applicant
1	Prepare a vehicle crossing cross sectional drawing for each new vehicle crossing to ensure that a B99 design vehicle can enter and exit the property via Little Oxford Street without scraping or bottoming out. For guidance in preparing the cross sectional drawing, please refer to the information appended to this memo. A ground clearance check of the vehicle crossing using the B99 design vehicle is to be provided.	Provide a cross sectional drawing for the new vehicle crossing, together with a ground clearance check using the B99 design vehicle.

SECTION 2: Engineering Conditions – Planning Permit

The conditions outlined in ***Table 3*** below must be included in the Planning Permit to ensure the specific engineering requirements are complied with.

Note: further conditions may be required if any of the items in Table 2 are not fulfilled prior to the issuing of the Planning Permit.

Table 3 - Engineering conditions to be included in the Planning Permit

Condition related to…	Engineering condition
VC: *Design*	Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a vehicle crossing design must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate compliance with City of Yarra's, *Vehicle Crossing Information Sheet*.
VC: *Construction*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority.
VC: *Reinstatement*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority.

Condition related to…	Engineering condition
Reinstatement of damages caused during development works	Within 2 months of the completion or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated: (a) In accordance with Yarra Standard Drawings | Yarra City Council (b) at the permit holder's cost; and (c) To the satisfaction of the Responsible Authority.

Table 4 - Notes to be included in the Planning Permit

Note related to…	Engineering note
Stormwater: Site discharge	The site stormwater must be directed to the nominated legal point of discharge (LPD) and shall be limited to equivalent pre-development levels *or* 70% impervious coverage, whichever is lowest, for a 20% AEP rainfall event.
Stormwater: Onsite detention	The development must detain onsite, at a minimum, the 10% AEP storm event. For cases where a safe overland flow path cannot be provided or where flows exceeding pipe capacity may impact the development or adjacent, upstream, or downstream properties, the requirement will be to detain the 1% AEP storm event.
Redundant stormwater outlets	All redundant property drain outlets are to be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.
Service infrastructure adjustment to suit finished grades, alignments, etc.	Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly: (a) at the permit holder's cost; and (b) to the satisfaction of the Responsible Authority.
Existing parking infrastructure	No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.
Private utility assets	Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Council property will be accepted.
Adjusting utility infrastructure	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.
Existing parking infrastructure	Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.
Parking sensors	The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

SECTION 3: Engineering Detailed Assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
One-Bedroom Dwelling	4	1.0 space per dwelling	4	4
Two-Bedroom Dwelling	12	1.0 space per dwelling	12	13
Three-Bedroom Dwelling	9	2.0 spaces per dwelling	18	18
Office	187 m^2	3.0 spaces per 100 m^2 of net floor area	5	0
Restaurant	446 m^2	3.5 spaces per 100 m^2 of leasable floor area	15	0
Retail	36 m^2	3.5 spaces per 100 m^2 of leasable floor area	1	0
		Total	**55 spaces**	**35 spaces**

***** Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

Parking Demand Consideration	Details
Parking Demand for Dwellings	The on-site car parking provision satisfies the statutory car parking requirement.
Parking Demand for the Office	As the office will not be providing any on-site car parking, employees will need to make other travel arrangements to commute to and from the site, such as taking public transport or riding a bicycle. Council has approved office developments without on-site car parking. Approved offices without on-site parking include the following: ▪ 187-195 Langridge Street, Collingwood ▪ 100-102 Islington Street, Collingwood

Parking Demand Consideration	Details
	▪ 35 Rose Street, Fitzroy The provision of no on-site parking for the office would encourage employees to use more sustainable forms of transport since the surrounding road network has a scarcity of available long-stay car parking.
Parking Demand for the Restaurant	Similarly with the office component, the restaurant would not be providing any on-site car parking and staff would need to make their own commuting arrangements. Customers parking for the restaurant would be generated off-site. We expect that a sizeable proportion of patrons to the restaurant would be drawn from nearby residences and local businesses (pedestrian catchment) .
Parking Demand for the Food and Drink Use	Given the small scale of the proposed food and drink use, the car parking demand of one car parking space would be generated by an employee. It is agreed that the customers would be drawn from the surrounding residential area and would access the site by foot.
Availability of Public Transport in the Locality of the Land	The following public transport services can be accessed to and from the site by foot: ▪ Smith Street trams – 90 metre walk ▪ Brunswick Street trams – 640 metre walk ▪ Victoria Parade trams – 760 metre walk ▪ Johnston Street buses – 400 metre walk ▪ Collingwood railway station – 1200 metre walk
Multi-purpose Trips within the Area	Customers and clients to the development could combine their visit by engaging in other activities or business whilst in the area.
Convenience of Pedestrian and Cyclist Access	The site is very well positioned in terms of pedestrian access to public transport nodes, shops, supermarket, places of employment and education and other essential facilities. The site also has good connectivity to the on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

Consideration	Details
Availability of Car Parking	Traffix Group had conducted an on-street parking occupancy survey of the surrounding area on Friday 13 October 2023 between 10:00am and 2:00pm and at 7:00pm; and on Saturday 14 October 2023 at 12:00pm and 7:00pm. The survey area encompassed sections of Smith Street, Moor Street, Condell Street, Charles Street, Stanley Street, Little Oxford Street and Oxford Street. The study catchment area also included the Woolworths off-street car park. The time and extent of the survey are considered appropriate. An inventory of 263 to 272 publicly available on-street parking spaces was identified. The Woolworths car park contains approximately 140 spaces. The results of the survey indicate that the peak on-street parking occupy had occurred at 7:00pm on the Saturday (75%, 204 spaces occupied). At the Woolworths car park, a maximum parking occupancy was observed at 12:00pm on the Friday (61%). We are satisfied that customers and clients to the development should be able to find a short-stay on-street parking space.
Relevant Local Policy or Incorporated Document	The proposed development is considered to be in line with the objectives contained in Council's *Moving Forward – Yarra's Transport Strategy 2022-32*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.
The Future Growth and Development of an Activity Centre	The Department of Transport and Planning's *Practice Note 22 – Using the Car Parking Provisions* indicates that car parking should be considered on a centre-basis rather than on a site/individual basis. This is applicable to activity centres, such as the Bridge Road retail precinct, where spare on-street car parking capacity would be shared amongst sites within the activity centres.

Adequacy of Car Parking

From a traffic engineering perspective, the waiver of parking for the office, restaurant and food and drink uses is considered appropriate in the context of the development and the surrounding area.

The operation of the development should not adversely impact on the existing on-street parking conditions in the area.

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

TRAFFIC IMPACT

Trip Generation

The trip generation for the site adopted by Traffix Group is as follows:

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	AM Peak Hour	PM Peak Hour
Residential (35 spaces)	3.0 trips per space per day 0.3 trips per space in each peak hour	105 trips	11 trips	11 trips

Directional Split

The proposed peak hour directional split for residential traffic is as follows:

- AM Peak Hour: 20% IN (2 trips) and 80% OUT (9 trips)
- PM Peak Hour: 40% OUT (4 trips) and 60% IN (7 trips)

The traffic volumes generated by the development are not unduly high and should not adversely impact the traffic operation of Little Oxford Street or the surrounding road network.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The garage doorway has a width of 8.35 metres and is considered satisfactory.
Visibility	The development entrance provides adequate sight lines for motorists exiting the site onto Little Oxford Street.
Headroom Clearance	The garage doorway has a headroom clearance of 3.3 metres, which satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Car Parking Modules and Mechanical Parking	
At-grade Parking Spaces	The dimensions of the parking spaces (2.9 metres by 4.9 metres) satisfy *Design standard 2: Car parking spaces* of Clause 52.06-9.
Aisles	The 5.59 metre wide aisle satisfies *Table 2: Minimum dimensions of car parking spaces and accessways* of Clause 52.06-9.
Column Depths and Setbacks	The column in between spaces 19 and 20 is positioned outside of the parking space clearance envelopes and satisfies *Diagram 1 Clearance to car parking spaces* in Clause 52.06-9.
Clearances to Walls	Spaces adjacent to walls have ample clearances, which satisfy *Design standard 2.*
Car Lift	The car lift to service the development comprises a single cabin, which has internal dimensions of 4.3 metres by 6.7 metres. The useable platform measures 3.0 metres by 5.8 metres and can comfortably accommodate a B99 design vehicle. The doorway has a width of 3.1 metres, which satisfies AS/NZS 2890.1:2004.
Car Stacker Device	The development would be provided with the Klaus Trendvario 6200+ shuffle type car stacker device. Each platform has a length of 5.2 metres and a useable platform width of 2.6 metres. The device can comfortably accommodate a vehicle the size of a B85 design vehicle.
Vehicle Clearance Heights	All spaces within the car stackers have vehicle clearance heights of 1.8 metres, which satisfies *Design standard 4: Mechanical parking*.
Gradients	
Ramp Grade for the first 5.0 metres inside the Property	The grade for the first 5.0 metres inside the development entrance is flat, and satisfies *Design standard 3: Gradients*.
Ramp Grades and Changes of Grade	The ramp grades and changes of grade satisfy *Table 3 Ramp Gradients* of Clause 52.06-9.

Item	Assessment
Performance of Car Lift	
Queuing Analysis	Since the traffic generated by the development would be residential, the PM peak hour would be the critical time for the operation of the car lift. The car lift would be capable of servicing 47 vehicles per hour, based on a total service time of 75 seconds. Assuming a total inbound volume of 10.5 vehicles in the PM peak hour wishing to access the basement levels, the utilisation ratio for the car lift (usage/capacity) would be 0.223 (= 10.5 vehicle trips per hour/47 vehicles per hour). To determine the storage queue of the car lift, guidance is sought from the Australian/New Zealand Standard AS/NZS 2890.1:2004. A mechanical device such as this car lift should have sufficient vehicle storage to accommodate the 98th percentile queue (the queue that will be exceeded on 2% of occasions). By knowing the utilisation ratio of the car lift (in this case, 0.223), the 98th percentile queue length can be calculated. Queue Length, $N = (\text{Log}_n Pr(n>N) / \text{Log}_n \rho) - 1$ $Pr(n>N) = \rho N + 1$ where $\rho = r / s$ (utilisation factor) ρ = average arrival rate / average service rate = 10.5 / 47 = 0.223 $N = (\text{Log}_n 0.02 / \text{Log}_n 0.223) - 1$ = 1.6 car lengths, say 2 car lengths The 98th percentile queue length for the car lift during the PM peak hour is two car lengths. The queue length also includes a car inside the car lift. Based on this calculation, we are satisfied that a car lift (based on a service time of 75 seconds) can adequately operate without resulting in the queuing of cars external to the site (i.e. - within Little Oxford Street).
Swept Path Assessment	
Vehicle Entry Movements Development Entrance and Car Lift via Little Oxford Street G34078-03***** Sheet 01	The swept path diagrams of a B99 design vehicle entering and exiting the development and car lift via Little Oxford Street are considered satisfactory.
Waste Collection Vehicle Movements Via Little Oxford Street G34078-03 Sheet 02	The swept path diagrams of a 6.345 metre long waste collection vehicle reversing into the loading bay and proceeding out of the development via little Oxford Street, are considered satisfactory.
Vehicle Ingress and Egress Car Stacker G34078-03 Sheet 03	The swept path diagrams of a B85 design vehicle ingress and egressing into and out of the stacker platforms via the car lift are considered satisfactory.
Vehicle Ingress and Egress Private Garage G34078-03 Sheet 04	The swept path diagrams of a B85 design vehicle ingress and egressing into and out of the parking spaces of the private car park via the car lift are considered satisfactory.

Item	Assessment
Vehicle Ingress and Egress At-Grade Parking Spaces G34078-03 Sheet 05	The swept path diagrams of a B85 design vehicle ingress and egressing into and out of the at-grade parking spaces via the car lift are considered satisfactory.
Other Items	
Loading Arrangements	The dimensions of the proposed loading bay (3.0 metres by 6.8 metres) are considered satisfactory for delivery vehicles and waste collection vehicles servicing the site.
Vehicle Crossing Ground Clearance	The existing vehicle crossing is to be demolished and reconstructed to span the development entrance. The applicant is to prepare a cross sectional drawing for each proposed vehicle crossing on Little Oxford Street. Information in relation to preparing the vehicle crossing section drawings is appended to this memo. A ground clearance check is to be undertaken for each vehicle crossing using the B99 design vehicle to confirm that vehicles can enter and exit the property via Islington Street without scraping or bottoming out.

* Traffix Group swept path diagram drawing number.

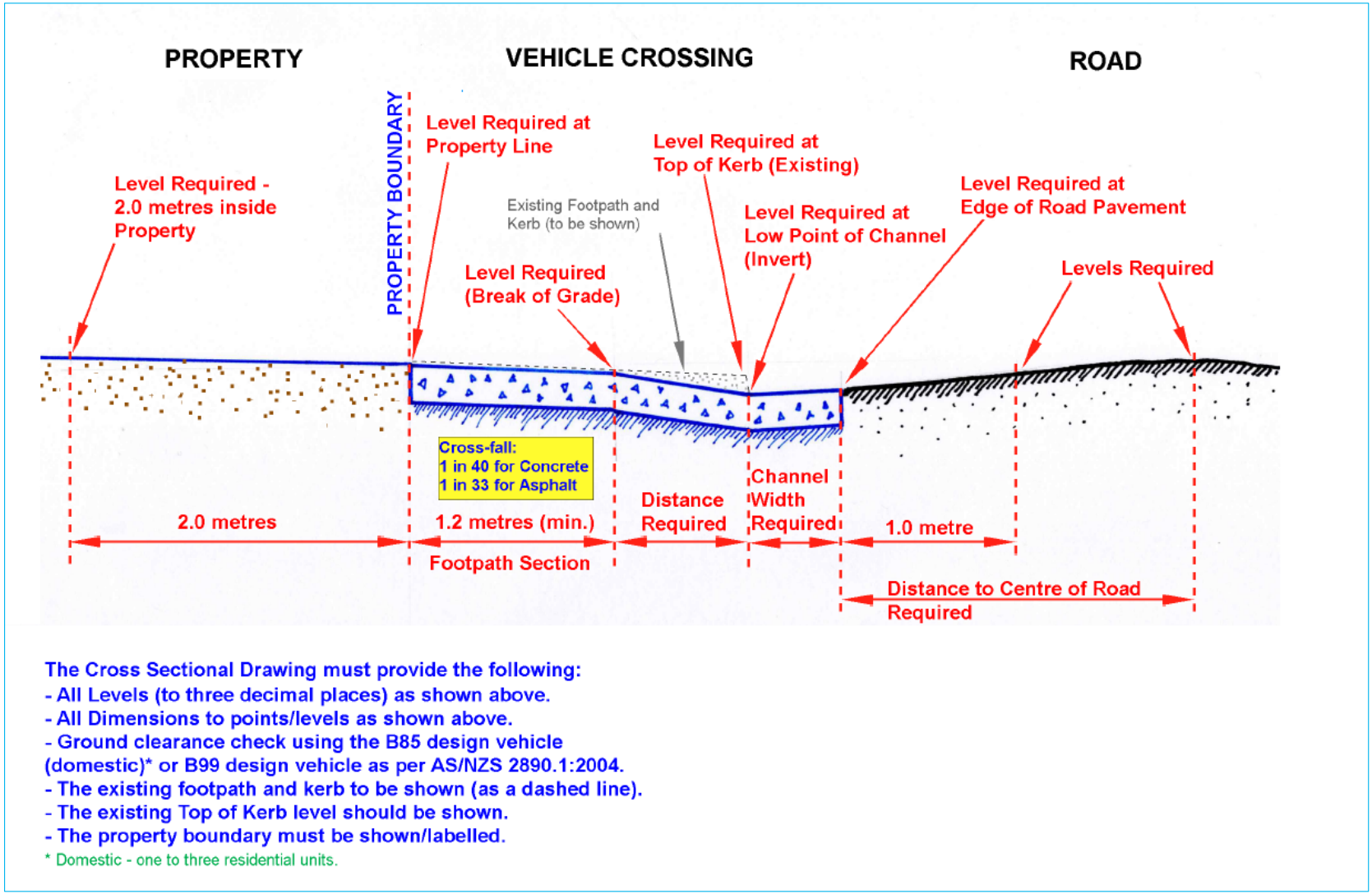
SECTION 4: Acknowledgement

Engineer: Mark Pisani

Signature:

Date: 26 November 2024

VEHICULAR ACCESS - CROSS SECTIONAL DRAWING INFORMATION TO BE PROVIDED



The Cross Sectional Drawing must provide the following:
- All Levels (to three decimal places) as shown above.
- All Dimensions to points/levels as shown above.
- Ground clearance check using the B85 design vehicle (domestic)* or B99 design vehicle as per AS/NZS 2890.1:2004.
- The existing footpath and kerb to be shown (as a dashed line).
- The existing Top of Kerb level should be shown.
- The property boundary must be shown/labelled.

* Domestic - one to three residential units.

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Joe Byrne
Council Reference:	PLN24/0589
Address:	224-226 Smith St, Collingwood VIC 3066
Proposal:	Demolition of all buildings on site and construction of multi storey (plus roof terrace, roof services and basement levels) comprising a restaurant, office and dwellings (permit required for dwellings land use only), and a reduction in the car parking requirements.
Comments Sought:	Click here to view referral memo: Record D24/441969: IREF24/01926 - Internal Referral Request
Disclaimer:	Council's City Works Unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comments:

The waste management plan for 224-228 Smith Street, Collingwood authored by Traffix Group and dated 5/9/2024 is not satisfactory from a City Works Branch's perspective.

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

1. To properly assess whether enough space has been allocated to form an effective waste system please include the total footprint of the bins allocated and the space available in each bin storage room in M^2

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:26/11/2024

ESD Formal Referral Response

Application Information	
Referral Officer	Joe Byrne
Officer	Gavin Ashley
Council Reference	PLN24/0589
Address	224-226 Smith St, Collingwood VIC 3066
Proposal	Demolition of all buildings on site and construction of multi storey (plus roof terrace, roof services and basement levels) comprising a restaurant, office and dwellings (permit required for dwellings land use only), and a reduction in the car parking requirements.
Comments Sought	Click here to view the link to the Statutory Planning Referral memo: **D24 441958**

Council's ESD Officer provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

ESD comments were requested on the following:

- New referral
- SMP

In assessing this application, the following documents were reviewed:

- Sustainable Management Plan & WSUD Response prepared by Makao (v2 – 5.Sep.2024)
- Architectural Plans prepared by Pandolfini Architects (01.06.2023)
- Waste Management Plan prepared by Traffix (05.09.2024)

Comments

The standard of the submitted ESD does not meet Council's Environmentally Sustainable Design (ESD) standards.

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met:

(1) Applicant ESD Commitments

- The project achieves a total BESS score of 58% with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%.
- Daylight modelling has been conducted showing that 100% of the living rooms will achieve a daylight factor of 1% and 100% of the bedrooms will achieve a daylight factor of 0.5%.
- The proposed design shall achieve a development average of 10% improvement on the NCC 2022 requirements or higher.
- The development shall surpass the minimum energy efficiency requirements by targeting a minimum average of 7.3-stars across the development. Additionally, dwellings are required to meet the maximum cooling allowance limits per the planning scheme Clause 58.03-1 for Yarra City Council is 30MJ/m2 (Climate zone 21 Melbourne).
- The proposed development will be all electric (no gas connection).
- Individual electricity and water meters shall be installed for each residential unit. Sub-metering will be employed for all major common area services e.g. solar PV system, external lighting, rainwater harvesting system, irrigation system if installed, shared bin room energy uses (e.g. exhaust fan).
- The apartments will be naturally ventilated through operable windows.
- Commercial spaces will provide outdoor air at a rate 50% greater than the minimum required by AS1668.2:2012.
- Hot water supply to dwellings will be from a highly efficient central electric storage hot water system.
- Space heating and cooling will be provided by reverse cycle air conditioning systems with a minimum energy star rating of 5-stars or equivalent for both heating and cooling.
- LED lighting to all dwellings designed to achieve a maximum power density of 4W/sqm or less.
- The project will implement a minimum 6.375kWp roof mounted solar photovoltaic system.
- Individual cold water and electricity meters will be provided to the apartments and communal areas. A Building Management System will be installed to monitor and control the building various systems.
- Water efficient fittings and fixtures are applied throughout.

- A 10,000 litre rainwater tank will harvest rainwater from 450m2 of roof and terrace area, and connected to all non-residential toilets.
- Approximately 153m2 (18.2%) of the site will be permeable, including vegetated planter boxes >400mm soil depth.
- In total 43 bicycle spaces are to be provided for occupants and visitors.
- EOT facilities including 1 x staff shower and 8 x lockers will be provided.
- The development will provide at least one active EV charging unit upon practical completion, and at least 25% of car parking spaces to be EV ready in the future.
- The Waste Management Plan provide storage spaces for garbage, recycling, FOGO, glass, paper and cardboard, hard waste.
- A Building User's Guide shall be prepared and issued to building occupants and the building manager.

(2) Application ESD Deficiencies

- A daylight report of the modelling should be provided as evidence for the related credits with the BESS report and include the following: Modelling software including version and release date, Location and co-ordinates, Time of year and time of day, Sky conditions, Orientation, Visual Light Transmission (VLT) for all glazing modelled, Reflectance surface properties, a 3d view to indicate that the adjoining developments have been modelled (model adjacent buildings per their likely developed form based on current zoning (mirrored). Confirm this with the relevant council if potential future development on adjoining lots is unclear), Plan views of the assessed apartment that graphically show the extent of daylight penetration to the apartment which will support the stated figures.
- Provide preliminary Section J façade calculations or J1V3 modelling for all non-residential spaces in the development.
- Provide preliminary NatHERS modelling for all thermally unique dwellings, stating assumptions used for the modelling.
- Although a good target, to claim innovation points for Environmentally Preferrable Building Materials there needs to be a clear commitment to and pathway to achieving this. Provide more details and confirmation of approval by the structural engineer, and in what quantity it will be employed, or remove from Innovation Credit claims.
- Following practical completion, full re-commissioning will be undertaken 12 months with monthly monitoring undertaken and outcomes reported including a quarterly tuning process.
- The builder is recommended to have ISO 14001 Environmental Management System accreditation.

(3) Outstanding Information

- The Architectural Roof plan shows space for a total of 26 panels, indicated to be 250W. The SMP only states 15 solar panels. Panels of over 500W are available on the market which would double the PV generation. Consider increasing the target to a minimum of 26 panels x 500W = 13kW capacity to optimise the roof space.
- Confirm if landscaping being installed is low-irrigation/drought tolerant. If an irrigation system is being installed, ensure it is high efficiency drip irrigation.
- Confirm that post-development stormwater flows will not exceed pre-development levels.

- Architectural plans show total 52 residential bike parks in Residential Bike Store on Basement L1. Visitor Bike Store and Staff Bike Store needs to be clearly labelled with number of required bike parks. Please confirm how many bike parks are needed, clarify discrepancies and ensure the numbers are consistent across all documentation.
- Provide a Green Travel Plan with targets and actions around transitioning towards sustainable transport modes.
- Please annotate specified SRI of horizontal surfaces on architectural plans.

(4) ESD Improvement Opportunities

- While most residential apartments receive shading to sliding balcony doors from balcony overhangs, the bedroom windows are left exposed. Consider shading to glazed surfaces to increase thermal comfort. This may consist of an external blind/louvre system to provide shading or heat reduction in the building, or internal blinds to all windows and doors.
- Consider specifying more recycled materials (E.g. bricks) and products to reduce the environmental impacts of the building.
- Consider materials and assembly methods to assist with disassembly and adaptive reuse at end of life.
- Consider incorporating a car share space on street (through partnership) or within the basement, and at a minimum provide details of surrounding car share locations within the Building Users Guide and/or Green Travel Plan.
- Consider increasing the construction and demolition waste diversion target to 90% in line with best practice targets.
- Consider implementation of green wall or roof elements to increase the urban ecology of the development. Consider an assessment using the green factor tool greenfactor.com.au.

Recommendations

The applicant is required to address the items listed as ESD Deficiencies (2) or Outstanding Information (3) and it is recommended that ESD Improvement Opportunities (4) are considered for inclusion to improve the environmental performance of the development.

ESD Officer: ASHLEYG

Signature: Gavin Ashley

Date: 21.11.2024

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council

Applicant Response Guidelines

Project Information:

Applicants should state the property address and the proposed development's use and extent. They should describe neighbouring buildings that impact on or may be impacted by the development. It is required to outline relevant areas, such as site permeability, water capture areas and gross floor area of different building uses. Applicants should describe the development's sustainable design approach and summarise the project's key ESD objectives.

Environmental Categories:

Each criterion is one of the 10 Key Sustainable Building Categories. The applicant is required to address each criterion and demonstrate how the design meets its objectives.

Objectives:

Within this section the general intent, the aims and the purposes of the category are explained.

Issues:

This section comprises a list of topics that might be relevant within the environmental category. As each application responds to different opportunities and constraints, it is not required to address all issues. The list is non-exhaustive and topics can be added to tailor to specific application needs.

Assessment Method Description:

Where applicable, the Applicant needs to explain what standards have been used to assess the applicable issues.

Benchmarks Description:

The applicant is required to briefly explain the benchmark applied as outlined within the chosen standard. A benchmark description is required for each environmental issue that has been identified as relevant.

How does the proposal comply with the benchmarks?

The applicant should show how the proposed design meets the benchmarks of the chosen standard through making references to the design brief, drawings, specifications, consultant reports or other evidence that proves compliance with the chosen benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans. The site's permeability should be clearly noted. It is also recommended to indicate water catchment areas on roof- or site plans to confirm water re-use calculations.

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council

ESD in the Planning Permit Application Process

Yarra City Council's planning permit application process includes Environmentally Sustainable Development (ESD) considerations. This is now supported by the ESD Local Policy Clause 22.17 of the Yarra Planning Scheme, entitled *Environmentally Sustainable Development.*

The Clause 22.17 requires all eligible applications to demonstrate best practice in ESD, supported by the Built Environment Sustainability Scorecard (BESS) web-based application tool, which is based on the Sustainable Design Assessment in the Planning Process (SDAPP) program.

As detailed in Clause 22.17, this application is a 'large' planning application as it meets the category Non-r*esidential 1. 1,000m^2 or greater*.

What is a Sustainable Management Plan (SMP)?

An SMP is a detailed sustainability assessment of a proposed design at the planning stage. An SMP demonstrates best practice in the 10 Key Sustainable Building Categories and;

- Provides a detailed assessment of the development. It may use relevant tools such as BESS and STORM or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identifies achievable environmental performance outcomes having regard to the objectives of Clause 22.17 (as appropriate); and
- Demonstrates that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Documents the means by which the performance outcomes can be achieved.

An SMP identifies beneficial, easy to implement, best practice initiatives. The nature of larger developments provides the opportunity for increased environmental benefits and the opportunity for major resource savings. Hence, greater rigour in investigation is justified. It may be necessary to engage a sustainability consultant to prepare an SMP.

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice.

1. Indoor Environment Quality (IEQ)

Objectives:

- to achieve a healthy indoor environment quality for the wellbeing of building occupants
- to provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices

Issues	Applicant's Design Responses	Council Comments	CAR*
Natural Ventilation and Night Purging	*– All habitable spaces have access to natural ventilation via operable windows and/or sliding doors along the façade.* *– Furthermore, effective ventilation shall be facilitated via breeze paths between operable windows (see floor plans for locations of the operable windows).* *Where mechanical ventilation is provided:* *– CO2 Concentration—the ventilation system shall be designed to monitor and maintain a maximum CO2 concentration of 700ppm to regular use floor areas.* *– An increase in outdoor air (in L/s) of at least 50% above AS 1668.2:2012 shall be provided to regular use floor areas.*	Satisfactory.	1
Daylight & Solar Access	*Minimum glazing VLT of 60%.* *100% of the living rooms will achieve a daylight factor of 1% and 100% of the bedrooms will achieve a daylight factor of 0.5%.*	A report of the modelling should be provided as evidence for the related credits with the BESS report and include the following: Modelling software including version and release date Location and co-ordinates Time of year and time of day Sky conditions Orientation Visual Light Transmission (VLT) for all glazing modelled. Reflectance surface properties A 3d view to indicate that the adjoining developments have been modelled. Model	2

		adjacent buildings per their likely developed form based on current zoning (mirrored). Confirm this with the relevant council if potential future development on adjoining lots is unclear. Plan views of the assessed apartment that graphically show the extent of daylight penetration to the apartment which will support the stated figures.	
External Views	*Majority of the living areas have a clear line of sight to external views including frequent movement of people/vehicles to provide engaging views and increase the visual comfort of building occupants.*	Satisfactory.	1
Hazardous Materials and VOC	*Low Volatile Organic Compounds (VOC) internal paints, sealants, and adhesives to be specified. Accepted standards include meeting Green Star IEQ targets for TVOC in paints, adhesives and sealants (by volume).* *Low formaldehyde emissions will be addressed by selecting engineered wood products (e.g., MDF, plywood) that emit no more than 0.05 parts per million (E0 standard). Accepted standards include meeting Green Star IEQ targets for Formaldehyde in engineered wood (by area).*	Satisfactory.	1
Thermal Comfort	*Double glazing shall be specified to all habitable areas.* *To minimise the effects of solar heat gain during summer, majority of the glazing will have external shading:* *– Horizontal overhangs e.g. pergola or balconies above* *– See elevation drawings for indicative locations* *–2.75m canopy above the restaurant glazing*	While most residential apartments receive shading to sliding balcony doors from balcony overhangs, the bedroom windows are left exposed. Consider shading to glazed surfaces to increase thermal comfort. This may consist of an external blind/louvre system to provide shading or heat reduction in the building, or internal blinds to all windows and doors.	4

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY

3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 1. Indoor Environment Quality
Good Environmental Choice Australia Standards www.geca.org.au
Australian Green Procurement www.greenprocurement.org
Residential Flat Design Code www.planning.nsw.gov.au
Your Home www.yourhome.gov.au

2. Energy Efficiency

Objectives:

- to ensure the efficient use of energy
- to reduce total operating greenhouse emissions
- to reduce energy peak demand
- to minimize associated energy costs

Issues	Applicant's Design Responses	Council Comments	CAR*
NCC Energy Efficiency Requirements	*The proposed design shall achieve a development average of 10% improvement on the NCC 2022 requirements or higher.*	Unsatisfactory. Provide preliminary Section J façade calculations or J1V3 modelling for all non-residential spaces in the development.	2
Thermal Performance	*The development shall surpass the minimum energy efficiency requirements by targeting a minimum average of 7.3-stars across the development.* *Additionally, dwellings are required to meet the maximum cooling allowance limits per the planning scheme Clause 58.03-1 for Yarra City Council is 30MJ/m^2 (Climate zone 21 Melbourne).*	Unsatisfactory. The SMP states that the development will target a 7.3-star average on page 13, 7.0-stars on page 24 and 7.5-stars on page 33. Please confirm target and ensure consistency throughout the report. Provide preliminary NatHERS modelling for all thermally unique dwellings, stating assumptions used for the modelling.	2
Greenhouse Gas Emissions	*The proposed development shall be all-electric (no gas connection).* *– Electric hot water system* *– Electric or induction cooking appliances* *– Electric space heating and cooling systems*	Satisfactory.	1
Hot Water System	*Domestic hot water system specified and installed shall be a highly efficient central electric storage hot water system.*	Satisfactory.	1

Peak Energy Demand	*No information has been provided.*	The development receives a 100% score in the BESS report section 2.2 Peak Demand.	1
Effective Shading	*To minimise the effects of solar heat gain during summer, majority of the glazing will have external shading:* *– Horizontal overhangs e.g. pergola or balconies above* *– See elevation drawings for indicative locations* *–2.75m canopy above the restaurant glazing*	While most residential apartments receive shading to sliding balcony doors from balcony overhangs, the bedroom windows are left exposed. Consider shading to glazed surfaces to increase thermal comfort. This may consist of an external blind/louvre system to provide shading or heat reduction in the building, or internal blinds to all windows and doors.	4
Efficient HVAC system	*Space heating and cooling will be provided by reverse cycle air conditioning systems with a minimum energy star rating of 5-stars or equivalent for both heating and cooling.*	Satisfactory.	1
Car Park Ventilation	*The development has carparking on the basement level. To reduce electricity consumption, Carbon Monoxide sensors and monitoring shall be used to control the carparks' mechanical ventilation system fan speed and operation if applicable.*	Satisfactory.	1
Efficient Lighting	*LED lighting to all dwellings designed to achieve a maximum power density of 4W/sqm or less.* *The maximum illumination power density in at least 90% of the area of the relevant building class shall meet the requirements in J7D3a of the NCC 2022 Vol 1.*	Satisfactory.	1
Electricity Generation	*6.375 kWp roof mounted solar photovoltaic system proposed.*	The Architectural Roof plan shows space for a total of 26 panels, indicated to be 250W. The SMP only states 15 solar panels. Panels of over 500W are available on the market which would double the PV generation. Consider increasing the target to a minimum of 26 panels x 500W = 13kW capacity to optimise the roof space.	3

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 2. Energy Efficiency
House Energy Rating www.makeyourhomegreen.vic.gov.au
Building Code Australia www.abcb.gov.au
Window Efficiency Rating Scheme (WERS) www.wers.net
Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au
Energy Efficiency www.resourcesmart.vic.gov.au

3. Water Efficiency

Objectives:

- to ensure the efficient use of water
- to reduce total operating potable water use
- to encourage the collection and reuse of rainwater and stormwater
- to encourage the appropriate use of alternative water sources (e.g. grey water)
- to minimise associated water costs

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising Amenity Water Demand	*Wate efficient fixtures and fittings will be specified and installed as follows:* *> Showers: 3 Stars or 4 Stars (7.5 L/min or lower)* *> Toilets: 4 Stars* *> Kitchen Taps: 5 Stars* *> Bathroom Taps: 6 Stars* *> Showers: 4 Stars (>=6.0L/min but <=7.5)* *> Dishwashers: 6 Stars* *> Clothes washing machines: Occupant to install*	Satisfactory.	1
Water for Toilet Flushing	*10,000L rainwater tank will be connected to all common area toilets.*	Satisfactory.	1
Water Meter	*Individual electricity and water meters shall be installed for each residential unit.* *The following submeters shall be installed for major common area services:* *– For all major common area services e.g. solar PV system, external lighting, rainwater harvesting system, irrigation system if installed, shared bin room energy uses (e.g. exhaust fan).*	Satisfactory.	1
Landscape Irrigation	*No information has been provided.*	Confirm if landscaping being installed is low-irrigation/drought tolerant. If an irrigation system is being installed, ensure it is high efficiency drip irrigation.	3
Other	*Where a sprinkler system is proposed, suitable water savings options as outlined in VBA Practice Note ESM-081: Water saving options available when testing fire safety water shall be selected and implemented in the fire testing process.* *– Water based heat rejection systems shall not be specified or installed.*	Satisfactory.	1

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 3. Water Efficiency
Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au
Water Services Association of Australia www.wsaa.asn.au
Water Tank Requirement www.makeyourhomegreen.vic.gov.au
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Sustainable Landscaping www.ourwater.vic.gov.au

4. Stormwater Management

Objectives:

- to reduce the impact of stormwater runoff
- to improve the water quality of stormwater runoff
- to achieve best practice stormwater quality outcomes
- to incorporate Water Sensitive Urban Design principles

Issues	Applicant's Design Responses	Council Comments	CAR*
STORM Rating	*The development receives a storm score of 107%.*	Satisfactory.	1
Discharge to sewer	*A passing STORM score doesn't specify reduction in stormwater flows (like MUSIC does).*	Confirm that post-development stormwater flows will not exceed pre-development levels.	3
Stormwater Diversion	*A catchment area of 450m2 is proposed and connected to toilet flushing in all non-residential toilets.*	Satisfactory.	1
Stormwater Detention	*A 10,000L rainwater tank is proposed and annotated on plans, basement L2.*	Satisfactory.	1
Stormwater Treatment	*A 10,000L rainwater tank is proposed and annotated on plans, basement L2.*	Satisfactory.	1

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 4. Stormwater Management
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Water Sensitive Urban Design Principles www.melbournewater.com.au
Environmental Protection Authority Victoria www.epa.vic.gov.au
Water Services Association of Australia www.wsaa.asn.au
Sustainable Landscaping www.ourwater.vic.gov.au

5. Building Materials

Objectives:

- to minimise the environmental impact of materials used by encouraging the use of materials with a favourable lifecycle assessment

Issues	Applicant's Design Responses	Council Comments	CAR*
Reuse of Recycled Materials	*No information has been provided.*	Consider specifying more recycled materials (E.g. bricks) and products to reduce the environmental impacts of the building.	4
Embodied Energy of Concrete and Steel	*Supplementary cement materials – where practicable, the project shall aim for at least 20% partial cement replacement with Supplementary Cementitious material e.g. slag and/or fly-ash to be incorporated in on-site concrete mixes [Subject to structural engineer's approval].* *Steel – all steel shall be sourced from a Responsible Steel Maker i.e. must have facilities with a currently valid and certified ISO 14001 Environmental Management System (EMS) in place and be a member of the World Steel Association's (WSA) Climate Action Program (CAP).*	Satisfactory.	1
Sustainable Timber	*All new feature timber within the development will be from sustainable sources with documented certification (FCS, AFS or PEFC).*	Satisfactory.	1
Design for Disassembly	*No information has been provided.*	Consider materials and assembly methods to assist with disassembly and adaptive reuse at end of life.	4
PVC	*Low Volatile Organic Compounds (VOC) internal paints, sealants, and adhesives to be specified. Accepted standards include meeting Green Star IEQ targets for TVOC in paints, adhesives and sealants (by volume).* *Low formaldehyde emissions will be addressed by selecting engineered wood products (e.g., MDF, plywood) that emit no*	Satisfactory.	1

	more than 0.05 parts per million (E0 standard). Accepted standards include meeting Green Star IEQ targets for Formaldehyde in engineered wood (by area).		

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 5. Building Materials
Building Materials, Technical Manuals www.yourhome.gov.au
Embodied Energy Technical Manual www.yourhome.gov.au
Good Environmental Choice Australia Standards www.geca.org.au
Forest Stewardship Council Certification Scheme www.fsc.org
Australian Green Procurement www.greenprocurement.org

6. Transport

Objectives:

- to minimise car dependency
- to ensure that the built environment is designed to promote the use of public transport, walking and cycling

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising the Provision of Car Parks	*No information is provided.*	Satisfactory.	1
Bike Parking Spaces	*The development is currently proposing the following:* *> 26 residential bike parks (basement L1)* *> 9 visitor bike parks (lower ground level)* *> 2 office bike parks (lower ground level)* *> 6 restaurant bike parks (lower ground level)*	Architectural plans show total 52 residential bike parks in Residential Bike Store on Basement L1. Visitor Bike Store and Staff Bike Store needs to be clearly labelled with number of required bike parks. Please confirm how many bike parks are needed, clarify discrepancies and ensure the numbers are consistent across all documentation.	3
End of Trip Facilities	*End of trip facilities are as follows:* *> 1 x staff showers* *> 8 x staff lockers*	Satisfactory.	1
Car Share Facilities	*No information has been provided.*	Consider incorporating a car share space on street (through partnership) or within the basement, and at a minimum provide details of surrounding car share locations within the Building Users Guide and/or Green Travel Plan.	4
Electric vehicle charging	*The development commits to:* *The installation of at least one active EV charging unit upon practical completion (minimum 22kW, 32 Amp three phase).* *At least 25% of parking spaces to be EV ready in the future.* *Shared car space for EV charging is found on Lower Ground Parking.*	Satisfactory.	1

Green Travel Plan	*No Green Travel Plan has been provided.*	Provide a Green Travel Plan with targets and actions around transitioning towards sustainable transport modes.	3

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 6. Transport

Off-setting Car Emissions Options www.greenfleet.com.au

Sustainable Transport www.transport.vic.gov.au/doi/internet/icy.nsf

Car share options www.yarracity.vic.gov.au/Parking-roads-and-transport/Transport-Services/Carsharing/

Bicycle Victoria www.bv.com.au

7. Waste Management

Objectives:

- to ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development
- to ensure long term reusability of building materials.
- to meet Councils' requirement that all multi-unit developments must provide a Waste Management Plan in accordance with the *Guide to Best Practice for Waste Management in Multi-unit Developments 2010*, published by Sustainability Victoria

Issues	Applicant's Design Responses	Council Comments	CAR*
Construction Waste Management	*A target recycling rate of 80% of construction and demolition waste has been adopted for the construction phase of the development to minimise the volume of waste to landfill.*	Satisfactory. Consider increasing the target to 90% in line with best practice targets.	4
Operational Waste Management	*Site specific WMP provided.*	Satisfactory.	1
Storage Spaces for Recycling and Green Waste	*The proposed management of each waste stream for residential and commercial waste is detailed in the WMP.* *This includes waste types for garbage, recycling, FOGO, glass, paper and cardboard, hard waste.*	Satisfactory.	1

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 7. Waste Management
Construction and Waste Management www.sustainability.vic.gov.au
Preparing a WMP www.epa.vic.gov.au
Waste and Recycling www.resourcesmart.vic.gov.au
Better Practice Guide for Waste Management in Multi-Unit Dwellings (2002) www.environment.nsw.gov.au
Waste reduction in office buildings (2002) www.environment.nsw.gov.au

8. Urban Ecology

Objectives:

- to protect and enhance biodiversity
- to provide sustainable landscaping
- to protect and manage all remnant indigenous plant communities
- to encourage the planting of indigenous vegetation

Issues	Applicant's Design Responses	Council Comments	CAR*
On Site Topsoil Retention	*More than 75% of the subject site was previously developed – with a commercial building covering most of the area at time of site purchase.*	Satisfactory.	1
Maintaining / Enhancing Ecological Value	*More than 75% of the subject site was previously developed – with a commercial building covering most of the area at time of site purchase* *To improve on the existing ecological site conditions, the proposed development will incorporate a range of initiatives such as:* *– Vegetated planter boxes* *– Minimisation of urban heat island effect by installing:* *› rooftop solar photovoltaic array (PV panels are design to have a low albedo)* *› greenery onsite* *› light coloured roofs, terrace tiles (hardscaping elements on the horizontal plane)*	Satisfactory.	1
Heat Island Effect	*– Minimisation of urban heat island effect by installing:* *› rooftop solar photovoltaic array (PV panels are design to have a low albedo)* *› greenery onsite* *› light coloured roofs, terrace tiles (hardscaping elements on the horizontal plane)*	Please annotate specified SRI of horizontal surfaces on architectural plans.	3
Green wall, roofs, facades	*No information has been provided.*	Consider implementation of green wall or roof elements to increase the urban ecology of the development. Consider an assessment using the green factor tool greenfactor.com.au.	4

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 8. Urban Ecology
Department of Sustainability and Environment www.dse.vic.gov.au
Australian Research Centre for Urban Ecology www.arcue.botany.unimelb.edu.au
Greening Australia www.greeningaustralia.org.au
Green Roof Technical Manual www.yourhome.gov.au

9. Innovation

Objective:

- to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings

Issues	Applicant's Design Responses	Council Comments	CAR*
Environmentally Preferrable Building Materials (1 point claimed)	*Supplementary cement materials – where practicable, the project shall aim for at least 20% partial cement replacement with Supplementary Cementitious material e.g. slag and/or fly-ash to be incorporated in on-site concrete mixes [Subject to structural engineer's approval]. F0 BE Steel – all steel shall be sourced from a Responsible Steel Maker i.e. must have facilities with a currently valid and certified ISO 14001 Environmental Management System (EMS) in place and be a member of the World Steel Association's (WSA) Climate Action Program (CAP).*	Although a good target, to claim innovation points there needs to be a clear commitment to and pathway to achieving this. Provide more details and confirmation of approval by the structural engineer, and in what quantity it will be employed, or remove from Innovation Credit claims.	2

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 9. Innovation
Green Building Council Australia www.gbca.org.au
Victorian Eco Innovation lab www.ecoinnovationlab.com
Business Victoria www.business.vic.gov.au
Environment Design Guide www.environmentdesignguide.com.au

10. Construction and Building Management

Objective:

- to encourage a holistic and integrated design and construction process and ongoing high performance

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	*No information has been provided.*	Following practical completion, full re-commissioning will be undertaken 12 months with monthly monitoring undertaken and outcomes reported including a quarterly tuning process.	2
Building Users Guide	*Upon practical completion, a non-technical Building Users' Guide shall be prepared and issued to building occupants and the building manager. The user's guide shall provide the occupants with information about:* *– Water saving measures.* *– Energy efficiency measures.* *– Sustainable transport facilities.* *– Waste management measures.* *– The design intent and how it affects the operation of the building.*	Satisfactory.	1
Contractor has valid ISO14001 Accreditation	*No information has been provided.*	The builder is recommended to have ISO 14001 Environmental Management System accreditation.	2
Construction Management Plan	*A Construction Site Management Plan has been included in the SMP.*	Satisfactory.	1

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 10. Construction and Building Management

ASHRAE and CIBSE Commissioning handbooks

International Organization for standardization – ISO14001 – Environmental Management Systems

Keeping Our Stormwater Clean – A Builder's Guide www.melbournewater.com.au

Strategic Transport Formal Referral Response

Application Information:

Referral Officer:	Philip Mallis
Officer:	Joe Byrne
Council Reference:	PLN24/0589
Address:	224-226 Smith St, Collingwood VIC 3066
Proposal:	Demolition of all buildings on site and construction of multi storey (plus roof terrace, roof services and basement levels) comprising a restaurant, office and dwellings (permit required for dwellings land use only), and a reduction in the car parking requirements.
Comments Sought:	Comments on the application from a Strategic Transport perspective are requested on the following: • Access and Safety • Bicycle Parking Provision • Adequacy of car parking / bicycle parking spaces provided (and waiver/reduction sought) • Design and location of bicycle parking spaces and facilities • Electric vehicles / share cars / other relevant topics
Disclaimer:	Council's Strategic Transport unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comments

Access and Safety

- No issues 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
Dwelling	25 apartments	In developments of four or more storeys, 1 to each 5 dwellings	5 resident spaces	26 resident spaces

		In developments of four or more storeys, 1 to each 10 dwellings	3 visitor spaces	5 visitor spaces
Office	187sqm	1 to each 300 sq m of net floor area if the net floor area exceeds 1000 sq m	0 employee spaces	2 employee spaces
		1 to each 1000 sq m of net floor area if the net floor area exceeds 1000 sq m	0 visitor spaces	1 visitor spaces
Retail (Café)	36sqm	1 to each 300 sq m of leasable floor area	0 employee spaces	0 employee spaces
		1 to each 500 sq m of leasable floor area	0 visitor spaces	0 visitor spaces
Restaurant	366sqm (available to public)	1 to each 100 sq m of floor area available to the public	4 employee spaces	6 employee spaces
		2 plus 1 to each 200 sq m of floor area available to the public if the floor area available to the public exceeds 400 sq m.	2 visitor spaces	3 visitor spaces
Bicycle Parking Spaces Total			**5 resident spaces**	**26 resident spaces**
			4 employee spaces	**8 employee spaces**
			5 visitor spaces	**9 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**0 showers / change rooms**	**0 showers / change rooms**

The development provides a total of 21 additional resident spaces, 4 additional employee spaces and 4 additional visitor spaces to the requirements of the Scheme.

Adequacy of visitor spaces

Number of spaces

The provision of 9 visitor spaces is adequate given:

- A provision of 9 spaces is 4 more than the planning scheme requirements. **(adequate)**
- Supply is also more than the CASBE requirements, which require 0.25 visitor spaces per dwelling and 1 visitor space per 500 sqm area for non-residential developments, equating to a total of 7 visitor bicycle spaces. **(adequate)**

Design and location of visitor spaces

Visitor spaces are inadequately located and designed for the following reasons:

- The visitor space is located at lower ground level within the development accessed via Little Oxford Street. It is easily accessible via the entrance off Little Oxford Street. **(adequate)**
- Pursuant to Clause 52.34-5, all visitor spaces are to be provided at a bicycle rail. The plans specify that all 9 spaces are horizontal bicycle parking. **(adequate)**
- All dimensions have not been identified on the plans (i.e. the bicycle space length). Dimensions must be provided on the plans to identify accordance with AS2890.3. **(inadequate)**
    - Scaled measurement of the plans show the bicycle parking length meets the minimum 1,800mm requirement.

Adequacy of employee spaces

Number of employee spaces

The provision of 8 employee spaces is adequate given:

- The proposal provides 4 additional employee spaces over the requirements of the planning scheme. **(adequate)**
- The supply is more than the CASBE requirements, which require the provision of 1 employee parking space for 10% of building employees, which based an approximation of 1 employee per 10sqm for office land uses and per 50-100sqm for other non-residential land uses, resulting in the requirement of 3 bicycle spaces. **(adequate)**

Design and location of employee spaces and facilities

Employee spaces are inadequately located and designed for the following reasons:

- Employee parking is located within the development as the visitor spaces on lower ground level. It is provided by 4 horizontal bicycle hoops which accommodate 8 bicycle spaces. There is a AS2890.3 requirement for a minimum of 20% of bicycle spaces to be provided as ground level horizontal spaces, which is currently met. **(adequate)**
- All dimensions for the employee bicycle spaces are not identified (i.e. the bicycle space length) on the plans. Dimensions must be provided on the plans to identify accordance with AS2890.3. **(inadequate)**
    - Scaled measurement of the plans show the bicycle parking length meets the minimum 1,800mm requirement.
- Clause 52.34-5 of the Planning Scheme & Australian Standard AS2890.3 requires bicycle spaces for employees to be provided in a bicycle locker, or a lockable compound. Employee bicycle parking is not located within a secure lockable compound or bicycle lockers. **(inadequate)**

Adequacy of resident spaces

Number of resident spaces

The provision of 26 resident spaces is adequate given:

- The proposal provides 21 additional resident spaces over the requirements of the planning scheme. **(adequate)**
- The supply is more than the CASBE requirements, which require the provision of at least one bicycle space per dwelling for residential buildings, resulting in the requirement of 25 bicycle spaces. **(adequate)**

Design and location of resident spaces and facilities

Resident spaces are inadequately located and designed for the following reasons:

- Resident parking is located within the developments basement and is provided by 4 horizontal bicycle hoops (8 spaces) and 18 vertical bike spaces which accommodate 26 bicycle spaces. There is a AS2890.3 requirement for a minimum of 20% of bicycle spaces to be provided as ground level horizontal spaces, which is met. **(adequate)**
- Dimensions for all bicycle spaces within the bike store are identified on the plans, however the vertical spaces are not designed in accordance with the minimum requirements of AS2890.3. A minimum of 500mm spacing is required. **(inadequate)**
- Clause 52.34-5 of the Planning Scheme & Australian Standard AS2890.3 requires bicycle spaces for employees to be provided in a bicycle locker, or a lockable compound. The basement bike store is a secure compound however, details are required to be provided within architectural plans to confirm that bicycle storage rooms will contain locking mechanisms. **(inadequate)**

Recommendations

The following should be shown on the plans before endorsement:

1. Provide dimensions for all parking spaces.
2. Provide a minimum of 500mm between vertical parking spaces
3. Position employee bicycle parking within a secure compound or with bicycle lockers.
4. Identify the locking mechanism to be installed at the bicycle storage area.

Sustainable Transport Planner (Strategic Transport Unit): Philip Mallis

Date: 09 December 2024

Urban Design
Formal Referral Response

Application Information:

Referral Officer:	Ben Thorp
Officer:	Joe Byrne
Council Reference:	PLN24/0589
Address:	224-226 Smith St, Collingwood VIC 3066
Proposal:	Demolition of all buildings on site and construction of multi storey (plus roof terrace, roof services and basement levels) comprising a restaurant, office and dwellings (permit required for dwellings land use only), and a reduction in the car parking requirements.
Comments Sought:	Click here to view referral memo: Record D24/443503: IREF24/01923 - Referral Request
Disclaimer:	Council's Urban Designer provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	N/A (have responded to PLN22/0917 on the same site).

Recommendation

- The proposal is supported in principle, subject to changes.

Comment Summary

- The proposal is acceptable from an urban design perspective in regards to Public Realm (activation, passive surveillance) and Streetscape.
- The awning on the Smith Street frontage should be continuous along the façade.
- We defer to the advice of Council's heritage officer and external urban designer as to the architectural merits of the proposal and our support should not be read as support for façade design or architectural expression.

Public Realm Interface

Ground floor interface Smith Street:

- Overall, the Smith Street frontage interfaces well with the public realm featuring a high level of transparency and permeability (two entrances). Hospitality uses provide activation. The design contributes to an active, pedestrian oriented public realm with a high level of passive surveillance.
- Services in the form of a fire booster are provided at this frontage, this is acceptable but these must be within a cabinet that is integrated with the façade:

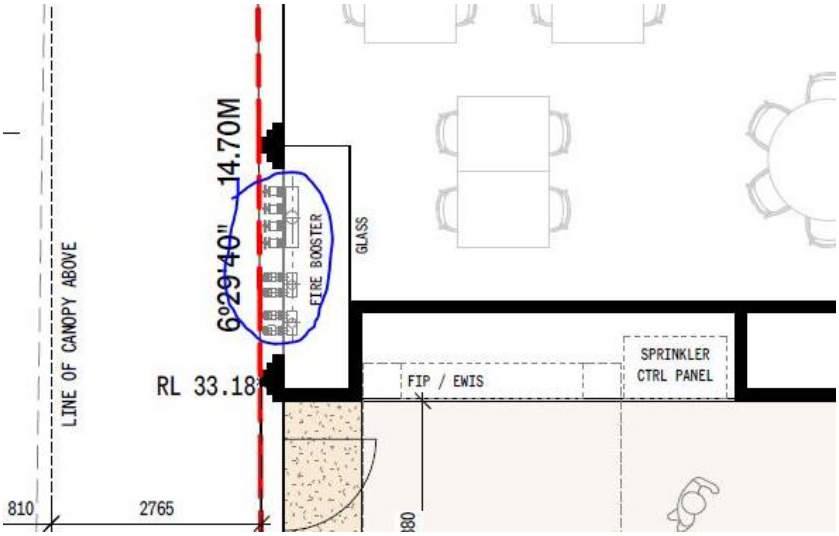


Figure 1: Fire boosters protruding from façade.

- An awning has now been provided that is fixed (previous proposal featured a retractable awning).
- This is welcomed but the awning should be continuous to connect to the neighbouring awnings to form a continuous verandah or canopy:

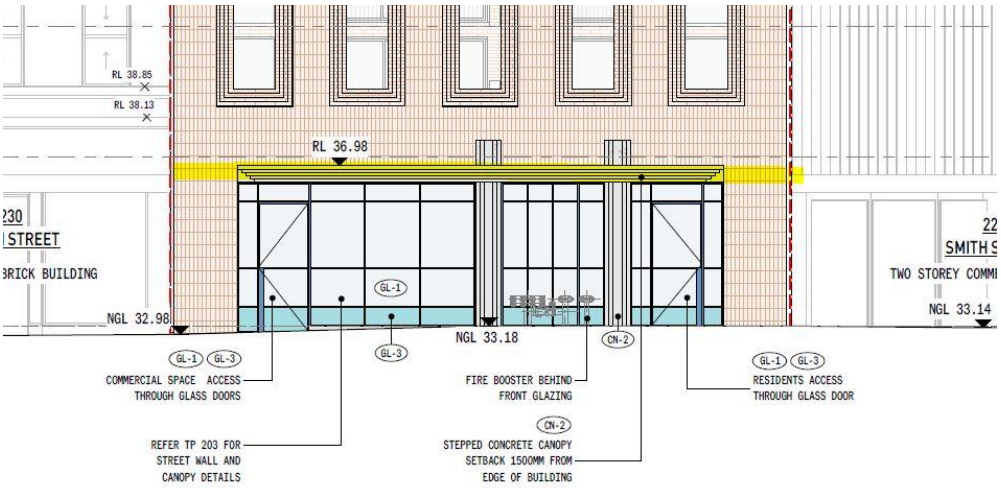


Figure 2: Continuous awning indicated in yellow.

Ground floor interface Little Oxford Street:

- **DDO 30** at **2.10 Façade Design Requirements** says:

  Development on streets other than Smith Street should achieve active frontage design at ground level to create a pedestrian-oriented environment and passive surveillance towards the public realm.

- The frontage to Little Oxford Street features an improved level of glazing and sense of address when compared to the previous proposal for the site:

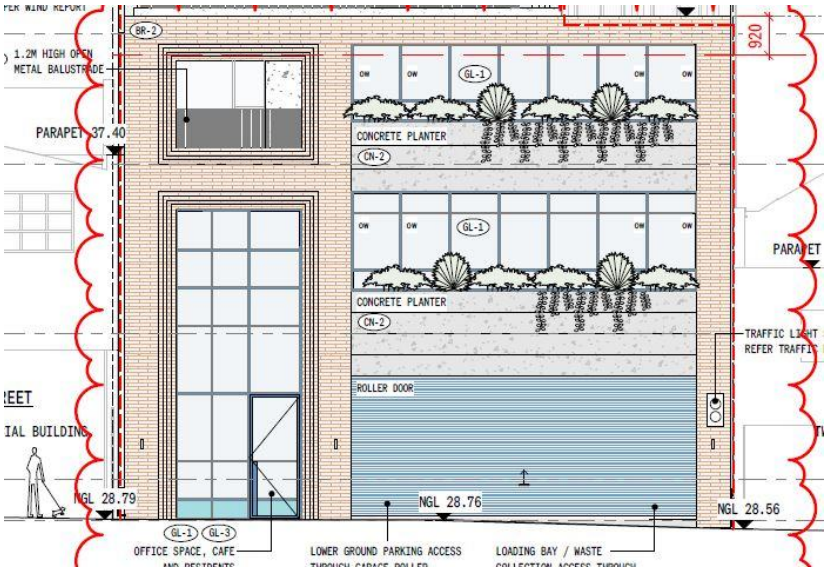


Figure 3: Frontage to Little Oxford Street.

Streetscape and Capital Works

- A seat should be added to the footpath area at the Smith Street frontage. This should be a seat with arm and back rest as per the Yarra City Council Public Domain Manual at 3.1.1.
- All footpaths, vehicle crossovers and kerb and channel requiring reinstatement is to be completed following Yarra's Road Materials Policy and Yarra Standard Drawings.

The proposal is supported in principle, subject to the following improvements and additional details:

- Awning to Smith Street frontage to be a fixed awning matching the dimensions and position of neighbouring awnings and being continuous along the length of the frontage.
- A seat to be added in the footpath area at the Smith Street frontage at the applicant's expense.
- Fire booster to be wholly contained within integrated wall cabinet.

These comments exclude comments from the following teams, and they will be providing separate referral comments:

- City Strategy - Open Space Services
- Development Engineering
- City Works – Waste Management
- ESD
- Strategic Transport
- Strategic Planning

Capital Works:

.There are no known planned / approved capital works around the site being led by the Urban Design Team.

Urban Designer: Ben Thorp
Date: 28 November 2024

Strategic Planning
Formal Referral Response

Application Information:

Referral Officer:	Adam Quintiliani
Officer:	Joe Byrne
Council Reference:	PLN24/0589
Address:	224-226 Smith St, Collingwood VIC 3066
Proposal:	Demolition of all buildings on site and construction of multi storey (plus roof terrace, roof services and basement levels) comprising a restaurant, office and dwellings (permit required for dwellings land use only), and a reduction in the car parking requirements.
Comments Sought:	Click here to view referral memo: D24/441573 - IREF24/01922 - Internal Referral Request
Disclaimer:	Council's Strategic Planning Unit provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above. The Strategic Planning comments in this assessment focus on compliance with the following clauses in the Yarra Planning Scheme: Interim Schedule 30 to the Design and Development Overlay (DDO30). and (Proposed/Draft) Schedule 30 to the Design and Development Overlay (DDO30). They do not provide commentary on other sections of the Planning Scheme or fully assess the internal amenity of the application.
Prev. Responses:	PLN22/0917 - D23/260083 - IREF23/00990 - Internal Referral Response

Development Details:

Relevant amendment and status:	Amendment C271yara (In exhibition)
Existing and proposed controls:	Commercial 1 Zone (C1Z) Interim DDO – Schedule 30 (DDO30) Heritage Overlay (HO333) Grading – Not contributory
Subject Site Plan:	D24/405487 - PLN24/0589 - 224 - 228 Smith Street Collingwood - S52 Advertising - Plans

Summary of Strategic Planning comments:

The application **does not comply** with certain requirements within the current interim DDO30 and the proposed draft DDO30 – Smith Street Shops.

The application does not meet several of the mandatory requirements set out in proposed DDO30. If this DDO was approved in its current form an application to vary these requirements would not be possible. It is recommended that application assessed against DDO30 **should not be granted** in its current form, unless these are rectified.

Assessment of compliance with built form requirements:

Built Form Requirements	Interim DDO30	Proposed DDO30	PLN24/0589	Compliance with DDO30 and recommendations
Street Wall Height and Front Setback Requirements	11.2m (Preferred) Along Smith Street, development should achieve a continuous street wall with no front setback. See relevant requirements outlined below in **Street Wall Height and Front Setback Requirements**.	New three storey street wall / 11.2m (Mandatory) Along Smith Street, development should achieve a continuous street wall with no front setback. See relevant requirements outlined below in **Street Wall Height and Front Setback Requirements**.	Three storeys / 10.2m to Smith Street Four storeys / 12.12m to Little Oxford Street No front setback proposed to Smith Street and Little Oxford Street.	The application **does not comply with the proposed preferred street wall height and front setback** requirements set out in interim DDO30 and **does not comply with the proposed mandatory street wall height and front setback** requirements set out in proposed DDO30. It is recommended the street wall on Little Oxford Street be reduced to of 11.2m to align with the mandatory maximum street wall height set out in proposed DDO30.
Upper-Level Setback Requirements	8m to Smith Street (Preferred) 6m to side streets (Preferred) See relevant requirements outlined	8m to Smith Street (Mandatory) 6m to side streets (Preferred) See relevant requirements outlined	8m from Smith Street 4.5m from Little Oxford Street	The application **does not comply with the preferred upper-level setback** requirements set-out in Interim DDO30 and **does not comply with the preferred upper-level setback** requirements set out in proposed DDO30.

	below in **Upper-Level Setback Requirements**.	below in **Upper-Level Setback Requirements**.		No recommendations from Strategic Planning are requested in relation to this provision.
Overall Building Height Requirements	24m (Preferred) See relevant requirements outlined below in **Overall Building Height Requirements**.	Seven storeys / 24m (Mandatory) 2.6m service height See relevant requirements outlined below in **Overall Building Height Requirements**.	9 storeys / 27.29m 2.8m service height	This application **does not comply with the proposed preferred height** requirements set out in interim DDO30 and **does not comply with the proposed mandatory height** requirements set out in proposed DDO30. It is recommended that the proposed overall building height is reduced to 24m to align with the mandatory maximum building height set out in proposed DDO30.
Interface Requirements	Maximum rear boundary wall height – 11.2m (Preferred) See relevant requirements outlined below in **Interface Requirements**.	Maximum rear boundary wall height – 11.2m (Preferred) See relevant requirements outlined below in **Interface Requirements**.	N/A – This subject site does not have a rear interface.	N/A – This subject site does not have a rear interface.
Overshadowing and Solar Access Requirements	See relevant requirements outlined below in **Overshadowing and Solar Access Requirements**.	See relevant requirements outlined below in **Overshadowing and Solar Access Requirements**.	Proposed development does not overshadow Level 1 of 115 Oxford Street (located on Little Oxford Street) between 10am - 2pm on 22 September (refer to 2pm diagram below).	The application **does not comply with the overshadowing and solar access** requirements set out in interim DDO30 and **does not comply with the overshadowing and solar access** requirements set out in proposed DDO30. It is recommended that the proposed overall building height is reduced to 24m to align with the mandatory maximum building height set out in proposed DDO30.
Building Separation and Amenity Requirements	Be setback a minimum of 4.5 metres from the common boundary where	Be setback a minimum of 4.5 metres from the common boundary where	Proposed development proposes a 4.5m setback from north boundary	The application **complies with the building separation and amenity** requirements set out in interim DDO30 and

	habitable window or balcony facing the common boundary is proposed and/or exists. See relevant requirements outlined below in **Common Boundary and Building Separation Requirements**.	habitable window or balcony facing the common boundary is proposed and/or exists. See relevant requirements outlined below in **Common Boundary and Building Separation Requirements**.	where habitable windows or balconies face the common boundary. There are no habitable windows or balconies facing the southern boundary.	**complies with the building separation and amenity** requirements set out in proposed DDO30. No recommendations from Strategic Planning are requested in relation to this provision.
Other Design Requirements	See relevant requirements outlined below in **Other Design Requirements**.	See relevant requirements outlined below in **Other Design Requirements**.	Application proposes a 4-metre floor to floor height at the ground level (FFL 33.18, Level 1 37.18).	The application **complies with the other design** requirements set out in the interim DDO30 and **complies with the other design** requirements set out in proposed DDO30. No recommendations from Strategic Planning are requested in relation to this provision.
Access, Parking and Loading Bay Requirements	See relevant requirements outlined below in **Access, Parking and Loading Bay Requirements**.	See relevant requirements outlined below in **Access, Parking and Loading Bay Requirements**.	See comments below.	The proposed **complies with the access, parking and loading bay** requirements in both the interim DDO30 and the proposed permanent DDO30. No recommendations from Strategic Planning are requested in relation to this provision.

Strategic Planning full comments:

Street Wall Height and Front Setback Requirements

The application **does not comply** with the street wall and front setback requirements outlined in the interim and proposed DDO30 (Smith Street Shops).

Both interim and draft DDO30 indicate that development should have no front or side street setback unless the immediately adjoining heritage building is set back from the street. The proposal has no setback to both Smith Street and Little Oxford Street.

However, the proposed DDO30 includes a mandatory requirement for a maximum street wall height to both Smith Street and Little Oxford Street. The proposed street wall height exceeds the mandatory requirement to Little Oxford Street (see Table 1 and Figure 1). Whilst DDO30 promotes a prominent street wall height along Little Oxford Street, the proposed street wall height is considered to undermine the prominence of existing heritage street walls and the pedestrian scale at street level to Little Oxford Street.

Given the proposal does not comply with the upper-level setback to Little Oxford Street within interim and draft DDO30, and also does not meet this proposed mandatory requirement, the proposed street wall is in contrast with the Design Objectives outlined Clause 1.0 Design Objective of DDO30.

Recommendation

It is recommended the street wall on Little Oxford Street be reduced to of 11.2m to align with the mandatory maximum street wall height set out in proposed DDO30.

Figure 1: The street wall outlined in red does not comply with the proposed mandatory street wall height provisions set out in DDO30.

Upper-Level Setback Requirements

The application **does not comply** with upper-level setback requirements in the interim and draft DDO30 to Smith Street.

Whilst the upper-level setback to Little Oxford Street does not comply with the preferred outcome, as seen in Figure 2 and 3, the use of materials and colour in the street wall and upper-level façade assists in reducing the visual bulk of the upper-level development. The proposed 4.5m setback, together with the approximate 10m wide street (Little Oxford Street), would also assist in ensuring the prominence of the existing heritage street walls, whilst reducing the visual presence and bulk of the building as viewed from adjacent and adjoining properties.

The development overshadows a portion of Level 1 at 115 Oxford Street between 10am and 2pm on 22 September, however, Strategic Planning has recommended a reduction to the overall height of the development which would ensure the development which would also assist in ensuring the development is of an appropriate scale and form (see Overshadowing and Solar Access requirements below and Figure 5).

For the reasons above, no recommendations from Strategic Planning are requested in relation to this provision.

Figure 2: A reduced upper-level setback to Little Oxford Street is proposed.

Figure 3: A reduced upper-level setback to Little Oxford Street is proposed.

Building Height Requirements

The application **does not comply** with the building height requirements outlined in the interim (preferred) and proposed (mandatory) DDO30 (Smith Street Shops).

The proposed DDO30 includes a mandatory requirement for a maximum overall building wall height (see Table 1 and Figure 4). As the service equipment exceeds 2.6m, it is not exempt from the height calculation in DDO30.

Whilst DDO30 promotes a new mid-rise character, the proposed overall height conflicts with the mandatory height controls and design objectives set out in Clause 1.0, particularly those relating to heritage. These have been determined to reflect the significant heritage character and street of Smith Street and is considered excessive.

The height has a minor encroachment in overshadowing to the first-floor properties along Little Oxford Street (see Figure 5). Thus, conflicts with design objectives aimed at protecting properties from a loss of amenity through bulk and overshadowing.

Recommendation

It is recommended that the proposed overall building height is reduced to 24m to align with the mandatory maximum building height set out in proposed DDO30.

Figure 4: The red line reflects the proposed mandatory building height set out in DDO30.

Interface Requirements

Interface requirements do not apply to this site, as the DDO has applied a street wall control to Little Oxford Street.

Overshadowing and Solar Access Requirements

The application **does not comply** with the overshadowing requirements set out in the interim DDO30 and proposed DDO30.

As evident through real estate images of the 115 Oxford Street development, the first floor starts below the window seal. Therefore, as seen in Figure 5, given the proposed building overshadows the window seal of Level 1 of 115 Oxford Street at 2pm on 22nd September, the subject application is not compliant with the DDO.

Figure 5 shows this shadow cast is caused by the overall height of the upper levels. As mentioned above in the Building Height Requirements, a recommendation to reduce the overall height of the development is proposed which would reduce the shadow cast.

Recommendation

Therefore, it is recommended that the proposed overall building height is reduced to 24m to align with the mandatory maximum building height set out in proposed DDO30.

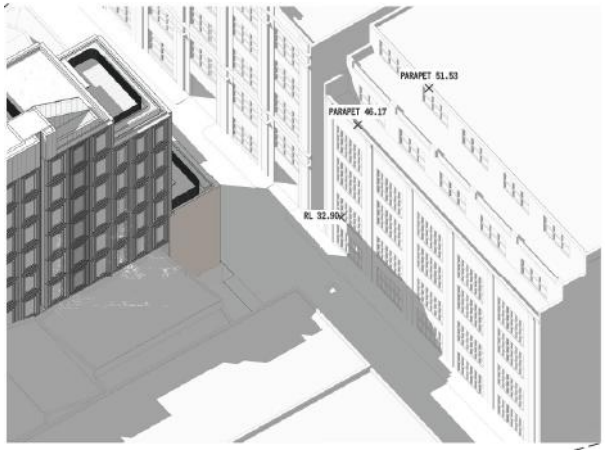


Figure 5: Image of the applications shadow cast at 2pm on 22 September.

Building Separation and Amenity Requirements

The application **complies** with the building separation and amenity requirements set out in the interim DDO30 and proposed DDO30.

No recommendations from Strategic Planning are requested in relation to this provision.

Figure 6: Previous application (PLN22/0917)

Figure 7: Subject application (PLN24/0589)

Other Design Requirements

The application **complies** with the other design requirements set out in the interim DDO30 and proposed DDO30.

The application includes several key elements that meet the preferred building layout requirements. In particular, the proposal ensures shop front widths are not reduced, lower level accommodates commercial activity at ground floor, ground floor to floor height is 4m and commercial area has rear access off Little Oxford Street.

Strategic Planning defers to Urban Design and Heritage advice regarding the design and material of the proposal. Strategic Planning considers the proposal to achieve a good urban design outcome and architectural excellence.

No recommendations from Strategic Planning are requested in relation to this provision.

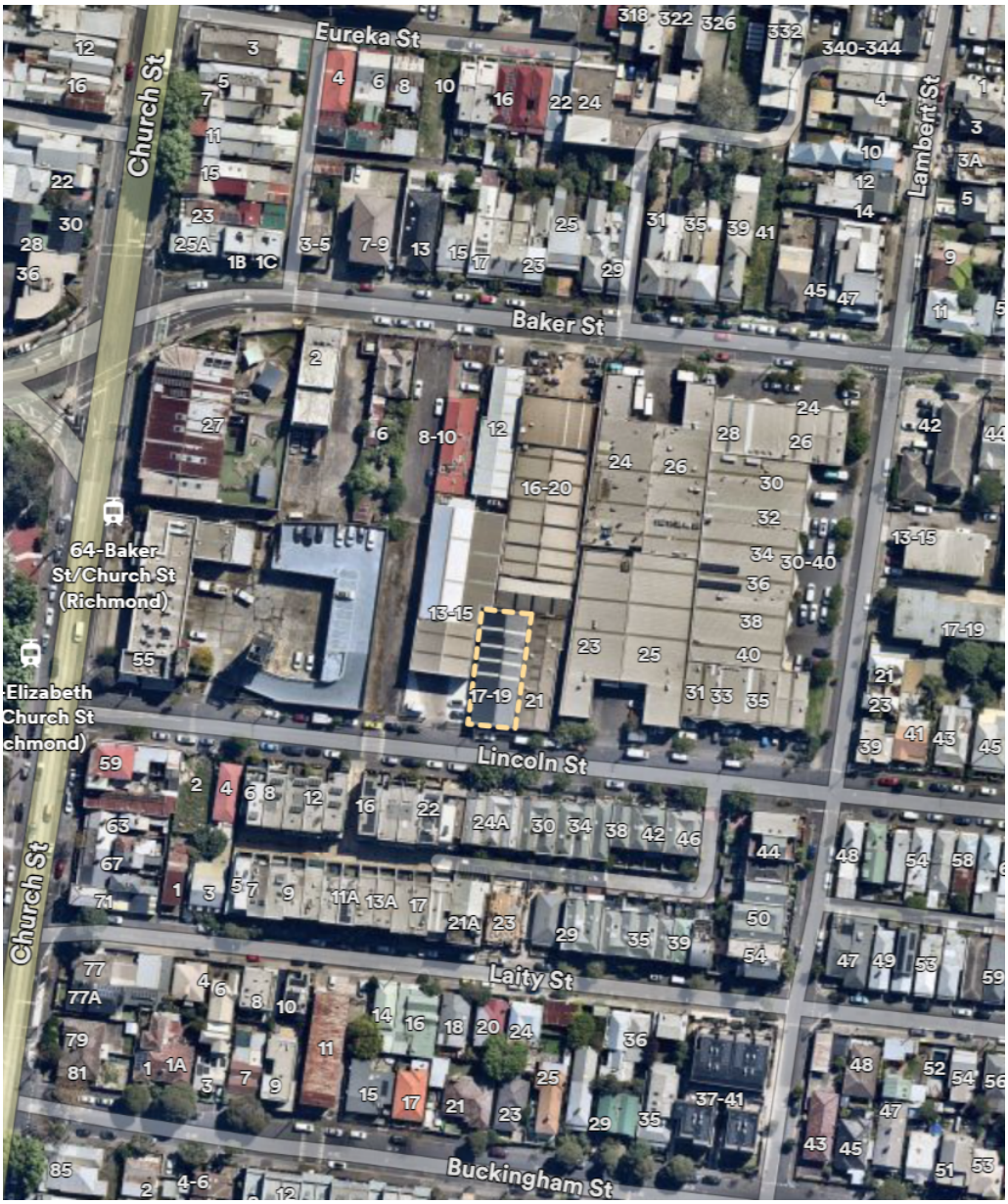
Access, Parking and Loading Bay Requirements

The application **complies** with the preferred and mandatory access, parking and vehicle access requirements set out in the interim DDO30 and proposed DDO30.

No recommendations from Strategic Planning are requested in relation to this provision.

Strategic Planner: Adam Quintiliani
Date: 13 November 2024

Site Context Map



Source: Nearmap, Aerial imagery dated 9 October 2024

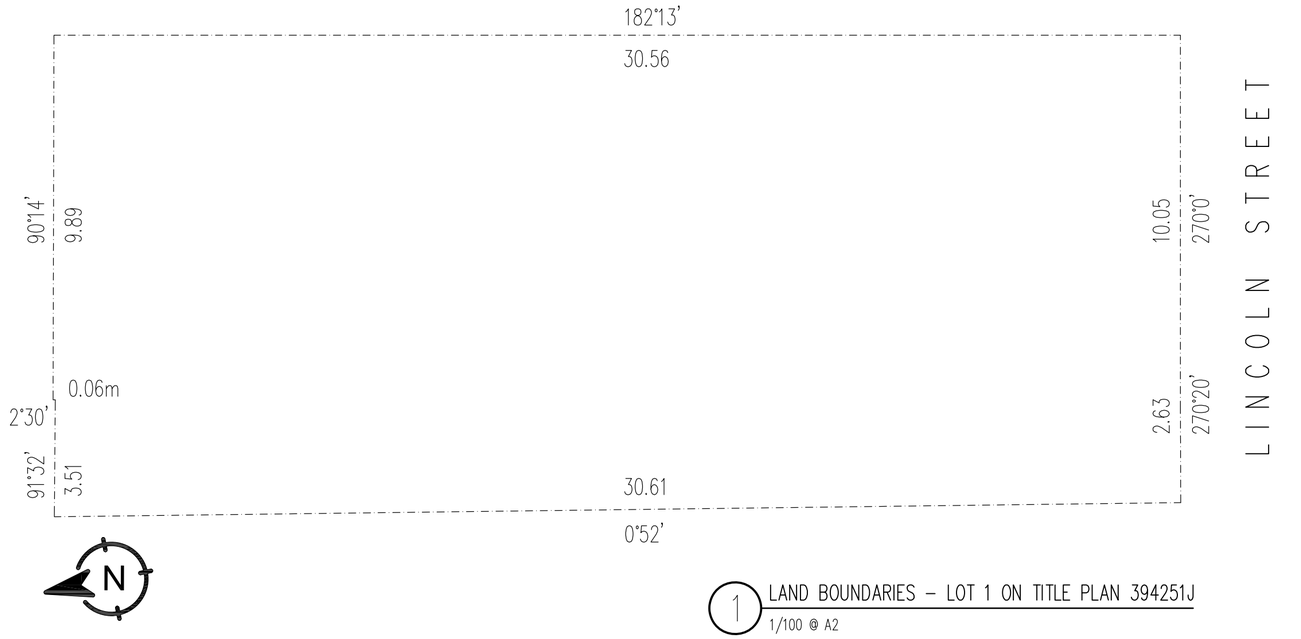
P3 – RICHMOND
19 Lincoln Street (392smq approx.)
Richmond VIC 3121

PREPARE
PREVENT
PERFORM

2 SITE LOCATION PLAN
NTS

DRAWING SCHEDULE

100 COVER SHEET – DRAWING SCHEDULE
LAND BOUNDARIES
101 GENERAL & ELECTRICAL NOTES
102 FINISHES & GRAPHICS SCHEDULES
103 EQUIPMENT & FIXTURES/FURNITURE SCHEDULES
104 EXISTING/DEMOLITION PLAN
105 PROPOSED FLOOR LAYOUT – PART A
106 PROPOSED FLOOR LAYOUT – PART B
107 SET-OUT PLAN (INCLUDING FINISHES) – PART A
108 SET-OUT PLAN (INCLUDING FINISHES) – PART B
109 REFLECTED CEILING PLAN (INCLUDING LIGHTING) – PART A
110 REFLECTED CEILING PLAN (INCLUDING LIGHTING) – PART B
111 ELECTRICAL PLAN (INCLUDING POWER & DATA) – PART A
112 ELECTRICAL PLAN (INCLUDING POWER & DATA) – PART B
113 HYDRAULICS LAYOUT
114 SHOPFRONT ELEVATION (A)
115 INTERNAL ELEVATIONS (B), (C), (D) + (E)
116 INTERNAL ELEVATIONS (F) + (G)
117 INTERNAL ELEVATIONS (H) + (i)
118 INTERNAL ELEVATION (J)
119 TYPICAL DETAILS – RECEPTION
120 TYPICAL DETAILS – TV WALL
121 TYPICAL STRUCTURAL FRAMING & COLUMN DETAIL



1 LAND BOUNDARIES – LOT 1 ON TITLE PLAN 394251J
1/100 @ A2

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DESIGNER:
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PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	COVER SHEET/DWG SCHED. LAND BOUNDARIES
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	N/A (A2 SHEET SIZE)
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 000D

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ALL FFL'S & DIMENSIONS ARE BASED ON LANDLORD INFORMATION – VERIFY ON SITE BEFORE COMMENCEMENT OF ANY WORKS

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. IT IS THE MAIN CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL SITE CONDITIONS & REQUIREMENTS

FAILURE TO COMPLY WITH DRAWINGS & SPECIFICATIONS COULD RESULT IN ALTERATIONS BEING MADE AT A COST TO THE MAIN CONTRACTOR

ALL BUILDING WORK TO COMPLY WITH THE CURRENT STATE BUILDING ACT, THE BUILDING CODE OF AUSTRALIA ("BCA", AKA NCC), THE AUSTRALIANS STANDARDS ("AS" OR "AS/NZS") AND ALL STANDARD BUILDING REGULATIONS

THE MAIN CONTRACTOR IS TO ENSURE STAFF INDUCTION & THE LIKE IS COMPLETED PRIOR TO START OF TENANCY FITOUT. CHECK LANDLORD'S REQUIREMENTS

THE MAIN CONTRACTOR IS TO COMPLY WITH CURRENT RELEVANT HEALTH & SAFETY REGULATIONS AT ALL TIME (WORK HEALTH & SAFETY ACT 2011)

THE MAIN CONTRACTOR IS DIRECTED TO CONTACT THE LANDLORD CONSULTANT ENGINEER PRIOR TO ANY DEMOLITION. CONFIRM WITH LANDLORD PRIOR TO CHASING FLOOR SLAB TO DETERMINE ANY STRUCTURAL LIMITATIONS ON SIZE & LOCATION OF CHASES WHERE APPLICABLE

ALL WORKS ARE TO BE INDEPENDENT OF MALL STRUCTURE & INTERTENANCY WALLS

THE MAIN CONTRACTOR IS TO MAKE ADEQUATE PROVISION IN THE FITOUT FOR ALL CONTROL & EXPANSION JOINTS WITHIN THE TENANCY. COORDINATE WITH LANDLORD & DESIGNER FOR TREATMENT

FIRE SPRINKLERS & A/C REGISTERS/GRILLES, IF SHOWN, ARE INDICATIVE ONLY (BY LANDLORD). ANY ADDITIONAL A/C (INCLUDING RELIEF) REQUIREMENTS TO BE COORDINATED WITH THE LANDLORD ENGINEER'S REQUIREMENTS

ALL PARTITIONS TO BE FORMED IN TIMBER/STEEL STUDS WITH 10mm OR 13mm THICK FLUSHSET PLASTERBOARD LINING (AS REQUIRED). GENERALLY, ALL PLASTERBOARD WORKS TO BE FLUSHSET, TAP & SAND. NO CORNER STRIPS OR THE LIKE WILL BE ACCEPTABLE

ALL AMENITIES TO BE SHEETED WITH 6mm VILLABOARD OR SIMILAR APPROVED

WET AREAS TO BE IMPERVIOUS TO WATER, I.E. WALL SURFACES AND SUBSTRATES BEHIND ANY BASIN, SINK, SHOWERS ETC IF WITHIN 75mm OF A WALL TO A HEIGHT OF 150mm ABOVE THE FIXTURE. PROVIDE WATERPROOF MEMBRANE (TO AS/NZS 4858:2004) TO FLOOR/WALLS AS REQUIRED. ALL WATERPROOFING TO AS3740:2021.

SIGNAGE & BULKHEADS TO BE SUPPORTED FROM THE BUILDING STRUCTURE (INDEPENDENTLY OF LESSOR'S CEILING & IN-CEILING SERVICES). PROVIDE A STRUCTURAL ENGINEER CERTIFICATE OF COMPLIANCE ON COMPLETION OF TENANCY FITOUT & PRIOR TO OPENING FOR TRADING

ALL FLOOR FINISHES MUST BE FINISHED FLUSH WITH ADJACENT FINISH. USE 3mm CLEAR ANODISED FINISH ALUMINIUM ANGLE (OR SIMILAR APPROVED) TO ALL JOINTS TO PROVIDE A LEVEL JUNCTION. NO COVER STRIPS OR THE LIKE WILL BE ACCEPTABLE. ANY TRIPPING HAZARD IS TO BE AVOIDED

BASE BUILDING FIRE SAFETY SYSTEMS ARE NOT TO BE AFFECTED/OBSTRUCTED BY ANY PART OF TENANCY FITOUT. ENSURE COMPLIANCE TO THE PLANNING AUTHORITY, AND FIRE SERVICES REGULATIONS. PORTABLE FIRE EXTINGUISHERS, BLANKETS AND ASSOCIATED SIGNAGE TO COMPLY WITH AS/NZS 1850-2009, AS/NZS 1841.1-2007 AND AS 2444-2001. OWNER TO THEREFORE ENSURE COMPLIANCE WITH AS 1851-2012 AND AS 1670.4-2024. EVACUATION DIAGRAM(S) AND EMERGENCY EVACUATION PLAN TO BE PROVIDED AS PER AS 3745-2010 (BY OWNER, WITHIN ONE MONTH OF OPENING)

ALL HYDRAULICS WORKS TO BE EXECUTED AS PER ENGINEERED HYDRAULICS LAYOUTS (BY OTHERS). ENSURE WATER FEED IS SIZED AS REQUIRED TO PROVIDE ADEQUATE PRESSURE TO ALL HYDRAULIC POINTS. SUPPLY AND INSTALL OF ALL PLUMBING FIXTURES SHALL BE IN COMPLIANCE WITH AS/NZS 3500 SET (PARTS 0-4)-2021 "PLUMBING AND DRAINAGE SET". WHERE PRACTICABLE SERVICE PIPES SHOULD BE CONCEALED IN ACCORDANCE WITH THE BCA

ANY SPECIFIC REQUIREMENTS IMPLEMENTED BY ANY LOCAL AUTHORITIES ARE TO BE CARRIED OUT AS INSTRUCTED

LOCATION OF ACCESS PANELS TO BE DETERMINED ON SITE BASED ON SERVICES LOCATION

THE BCA REQUIRES ACCESS FOR PEOPLE WITH DISABILITIES TO COMPLY WITH AS 1428.1 -2021 AND AS 1428.4.2:2018.

THE BCA REQUIRES ALL GLAZING TO COMPLY WITH AS 1288-2021 AND AS 2047-2014, AND DECALS TO COMPLY WITH AS 1428.1-2021. SILICONE JOINTS TO GLASS JUNCTIONS TO BE NEAT & CLEAN. ALL GLASS TO BE INSTALLED SO THAT IT CAN BE REPLACED AT A LATER DATE.

PART J7 OF THE BCA REQUIRES ALL ARTIFICIAL LIGHTING TO COMPLY WITH BCA PART J7, AND SPECIFICATION J7 OF THE BCA.

ALL NEW FLOOR LININGS WILL ACHIEVE COMPLIANCE WITH THE SLIP-RESISTANCE REQUIREMENTS OF AS 4586-2013 & HB198-2014.

ALL AMENITIES DOORS WILL BE FITTED WITH LIFT-OFF HINGES

CLIENT/LANDLORD APPROVED DRAWINGS TO BE ON SITE AT ALL TIMES DURING CONSTRUCTION

ELECTRICAL NOTES:

ALL ELECTRICAL WORKS TO BE COORDINATED WITH LIGHTING ENGINEER

CHECK HEAT LOADINGS WITH A/C CONSULTANT

ADDITIONAL SERVICES TO BE INSTALLED AS PER LANDLORD'S & LOCAL AUTHORITY REQUIREMENTS & TO SATISFY AUSTRALIAN STANDARDS

CONFIRM SIZE OF SWITCHBOARD IS ADEQUATE FOR STORE REQUIREMENTS – RELOCATE AND/OR UPGRADE SWITCHBOARD AS REQUIRED – INSTALL SAFETY SWITCH

ELECTRICAL SWITCHBOARDS LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN METAL OR OTHER NON-COMBUSTIBLE CABINETS WITH SMOKE PROOF DOORS

CONFIRM EXTENT AND LOCATION OF REQUIRED GPO'S ALONG TENANCY WALLS & WITHIN COUNTERS & DISPLAY CASES

PROVIDE FIT FOR PURPOSE LIGHT & POWER FROM SWITCHBOARD TO ALL POSITIONS NOMINATED

ELECTRICIAN TO PROVIDE RCD TO POWERBOARD AND INDIVIDUALLY NAME GPO'S TO MATCH THE SWITCHBOARD

LOCATE TRANSFORMERS IN CEILING SPACE ADJACENT TO RELEVANT ELECTRICAL COMPONENTS

EMERGENCY LIGHTING & EXIT SIGNS TO COMPLY WITH BCA & AS/NZ 2293.1:2018 – CERTIFICATE OF COMPLIANCE TO BE OBTAINED – ONLY EDGE LIT EXIT SIGNS ARE TO BE INSTALLED – BOXED OPAL ACRYLIC TYPES WILL NOT BE PERMITTED – EXIT SIGNS TO BE MOUNTED AT A HEIGHT OF 2.5m OR AS OTHERWISE APPROVED BY THE PRIVATE BUILDING CERTIFIER

PROVIDE EXTRA CONCEALED GRID FOR LIGHT FITTINGS WHERE APPLICABLE – SUPPORT FROM STRUCTURE OVER

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Building Services Provider/Building Designer Ltd. (TAS)
License: #484351416
EMAIL: veca@vecagroup.com
WEB: https://www.vecagroup.com

PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	GENERAL NOTES ELECTRICAL NOTES
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	N/A (A2 SHEET SIZE)
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ **101D**

GRAPHICS SCHEDULE

ITEM	DESCRIPTION	QTY	LOCATION
G1	**ENTRY DOOR VINYL** BUSINESS HOURS MATTE WHITE CUT VINYL DECAL SIZE: 500mm(W)x450mm(H)	1	ENTRY DOOR
G2	**P3 LOGO** 6mm WHITE ACRYLIC LOGO PAINTED IN CORPORATE ORANGE AFFIXED TO FRONT OF COUNTER SIZE: 704mm(W)x700mm(H)	1	RECEPTION
G3	**INFRARED ZONE** 3mm WHITE ACRYLIC PAINTED IN CORPORATE ORANGE SIZE: 1060mm(W)x162mm(H)	1	ON BULKHEAD ABOVE ENTRY TO SAUNA AREA
G4	**OUR PROMISE MESSAGING** LASER-CUT VINYL LETTERING SIZE: 4000mm(W)x1120mm(H)	1	HALLWAY
G5	**N/A** –	–	–
G6	**IMMERSION ZONE** 3mm WHITE ACRYLIC PAINTED IN CORPORATE TEAL SIZE: 2000mm(W)x362mm(H)	1	STAIRS LEADING TO POOL DECK
G7	**POOL SAFETY SIGN** PRINTED ALUMINIUM PANEL SIZE: 800mm(W)x1500mm(H)	1	NEAR STAIRS LEADING TO POOL DECK
G8	**ICE BATH SIGN** PRINTED ALUMINIUM PANEL SIZE: 1200mm(W)x1600mm(H)	1	POOL 1
G9	**HOT BATH SIGN** PRINTED ALUMINIUM PANEL SIZE: 1200mm(W)x1600mm(H)	1	POOL 2
G10	**COLD BATH SIGN** PRINTED ALUMINIUM PANEL SIZE: 1200mm(W)x1600mm(H)	1	POOL 3
G11	**WARM BATH SIGN** PRINTED ALUMINIUM PANEL SIZE: 1200mm(W)x1600mm(H)	1	POOL 4
G12	**01** SAV DIGITALLY PRINTED WITH MATTE LAMINATE SIZE: 180mm(W)x180mm(H)	N/A	POOL FILTER A
G13	**02** SAV DIGITALLY PRINTED WITH MATTE LAMINATE SIZE: 180mm(W)x180mm(H)	N/A	POOL FILTER B
G14	**03** SAV DIGITALLY PRINTED WITH MATTE LAMINATE SIZE: 180mm(W)x180mm(H)	N/A	POOL FILTER C
G15	**04** SAV DIGITALLY PRINTED WITH MATTE LAMINATE SIZE: 180mm(W)x180mm(H)	N/A	POOL FILTER D
G16	**PERFORMANCE ZONE** 3mm WHITE ACRYLIC PAINTED IN CORPORATE TEAL SIZE: 800mm(W)x394mm(H)	1	AS SHOWN
G17	**PERFORMANCE LOUNGE WALL** **'PREPARE PREVENT PERFORM'** 6mm MATTE WHITE ACRYLIC LETTERS SIZE: 4000mm(W)x279mm(H) **'LIVE BETTER BE BETTER!'** SAV – KISS CUT DIGITALLY PRINTED WITH MATTE LAMINATE SIZE: 1950mm(W)x355mm(H)	1	PERFORMANCE LOUNGE
G18	**VARIOUS DOOR SIGNS** 3mm BLACK PVC WITH WHITE CUT-VINYL LETTERS SIZE: 390mm(W)x60mm(H) **'PERFORMANCE LOUNGE'** **'IV DRIP THERAPY'** **'HYPERBARIC CHAMBER'** **'OFFICE'** **'STAFF ONLY'**	8	AS SHOWN
G19	**P3 RECOVERY ENTRY SIGNAGE** PAINTED MURAL IN CORPORATE ORANGE SIZE: 1500mm(W)x1490mm(H)	1	NEAR STAIRS TO POOLS

FINISHES SCHEDULE

FLOOR FINISHES

F1 **VINYL FLOOR COVERING** (GENERAL AREAS)
RANGE: EXPONA FLOW
COLOUR: "LIGHT GREY CONCRETE" 9858
SUPPLIER: POLYFLOR PH:1800 777 425
PROFESSIONALLY CLEAN
MAKE GOOD AS REQUIRED

F2 **VINYL FLOOR COVERING** (DECK FLOORING)
RANGE: POLYSAFE QUATTRO
COLOUR: "SEA SPRAY" 5763
SUPPLIER: POLYFLOR Ph:1800 777 425

F3 **TACTILE INDICATOR TILE** (300x300mm)
RANGE: TACTILE INDICATOR 'PEEL & STICK'
TGSI HAZARD TILE (BLACK)
CODE: TGSIHPS-BLK
SLIP RATING: P5
SUPPLIER: SAFETY EXPRESS Ph:1300 049 246

F4 **CARPET TILE** (PERFORMANCE LOUNGE)
RANGE: ETERNITY POINTILLIER
COLOUR: AGATE
UNDERLAY: DUNLOP DURAFIT 7 CUSHION BONDED FOAM
SUPPLIER: CHOICE FLOORING Ph:(03)5222 1555

F5 **EXISTING POLISHED CONCRETE FLOORING**
PROFESSIONALLY CLEAN
MAKE GOOD AS REQUIRED

PAINT FINISHES

P1 GENERAL CEILING PAINT FINISH (WHITE)
DULUX "CEILING WHITE"
FINISH: FLAT FINISH

P2 RECEPTION PAINT FINISH
RESENE "HALF AKAROA"
FINISH: LOW SHEEN

P3 GENERAL WALL PAINT FINISH
DULUX "ANTIQUE WHITE USA" SW1H7
FINISH: LOW SHEEN (WASH & WEAR)

P4 SEMI-GLOSS PAINT FINISH (DOORS)
COLOUR: (WHITE) T.B.C.
FINISH: SEMI-GLOSS

P5 DELETED

P6 PAINT FINISH (PERFORMANCE LOUNGE)
DULUX "SIGNATURE GR17"
FINISH: LOW SHEEN (WASH & WEAR)

P7 EXTERNAL PAINT FINISH (ORANGE)
COLOUR: TO MATCH PANTONE – PMS 171
FINISH: SEMI-GLOSS

P8 EXTERNAL PAINT FINISH (TEAL)
COLOUR: TO MATCH PANTONE – PMS 2238
FINISH: SEMI-GLOSS

WALL TILE FINISHES

T1 SHOWER & TOILET WALL TILE (LIGHT GREY)
RANGE/COLOUR: CONCRETE FUSION ALLOY TILE
SIZE: 600x600mm
GROUT: TO MATCH TILE COLOUR
SUPPLIER: NATIONAL TILES MOB:0457 122 625

LAMINATE FINISHES

L1 JOINERY LAMINATE
POLYTEC "CLASSIC WHITE" (GLOSS)

L2 JOINERY LAMINATE
POLYTEC "CLASSIC WHITE"

L3 FEATURE LAMINATE
POLYTEC "PLANTATION ASH"

L4 JOINERY CARCASS
EGGER "WHITE MELAMINE"

MISCELLANEOUS FINISHES

SK WALL SKIRTING
100mm BLACK ALUMINIUM SKIRTING

TB **FEATURE TIMBER WALL CLADDING**
60x25 TIMBER BATTENS WITH 20mm SHADOWLINES
COLOUR: POLYTEC 'PLANTATION ASH"
(INCLUDING SHADOWLINES)

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PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	SCHEDULES GRAPHICS & FINISHES
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	N/A (A2 SHEET SIZE)
PROJECT No.	P3_RI_3793
DRAWING No.	VECA_P3RI3793_ **102D**

FURNITURE SCHEDULE

ITEM	DESCRIPTION	QTY	LOCATION
FF1	**3 SEATER SOFA** MODEL: KIRRA 3 SEATER SOFA CODE: TMPL4824 SIZE: 2110mm(W)x800mm(D)x830mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU	1	RECEPTION
FF2	**ACCENT CHAIR** MODEL: CASSIE WOVEN LEATHER & TEAK LOUNGE CHAIR SIZE: 650mm(W)x780mm(D)x690mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU	1	RECEPTION
FF3	**COFFEE TABLE SET** MODEL: 2 PIECE LEONID NESTING COFFEE TABLE SET LARGE SIZE: ø 700mm X 440mm(HT) SMALL SIZE: ø500mm X 390mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU	1	RECEPTION
FF4	**CUBE STORAGE UNIT** (BY FLEXI STORAGE) MODEL: CLEVER CUBE 1x2 CUBE COLOUR: OAK SIZE: 410mm(W)x390mm(D)x760mm(HT) SUPPLIER: BUNNINGS HARDWARE	6	PERFORMANCE LOUNGE
FF5	**ACCENT STOOL** (BY LIFESTYLE TRADERS) MODEL: BLEACHED RIBBED WOOD STOOL SIZE: 280mm(W)x280mm(D)x380mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU	8	CHANGE ROOMS
FF6A	**MIRROR** TYPE: NATURAL TIMBER ARCHED FULL LENGTH MIRROR CODE: TMPL3786 SIZE: 800mm(W)x30mm(D)x1800mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU	9	HALLWAY + CHANGE ROOMS
FF6B	**MIRROR** TYPE: TATE OVAL WOODEN FRAMED WALL MIRROR CODE: TMPL2019 SIZE: 500mm(W)x30mm(D)x840mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU	5	VANITIES + MAKE-UP BAR
FF6C	**RECTANGULAR FRAMELESS MIRROR** 6mm THICK SILVER SAFETY GLASS MIRROR (COPPER FREE) WITH POLISHED EDGES – ALL MIRRORS TO BE SURFACE MOUNTED SIZES: REFER ELEVATIONS SUPPLIER: SHOPFITTER/BUILDER	N/A2	–
FF7	**BENCH SEATING** TYPE: MIMOSA CHARCOAL SOLARIS SLAT BENCH COLOUR: CHARCOAL SIZE: 2000mm(L)x390mm(W)x440mm(HT) SUPPLIER: BUNNINGS WAREHOUSE	4	AS SHOWN
FF8	**STORAGE UNIT** TYPE: BROR SHELVING UNIT COLOUR: BLACK SIZE: 2540mm(L)x400mm(D)x1900mm(HT) SUPPLIER: IKEA	1	AS SHOWN
FF9	**CUBE SHELVING UNIT** TYPE: KALLAX SHELVING UNIT COLOUR: WHITE STAINED OAK EFFECT SIZE: 1820mm(L)x390mm(D)x1820mm(HT) SUPPLIER: IKEA	2	AS SHOWN
FF10A	**POT PLANTS** TYPE: CODA PLANT POT ON STAND COLOUR: T.B.C. SIZE: 380(W)x380mm(D)x460mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU **ALTERNATIVE OPTION** TYPE: LOTUS LARGE INDOOR CERAMIC POT WITH STAND COLOUR: WHITE SIZE: 340(W)x340mm(D)x420mm(HT) SUPPLIER: BUNNINGS WAREHOUSE	4	RECEPTION
FF10B	**POT PLANTS** TYPE: TUSCAN PATH 54cm WHITE HARPER EGG POT COLOUR: WHITE SIZE: 540(W)x540mm(D)x540mm(HT) SUPPLIER: BUNNINGS WAREHOUSE	2	POOL AREA
FF11	**3 DRAWER BAMBOO CHEST** SKU: P-43098989 COLOUR: BAMBOO & WHITE SIZE: 450mm(W)x300mm(D)x750mm(HT) SUPPLIER: KMART	1	HYPERBARIC ROOM
FF12	**OFFICE DESK** TYPE: 120CM CARNEGIE MODERN OFFICE DESK COLOUR: BLACK SIZE: 1190mm(W)x610mm(D)x740mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU	1	OFFICE
FF13	**OFFICE CHAIR** TYPE: MATRIX MESH OFFICE CHAIR COLOUR: BLACK SIZE: 660mm(W)x530mm(D)x1040mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU	1	OFFICE

ITEM	DESCRIPTION	QTY	LOCATION
FF14	**DESK** TYPE: HARPER WOOD & STEEL DESK COLOUR: BLACK/TIMBER SIZE: 1600mm(W)x610mm(D)x740mm(HT) SUPPLIER: TEMPLEANDWEBSTER.COM.AU	1	IV ROOM
FF15	**CHAIR** TYPE: ADA BOUCLE CHAIR COLOUR: WHITE SIZE: ø740mm x 740mm(HT) SUPPLIER: KMART	2	IV ROOM
FF16	**SIDE TABLE** TYPE: WHITE TEXTURED SIDE TABLE SIZE: ø400mm X 200mm(HT) SUPPLIER: KMART	1	IV ROOM

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	QTY	LOCATION
E1	**RECLINING MASSAGE CHAIR** BRAND: ARTISS COLOUR: BLACK SIZE: 950/1630mm(L)x830mm(W)x1050mm(HT) SUPPLIER: CATCH.COM.AU	8	RECOVERY LOUNGE
E2	**1DR DISPLAY FRIDGE** MODEL: UD-360 (360LL CAPACITY) SIZE: 580mm(W)x600mm(D)x1980mm(HT) SUPPLIER: BORRELLI COMMERCIAL CATERING Ph:(03) 9783 6325	1	RECEPTION
E3	**TV MONITOR** 1x 43" SCREEN 1x 55' SCREEN 3x 65" SCREEN	5	AS SHOWN
E4	**BAR FRIDGE** BRAND: HISENSE HRB125S 125L SILVER BAR FRIDGE SIZE: 475mm(W)x556mm(D)x840mm(HT) SUPPLIER: T.B.A.I	N/A	–
E5	**WASHING MACHINE** BRAND: SOLT 8KG FRONT LOAD WASHER SIZE: 595mm(W)x565mm(D)x850mm(HT) SUPPLIER: THE GOOD GUYS	1	STORAGE AREA
E6	**DRYER** BRAND: SOLT 8KG HEAT PUMP DRYER SIZE: 595mm(W)x650mm(D)x845mm(HT) SUPPLIER: THE GOOD GUYS	2	STORAGE AREA
E7	**INFRARED SAUNA** BRAND: RADIANCE 4 PERSON FULL SPECTRUM INFRARED SAUNA SIZE: 1800mm(W)x1030mm(D)x1950mm(HT) SUPPLIER: KIVA WELLNESS Ph:(07)4270 8000	3	SAUNA AREA
E8	**HYPERBARIC OXYGEN CHAMBER** BRAND: OXY LAB 1.5 ATA MODEL: HC700 PRESSURE: 1.5ATA(7PSI) SUPPLIER: OXY LAB Ph:1300 699 522	1	HYPERBARIC ROOM
E9	**RETAIL DISPLAY UNIT** BRAND: FLEXI STORAGE STUDIO BLACK AND OAK MODEL: 3 BAY/15 WALL SHELF KIT SUPPLIER: BUNNINGS WAREHOUSE	1	RECEPTION

JOINERY SCHEDULE

ITEM	DESCRIPTION	QTY	LOCATION
JO1	**RECEPTION COUNTER**	1	RECEPTION
JO2	**TV WALL**	1	RECOVERY LOUNGE

FIXTURES SCHEDULE

ITEM	DESCRIPTION	QTY	LOCATION
FX1	**POOL HAND RAILINGS** MODEL: 1M BULL NOSE BOLT DOWN HAND RAIL CODE: HRA04B STAINLESS STEEL SIZE: 1000(W)x850mm(HT) SUPPLIER: HAND RAILS AUSTRALIA Mob:0434 019 766 **IMPORTANT NOTE: POOL HAND RAILS TO BE EARTHED**	8	POOL AREA
FX2	**POOL FENCING + GATE** TYPE: BARR FLOATING BATTEN PANEL & GATE – 1200mm(HT) COLOUR: BLACK SIZE: REFER PROPOSED FLOOR LAYOUT SUPPLIER: OUTBACK FENCING PH.: (02) 4062 0386	T.B.C.	POOL AREA
FX3	**HAND TOWEL DISPENSER** MODEL: NEW TORK H2 ELEVATION (SINGLE) CODE: 552008 (H2 INTERFOLD TOWEL SYSTEM) / BLACK SIZE: 460mm(W)x110mm(D)x320mm(HT) SUPPLIER: DICKSMITH.COM.AU	T.B.A	GENERAL RESTROOM
FX4	**LIQUID SOAP DISPENSER** MODEL: NEW TORK S1 ELEVATION (SINGLE) CODE: 560008 / BLACK SIZE: 112mm(W)x114mm(D)x296mm(HT) SUPPLIER: DICKSMITH.COM.AU	2	GENERAL RESTROOM
FX5	**RUBBISH BIN** MODEL: OVELA 30L FOOT PEDAL KITCHEN RUBBISH BIN COLOUR: BLACK SIZE: 350mm(W)x300mm(D)x635mm(HT) SUPPLIER: DICKSMITH.COM.AU	T.B.A.	GENERAL RESTROOM
FX6	**TOILET ROLL HOLDER** MODEL: MILANI TOILET ROLL HOLDER SKU/COLOUR: 11671 / MATTE BLACK SIZE: 170mm(W)x64mm(D)x28mm(HT) SUPPLIER: ABI INTERIORS Ph:(07)5520 2775	3	GENERAL RESTROOM
FX7	**TOILET BRUSH SET** TYPE: STAINLESS STEEL WALL MOUNT TOILET BOWL CLEANING BRUSH & HOLDER KIT COLOUR: BLACK SUPPLIER: DICKSMITH.COM.AU	3	GENERAL RESTROOM
FX8	**SHOWER HEAD & ARM** RANGE: BLACK SQUARE SHOWER HEAD & ARM ITEM No: 411.101B-A SUPPLIER: BUILDERS DISCOUNT WAREHOUSE Ph:(07)3889 9827	3	SHOWERS
FX9	**SHOWER MIXER** RANGE: OVIA MILAN SHOWER BATH MIXER – ROUND SKU/COLOUR: OVMIXMB / MATTE BLACK SUPPLIER: BATHROOM SALES DIRECT Ph:(02)8488 1564	3	SHOWERS
FX10	**BASIN MIXER** RANGE: MAGNUS BASIN MIXER SKU/COLOUR: 10754 / MATTE BLACK SUPPLIER: ABI INTERIORS Ph:(07)5520 2775	2	GENERAL RESTROOM
FX11	**COAT HOOKS** RANGE: ZENITH 62mm RADIUS ROBE HOOK COLOUR: MATTE BLACK SUPPLIER: BUNNINGS WAREHOUSE	6	CHANGE ROOMS
FX12	**DOOR LEVER** RANGE: CRONUS LEVER HANDLE SKU/COLOUR: SH-054-MB / MATTE BLACK SUPPLIER: THE LOCK & HANDLE Ph:(03)9489 0515	REFER FLOOR PLAN	CONSULT/TREATMENT ROOMS
FX13	**HOOKS (FOR NORMATEC BOOTS)** RANGE: "MODE 7" BLACK HOOKS BLACK BOARD COLOUR: BLACK SUPPLIER: BUNNINGS WAREHOUSE	4	PERFORMANCE LOUNGE

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ISSUE	AMENDMENTS	DATE
D	TOWN PLANNING ISSUE	18.07.2024
C	CLIENT REVISIONS	09.07.2024
B	CLIENT REVISIONS	02.07.2024
A	CLIENT/LANDLORD APPROVAL	01.07.2024
P1	FOR TOWN PLANNING	10.06.2024

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License: #484351416
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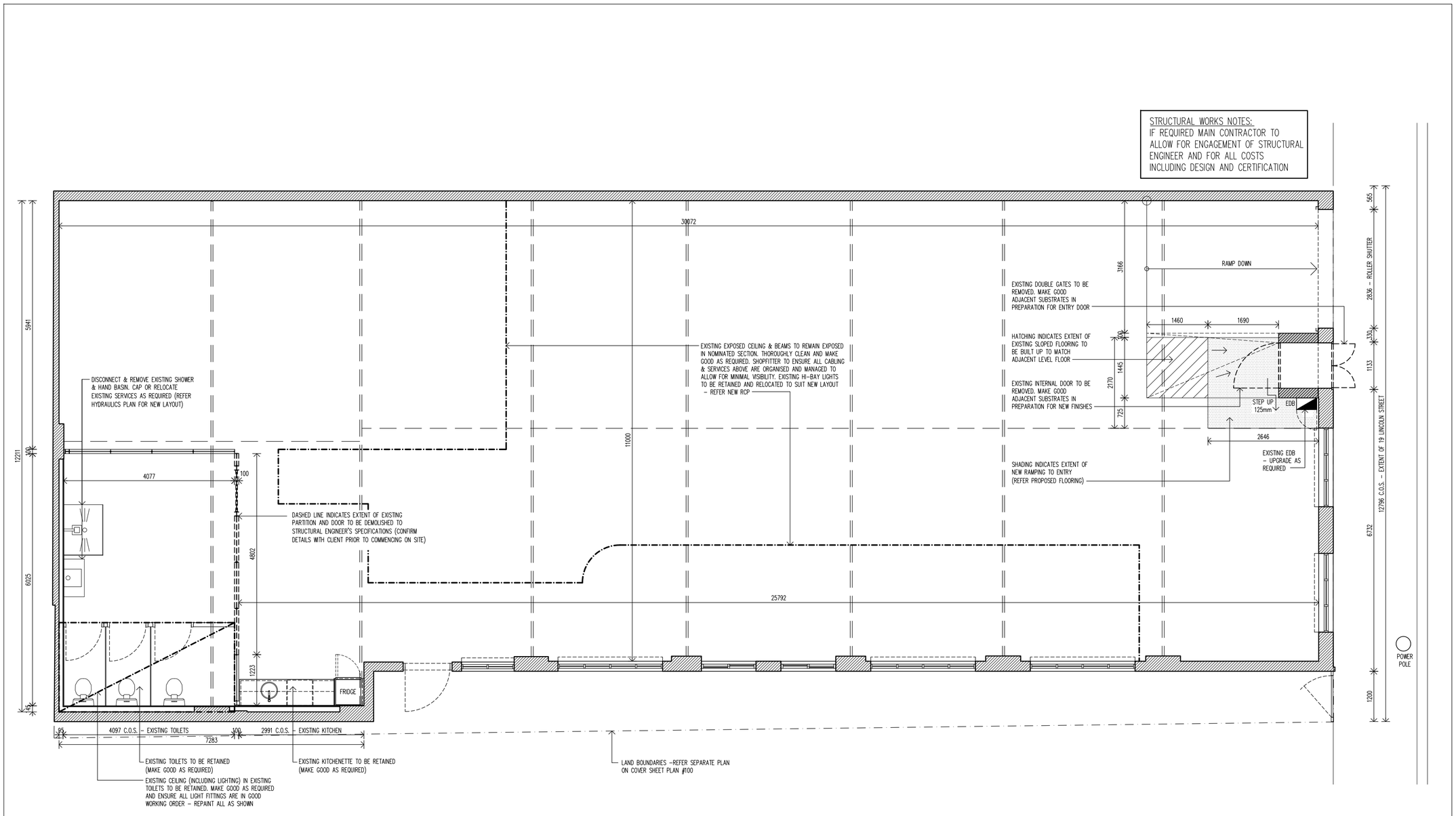
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	SCHEDULES – FURNITURE EQUIP, FIXTURES+JOINERY
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	N/A (A2 SHEET SIZE)
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ **103D**



1 EXISTING/DEMOLITION LAYOUT

N.T.S.

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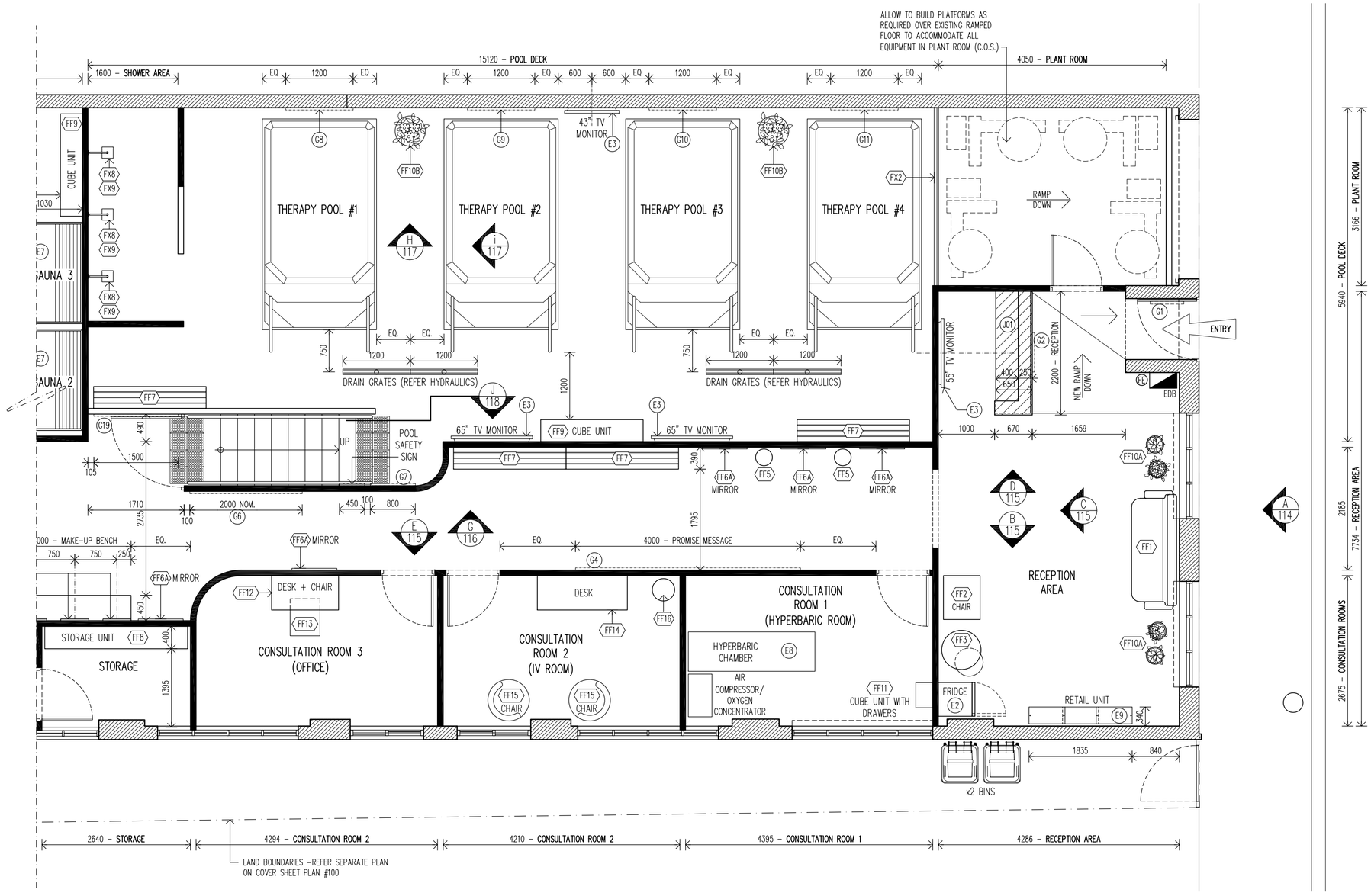
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	EXISTING/DEMOLITION LAYOUT
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	N.T.S. (A2 SHEET SIZE)
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ **104D**



1 PROPOSED FLOOR PLAN – PART A

1/50 @ A2

LEGENDS:

- NEW WALLS/PARTITIONS
- EXISTING WALLS/PARTITIONS
- (FE) PORTABLE 4.5KG A:B(E) DRY CHEMICAL FIRE EXTINGUISHER(WITH SIGNAGE) AND BLANKET TO AS/NZS 1850–2009, AS/NZS 1841.1–2007 AND AS2444–2001

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D	TOWN PLANNING ISSUE	18.07.2024
C	CLIENT REVISIONS	09.07.2024
B	CLIENT REVISIONS	02.07.2024
A	CLIENT/LANDLORD APPROVAL	01.07.2024
P1	FOR TOWN PLANNING	10.06.2024

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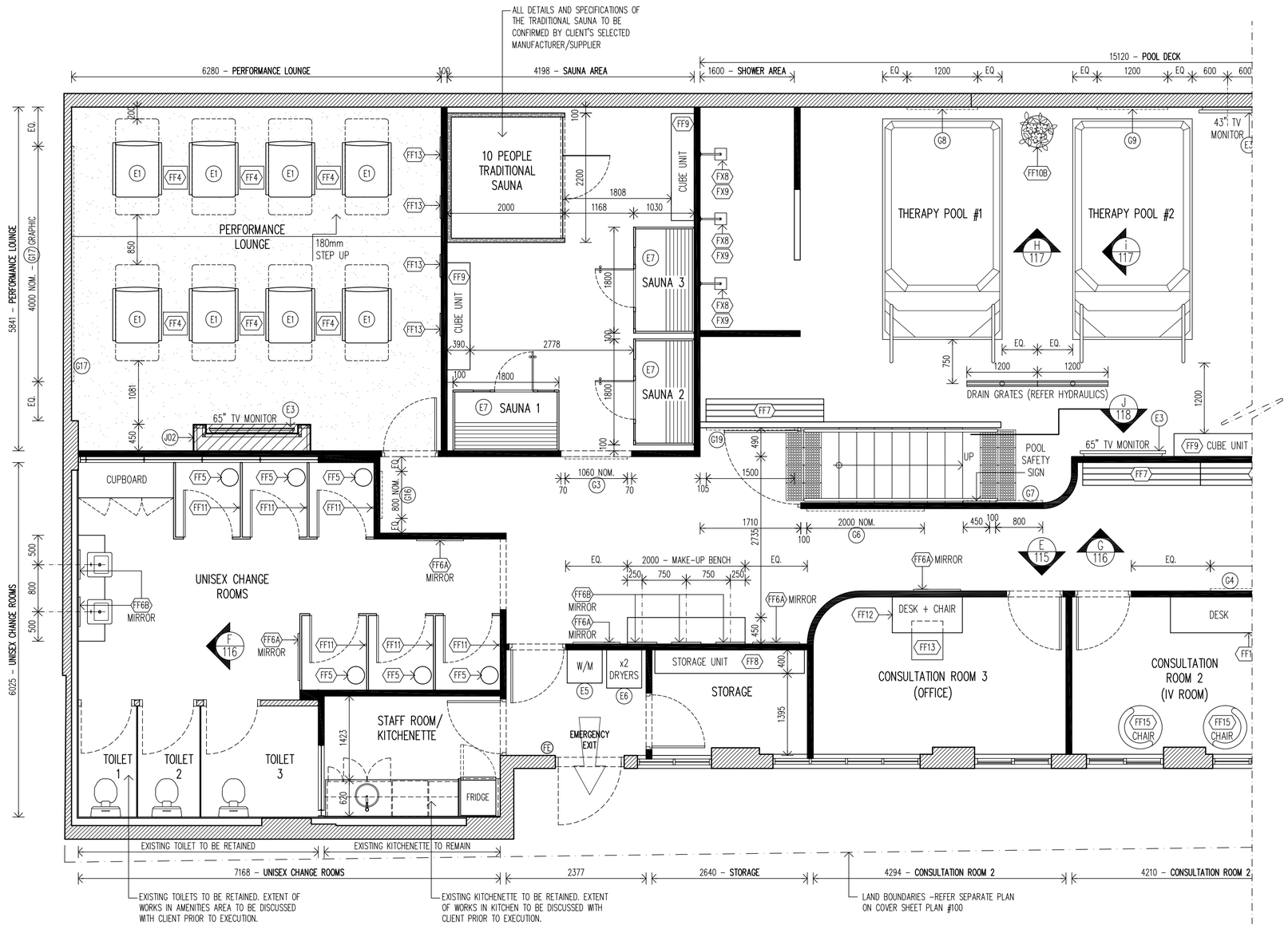
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	PROPOSED FLOOR PLAN PART A
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 105D



1 PROPOSED FLOOR PLAN – PART B

1/50 @ A2

LEGENDS:

- NEW WALLS/PARTITIONS
- EXISTING WALLS/PARTITIONS
- (FE) PORTABLE 4.5KG A:B(E) DRY CHEMICAL FIRE EXTINGUISHER(WITH SIGNAGE) AND BLANKET TO AS/NZS 1850–2009, AS/NZS 1841.1–2007 AND AS2444–2001

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A	CLIENT/LANDLORD APPROVAL	01.07.2024
P1	FOR TOWN PLANNING	10.06.2024

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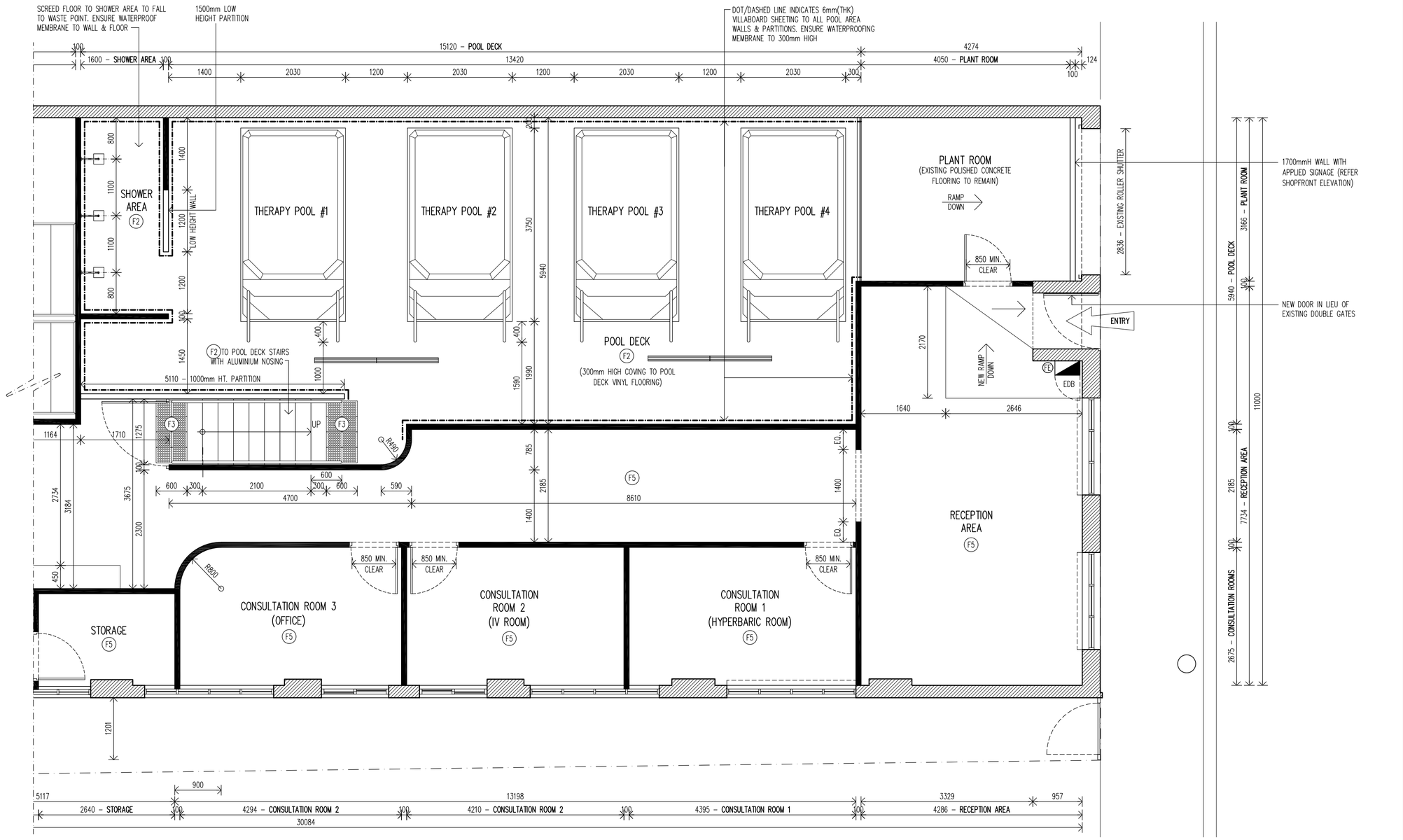
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	PROPOSED FLOOR PLAN PART B
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3JRL3793
DRAWING No.	VECA_P3RL3793_ 106D



1 SET-OUT PLAN (INC. FLOOR FINISHES) – PART A

1/50 @ A2

LEGENDS:

- NEW WALLS/PARTITIONS
- EXISTING WALLS/PARTITIONS
- (FE) PORTABLE 4.5KG A:B(E) DRY CHEMICAL FIRE EXTINGUISHER(WITH SIGNAGE) AND BLANKET TO AS/NZS 1850-2009, AS/NZS 1841.1-2007 AND AS2444-2001

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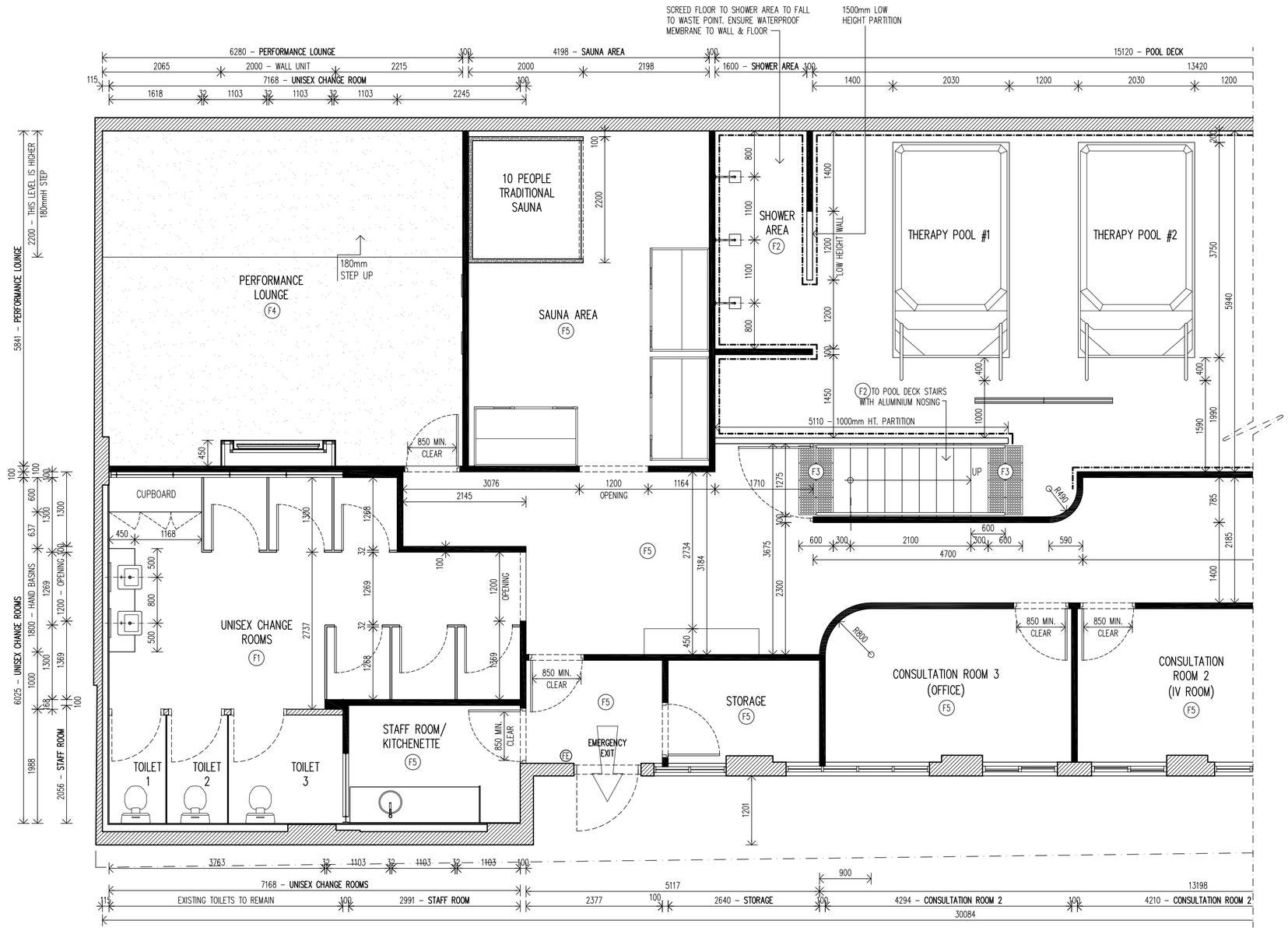
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	SET-OUT PLAN PART A
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ **107D**



1 SET-OUT PLAN (INC. FLOOR FINISHES) – PART B

1/50 @ A2

LEGENDS:

- NEW WALLS/PARTITIONS
- EXISTING WALLS/PARTITIONS
- (FE) PORTABLE 4.5KG A:B(E) DRY CHEMICAL FIRE EXTINGUISHER(WITH SIGNAGE) AND BLANKET TO AS/NZS 1850–2009, AS/NZS 1841.1–2007 AND AS2444–2001

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PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	SET-OUT PLAN PART B
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 108D

ELECTRICAL/MECHANICAL LEGENDS

IMPORTANT NOTES:

- IF REQUIRED, ALL EXISTING LIGHT FITTINGS AND REDUNDANT ELEMENTS TO BE REMOVED, CEILING TO BE MADE GOOD IN PREPARATION FOR NEW PAINT FINISHES AS NOTED
- AS 2560 2.2.1986 STIPULATES A "MINIMUM SERVICE ILLUMINANCE" OF 300LUX – THIS IS FOR A "LEVEL OF PLAY" CLASSIFIED AS "RECREATION AND TRAINING" – FOR THE "COMPETITION" LEVEL, THE RECOMMENDATION IS 500LUX
- FOR A FITSTOP GYM A GOOD COMPROMISE IS 400LUX
- A LIGHTING DESIGN MUST BE PROVIDED TO CONFIRM LIGHTING LEVELS (400LUX MINIMAL AS PER ABOVE) ARE SATISFACTORY
- IF EXISTING, SPRINKLER & AIR CONDITIONING TO BE INSPECTED BY LESSOR'S NOMINATED CONTRACTORS TO ENSURE GOOD WORKING ORDER (EXISTING SUPPLY & RETURN AIR GRILLES TO BE INSPECTED AND MADE GOOD AS REQUIRED)

18W — **RECESSED DIMMABLE LED DOWNLIGHT**
NAME: MILAN-160 – ø190mm – IP54
OUTPUT: 18W – 1570–1850Lm
COLOUR TEMPERATURE: TRICOLOUR
CRI: 80+
OPTICS: 90° BEAM / FINISH: WHITE – DIMMABLE
CODE: R1043
SUPPLIER: RAPID LED Ph:(07)5628 2611

7W — **RECESSED DIMMABLE LED DOWNLIGHT**
NAME: ROME-70 – ø85mm – IP54
OUTPUT: 7W – 620–700Lm
COLOUR TEMPERATURE: TRICOLOUR
CRI: 80+
OPTICS: 90° BEAM / FINISH: WHITE – DIMMABLE
CODE: R1020
SUPPLIER: RAPID LED Ph:(07)5628 2611

EXISTING HI-BAY
RELOCATED/INSPECTED TO ENSURE GOOD WORKING ORDER & MAKE GOOD AS REQUIRED

GENERAL LED PANELS
RANGE: OSRAM LEDVANCE TRI COLOUR LED PANEL 36W 6500K
SIZE: 1200X300mm
MOUNTING OPTIONS:
1. RECESSED
2. SURFACE MOUNTED
   -ALLOW FOR "SURFACE MOUNTED KIT"
3. SUSPENDED
   -ALLOW FOR "PANEL WIRE SUSPENSION KIT"

(MOUNTING OPTIONS TO BE DISCUSSED WITH CLIENT PRIOR TO INSTALLATION)

EXISTING AND/OR NEW EMERGENCY LIGHTING (C.O.S.)
NEW TO BCA REQUIREMENTS AND/OR TO BE INSPECTED TO ENSURE GOOD WORKING ORDER & MAKE GOOD AS REQUIRED

SWITCH WITH DIMMER IF NOTED
(FIT FOR PURPOSE AS NOTED)

SECURITY DOME CAMERA
SECURITY SYSTEM DETAILS T.B.C. WITH CLIENT'S BASED ON BUDGET AND LEVEL OF PERFORMANCE REQUIRED

EXIT — **EXISTING AND/OR NEW EXIT SIGNS (C.O.S.)**
NEW TO BCA REQUIREMENTS AND/OR TO BE RELOCATED/INSPECTED TO ENSURE GOOD WORKING ORDER & MAKE GOOD AS REQUIRED

AIR CONDITIONING SQUARE CEILING DIFFUSER
TO MECHANICAL ENGINEER'S SPECIFICATIONS
COLOUR: WHITE

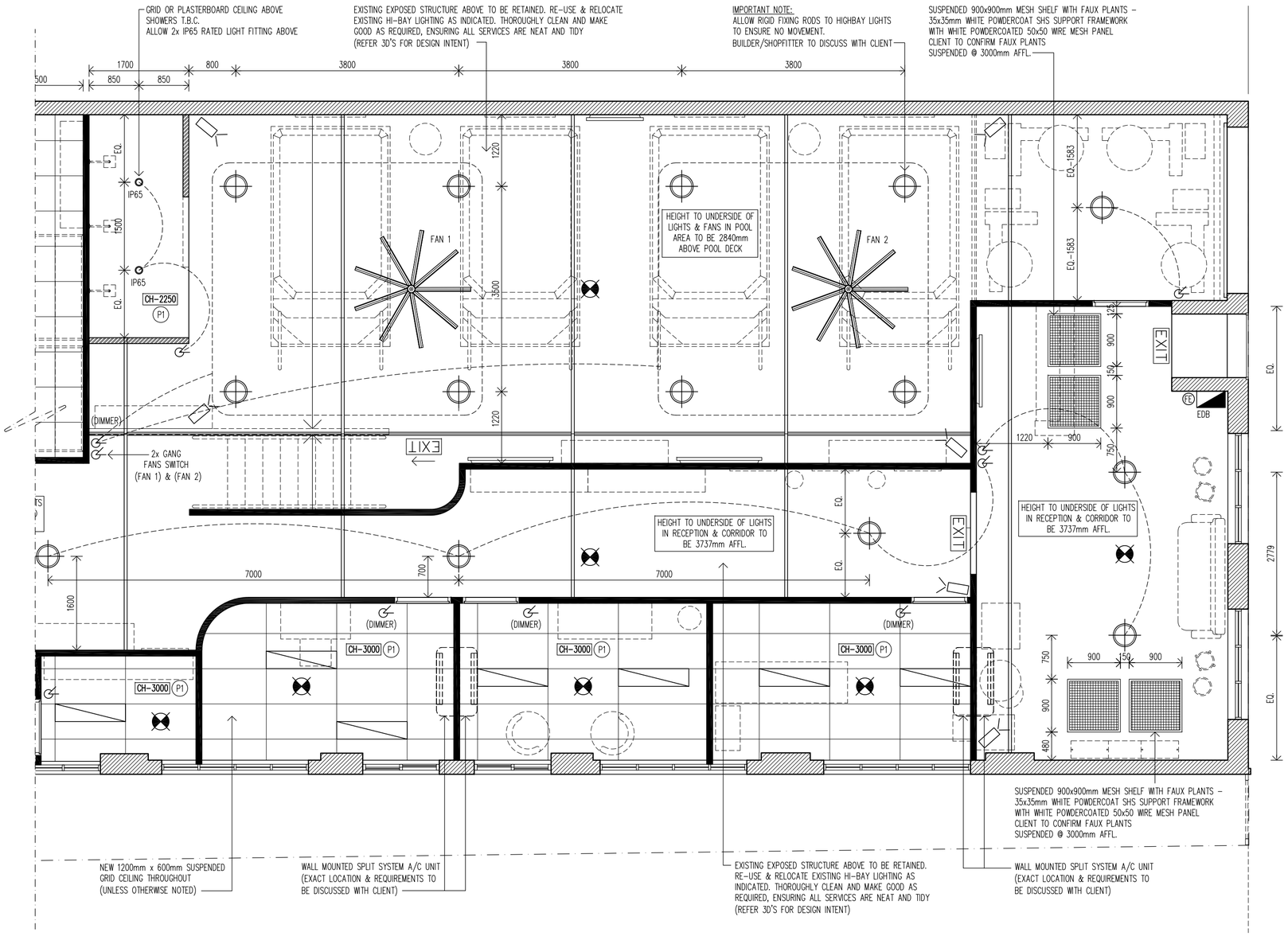
AIR CONDITIONING RETURN AIR GRILLE
TO MECHANICAL ENGINEER'S SPECIFICATIONS
COLOUR: WHITE

EXISTING MECHANICAL EXHAUST VENTILATION REGISTERS
FIT FOR PURPOSE – TO COMPLY WITH AS 1668

ENERGY EFFICIENCY NOTES

NEW ARTIFICIAL LIGHTING SHALL NOT EXCEED 22 WATTS PER m^2 OF AREA, AS PER SECTION J6 OF THE BCA – THIS EXCLUDES LIGHTING IN DISPLAY CABINETS, SIGNAGE, EMERGENCY LIGHTING, ETC

ALLOW FOR DIMMER TO LIGHTING CIRCUIT(S), IF POSSIBLE – NUMBER OF LIGHTS PER DIMMER CIRCUIT T.B.C. BASED ON MAXIMUM RECOMMENDED LOAD/DIMMER – ENSURE DIMMERS ARE FIT FOR PURPOSE – ELECTRICIAN TO CONFIRM FEASIBILITY PRIOR EXECUTION



1 REFLECTED CEILING PLAN (INCLUDING LIGHTING) – PART A

1/50 @ A2

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D	TOWN PLANNING ISSUE	18.07.2024
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B	CLIENT REVISIONS	02.07.2024
A	CLIENT/LANDLORD APPROVAL	01.07.2024
P1	FOR TOWN PLANNING	10.06.2024

CLIENT:
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P3 Global Headquarters
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License #484351416
EMAIL: veca@vecagroup.com
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PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	REFLECTED CEILING PLAN PART A
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ **109D**

ELECTRICAL/MECHANICAL LEGENDS

IMPORTANT NOTES:

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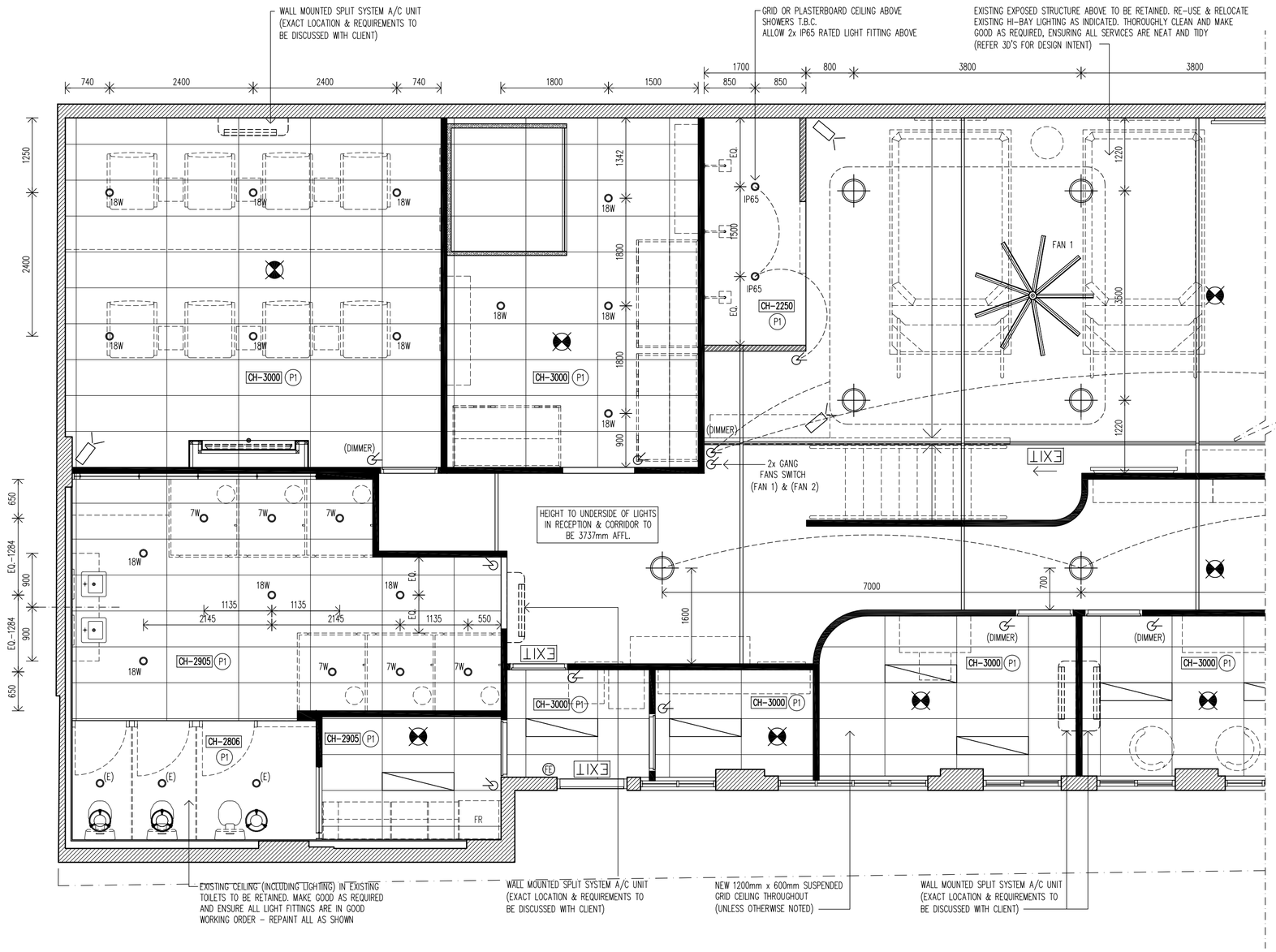

1 REFLECTED CEILING PLAN (INCLUDING LIGHTING) – PART B
1/50 @ A2

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P3 Global Headquarters
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License #484351416
EMAIL: veca@vecagroup.com
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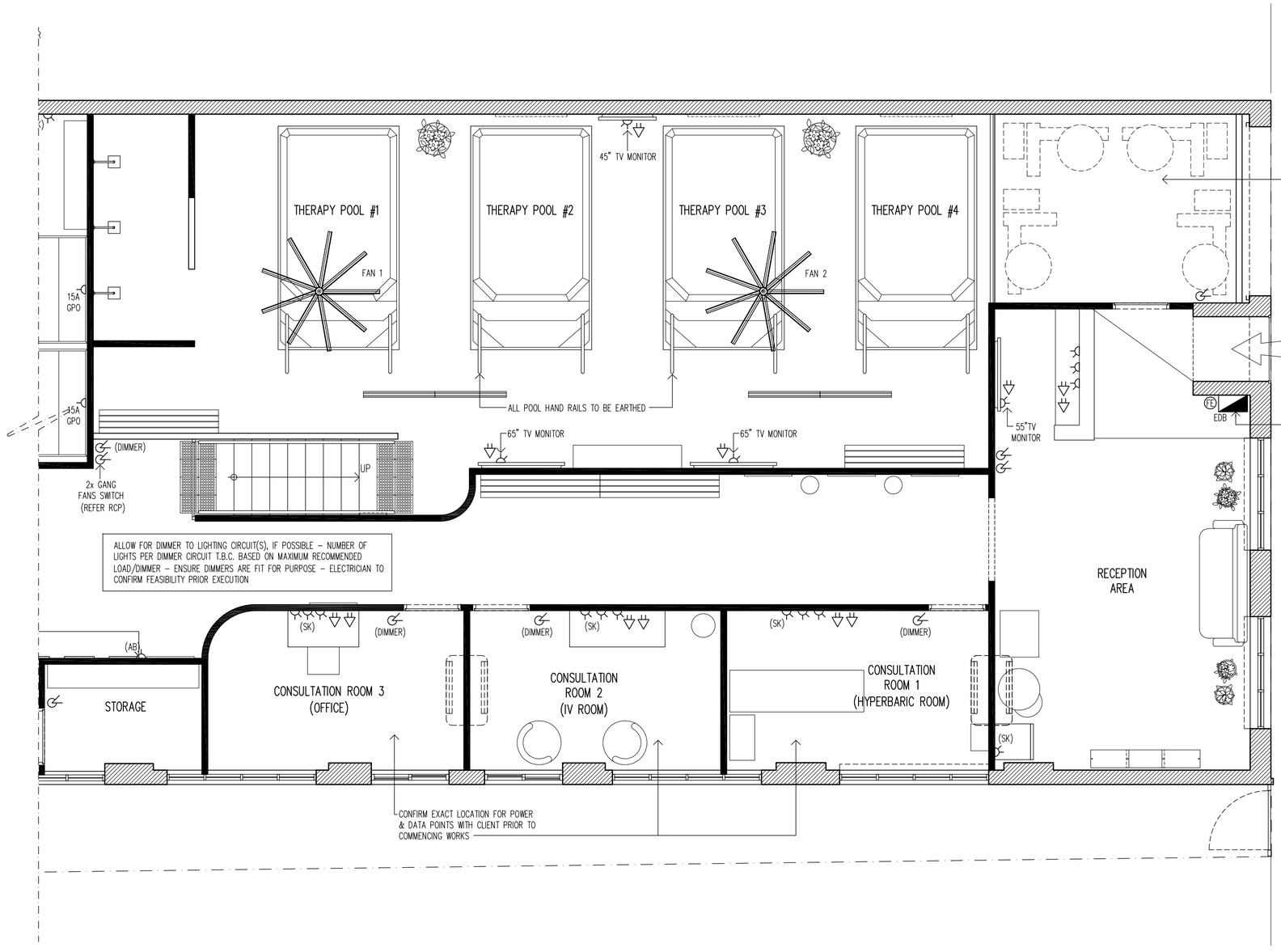
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	REFLECTED CEILING PLAN PART B
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 110D



PLANT EQUIPMENT REQUIREMENTS

- 4x CIRCULATION PUMP AT 2.0KW SINGLE PHASE EACH
- 4x CHEMICAL CONTROLLER AT 0.5KW SINGLE PHASE EACH
- 4x ALLOWANCE FOR FURTHER AOP SYSTEMS AT 1.1KW SINGLE PHASE EACH
- 4x CHLORINATOR AT 1KW SINGLE PHASE EACH
- 1x CHILLER FOR 8°C POOL 19.2A/PHASE THREE PHASE
- 1x HEATER FOR 39°C POOL 24.1A/PHASE SINGLE PHASE
- 1x HEATER FOR 35°C POOL 24.1A/PHASE SINGLE PHASE
- 1x CHILLER FOR 15°C POOL 11.7A/PHASE THREE PHASE

ELECTRICAL LEGENDS

- SWITCH WITH DIMMER IF NOTED (FIT FOR PURPOSE AS NOTED)
- DGPO DOUBLE GENERAL PURPOSE OUTLET (FIT FOR PURPOSE AS NOTED)
  - (AB) – ABOVE BENCH
  - (UB) – UNDER BENCH
  - (SK) – SKIRTING
- GPO SINGLE GENERAL PURPOSE OUTLET (FIT FOR PURPOSE AS NOTED)
- 15A 15AMP GPO
- 20A 20AMP GPO
- 32A 32AMP GPO
- 3PH 3PHASE
- DOUBLE DATA POINT CAT6 (FIT TO PURPOSE AS NOTED)
- SINGLE DATA POINT CAT6 (FIT TO PURPOSE AS NOTED)
- ELECTRICAL DISTRIBUTION BOARD RELOCATED & UPGRADE AS REQUIRED

1 ELECTRICAL PLAN (INCLUDING POWER & DATA) – PART A
1/50 @ A2

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PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	ELECTRICAL PLAN PART A
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 111D

ELECTRICAL LEGENDS

- SWITCH WITH DIMMER IF NOTED (FIT FOR PURPOSE AS NOTED)
- DGPO DOUBLE GENERAL PURPOSE OUTLET (FIT FOR PURPOSE AS NOTED)
  - (AB) – ABOVE BENCH
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- GPO SINGLE GENERAL PURPOSE OUTLET (FIT FOR PURPOSE AS NOTED)
- 15A 15AMP GPO
- 20A 20AMP GPO
- 32A 32AMP GPO
- 3PH 3PHASE
- DOUBLE DATA POINT CAT6 (FIT TO PURPOSE AS NOTED)
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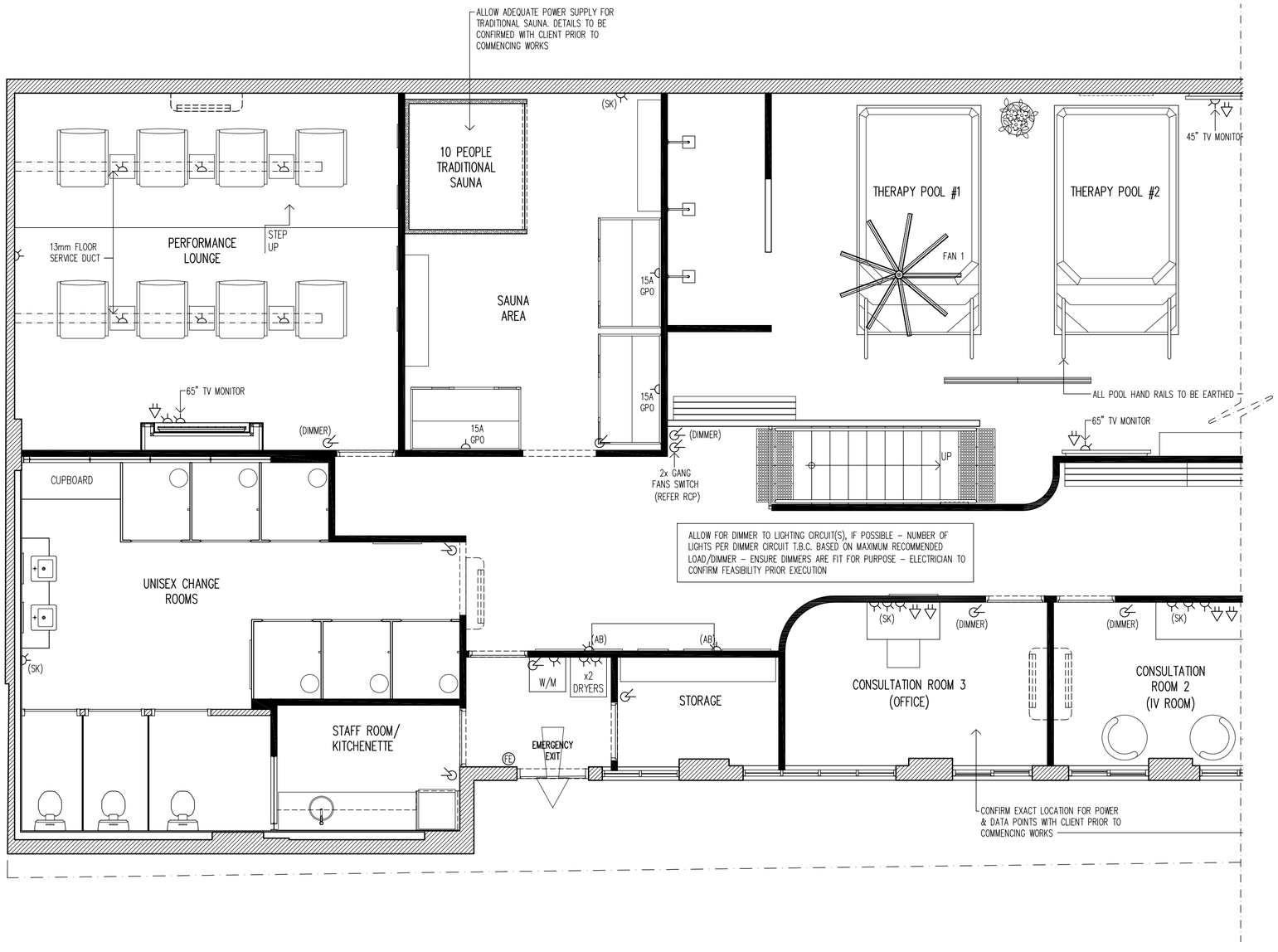
- ELECTRICAL DISTRIBUTION BOARD RELOCATED & UPGRADE AS REQUIRED



1 ELECTRICAL PLAN (INCLUDING POWER & DATA) – PART B
1/50 @ A2

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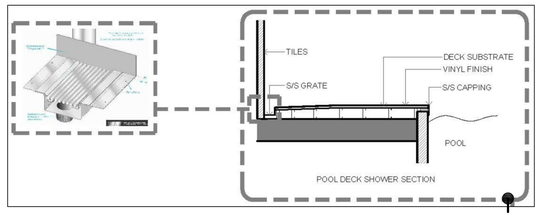
DRAWING	ELECTRICAL PLAN PART B
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 112D

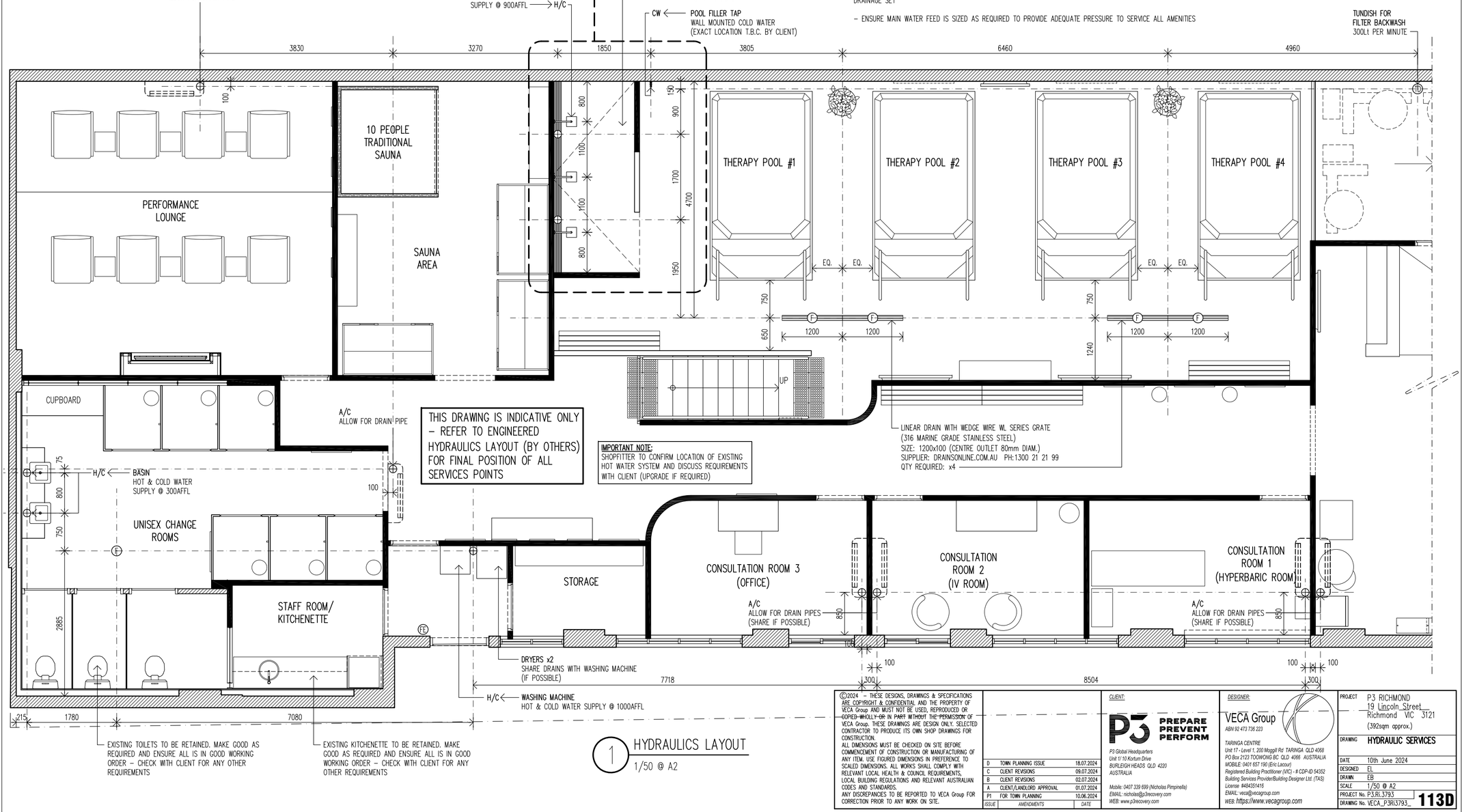
PLUMBING SERVICES LEGEND

⊕	50mm OR 100mm DIAM. WASTE POINT TO SEWER
(F)	100mm DIAM. FLOOR WASTE TO SEWER
(TD)	TUNDISH
(FE)	FIRE EXTINGUISHER/BLANKET
HW	HOT WATER SUPPLY
CW	COLD WATER SUPPLY
H/C	HOT & COLD WATER SUPPLY



IMPORTANT NOTES:

- ALL PLUMBING/GAS SERVICES POINTS ARE INDICATIVE ONLY (ALL SERVICES AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS)
- ALL HYDRAULICS REQUIREMENTS TO BE CONFIRMED ON SITE TO SUIT EQUIPMENT AND IN ACCORDANCE WITH AUSTRALIAN STANDARDS, LOCAL AUTHORITY GUIDELINES & LESSOR REQUIREMENTS
- SUPPLY & INSTALL HOT & COLD WATER RETICULATION TO ALL FIXTURES & EQUIPMENT – WHERE PRACTICABLE, ALL PIPEWORK TO BE CONCEALED WHERE POSSIBLE IN WALL/FLOOR CAVITIES IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA
- PIPEWORK TO FIXTURES WHERE VISIBLE SHALL BE CHROMIUM PLATED (CO-ORDINATE WITH DESIGNER) – ALL HOT WATER PIPEWORK TO BE FULLY INSULATED TO AS3500
- ALL SINKS & HAND BASINS TO BE PROVIDED WITH HOT & COLD WATER
- ENSURE COMPLIANCE WITH THE PLANNING AUTHORITY, FIRE SERVICES AND WATER REGULATIONS (IN PARTICULAR FOR GREASE TRAP REQUIREMENTS)
- ANY SPECIFIC REQUIREMENTS IMPLEMENTED BY ANY LOCAL AUTHORITIES ARE TO BE CARRIED OUT AS INSTRUCTED
- SUPPLY AND INSTALL OF ALL PLUMBING FIXTURES SHALL BE IN COMPLIANCE WITH AS/NZS 3500 SET (PARTS 0-5)-2013 "PLUMBING AND DRAINAGE SET"
- ENSURE MAIN WATER FEED IS SIZED AS REQUIRED TO PROVIDE ADEQUATE PRESSURE TO SERVICE ALL AMENITIES



1 HYDRAULICS LAYOUT
1/50 @ A2

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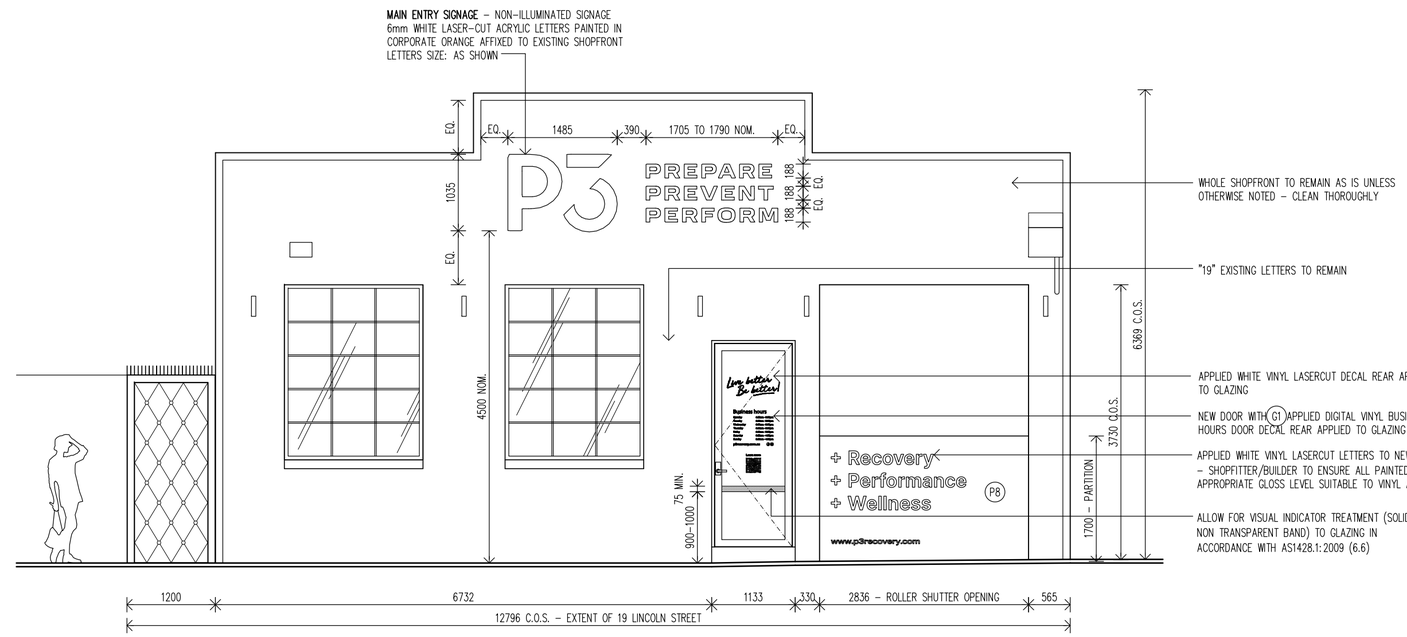
DRAWING	HYDRAULIC SERVICES
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 113D



A SHOPFRONT ELEVATION
1/50 @ A2

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ISSUE	AMENDMENTS	DATE
D	TOWN PLANNING ISSUE	18.07.2024
C	CLIENT REVISIONS	09.07.2024
B	CLIENT REVISIONS	02.07.2024
A	CLIENT/LANDLORD APPROVAL	01.07.2024
P1	FOR TOWN PLANNING	10.06.2024

CLIENT:
P3 PREPARE PREVENT PERFORM
P3 Global Headquarters
Unit 1/ 10 Kortum Drive
BURLEIGH HEADS QLD 4220
AUSTRALIA
Mobile: 0407 339 699 (Nicholas Pimpinella)
EMAIL: nicholas@p3recovery.com
WEB: www.p3recovery.com

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VECA Group
ABN 92 473 736 223
TARINGA CENTRE
Unit 17 - Level 1, 200 Moggill Rd TARINGA QLD 4068
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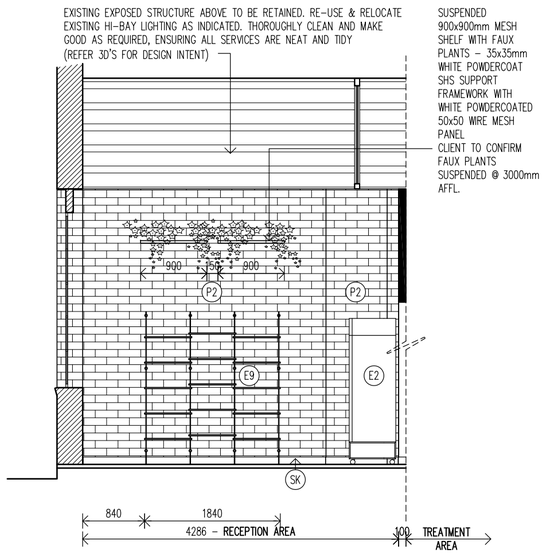
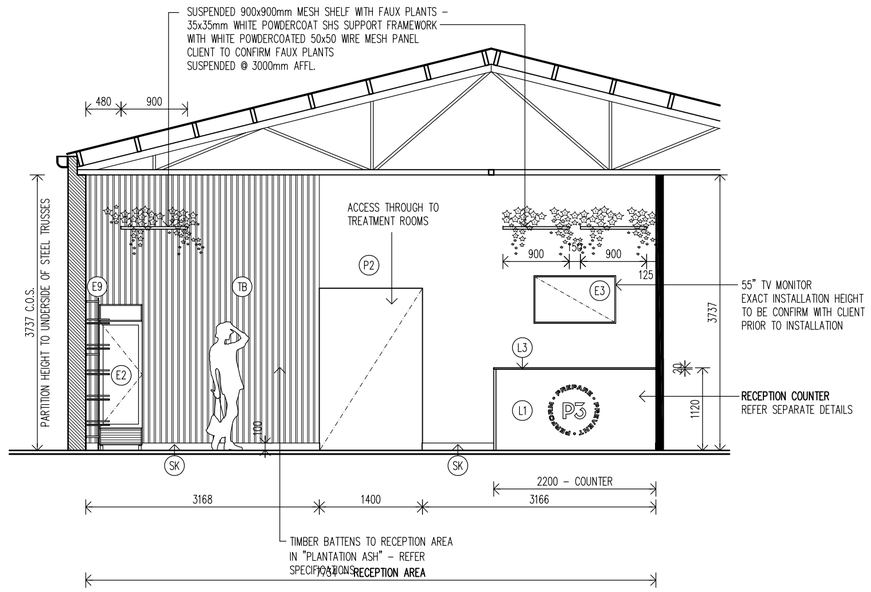
Building Services Provider/Building Designer Ltd. (TAS)
License #484351416
EMAIL: veca@vecagroup.com
WEB: https://www.vecagroup.com

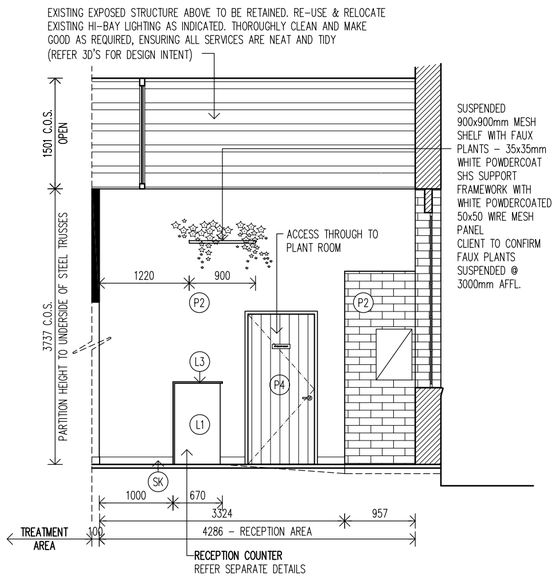
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	SHOPFRONT ELEVATION (A)
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 114D



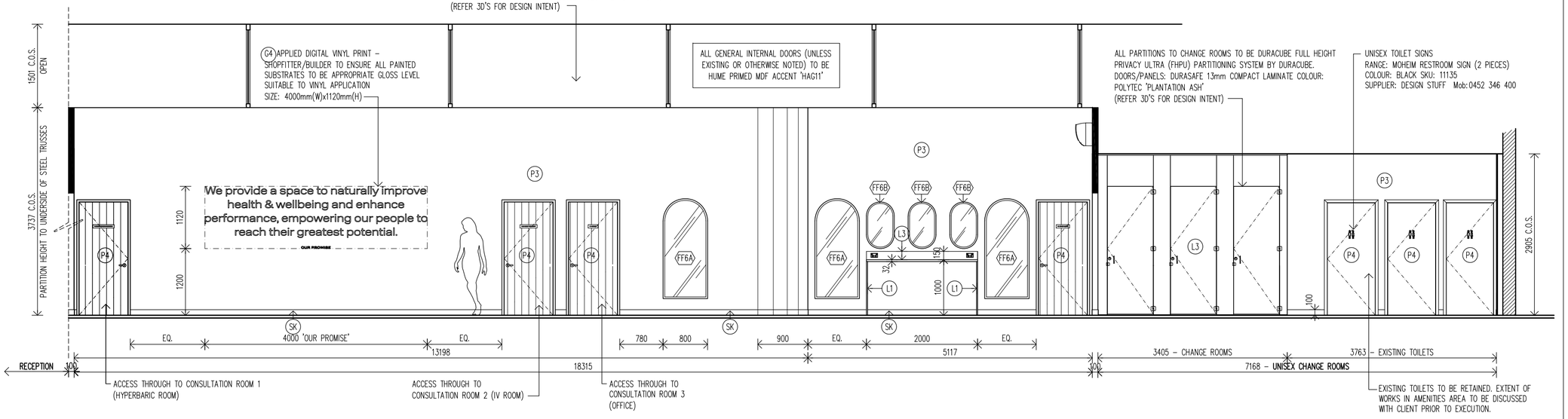
B INTERNAL ELEVATION
1/50 @ A2



C INTERNAL ELEVATION
1/50 @ A2



D INTERNAL ELEVATION
1/50 @ A2



E INTERNAL ELEVATION
1/50 @ A2

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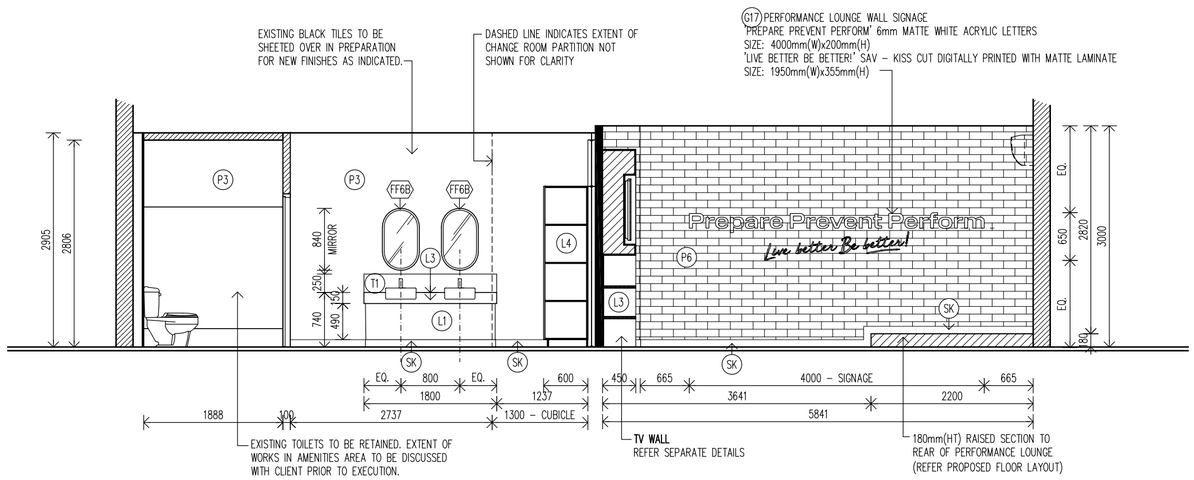
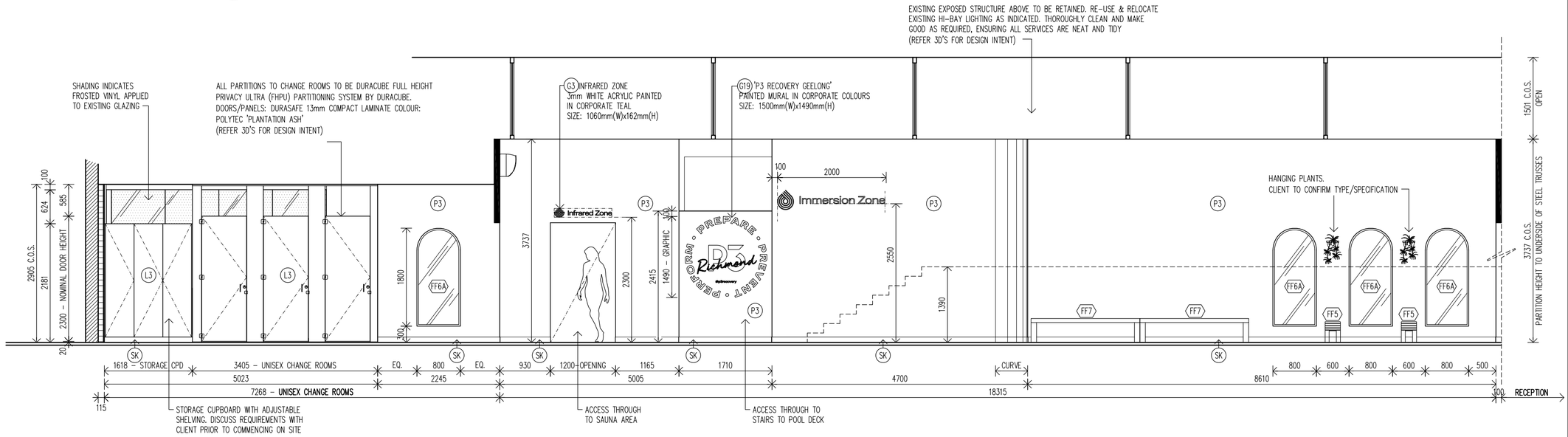
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	INTERNAL ELEVATIONS (B), (C), (D) + (E)
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 115D



F INTERNAL ELEVATION
1/50 @ A2



G INTERNAL ELEVATION
1/50 @ A2

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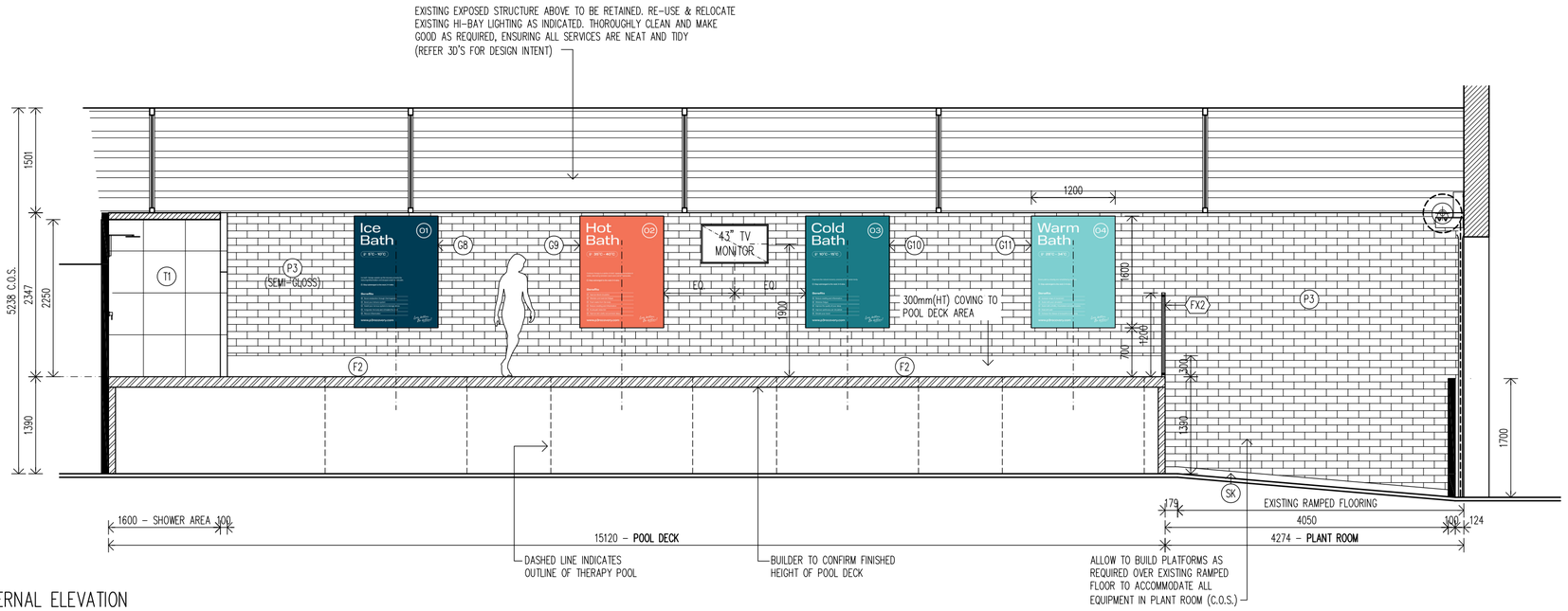
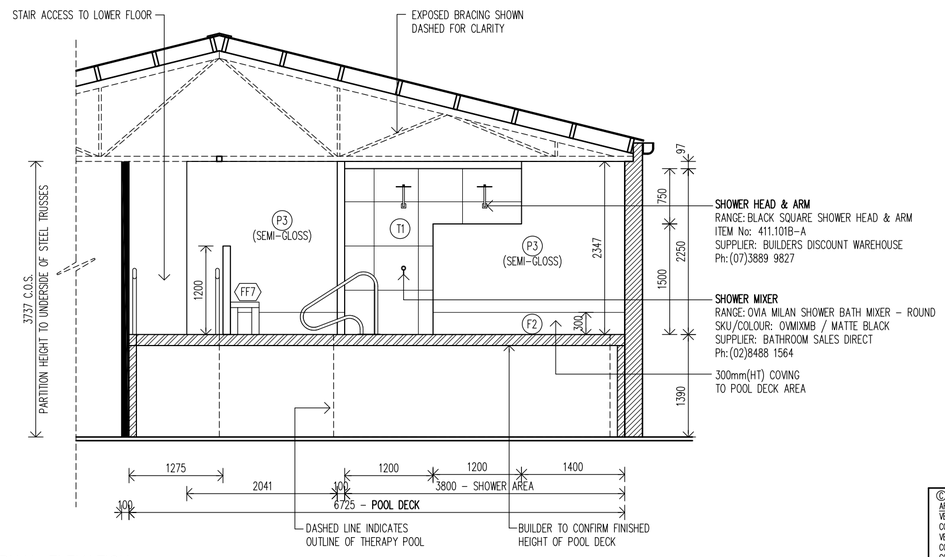
DRAWING	INTERNAL ELEVATIONS (F) + (G)
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 116D



H INTERNAL ELEVATION
1/50 @ A2



i INTERNAL ELEVATION
1/50 @ A2

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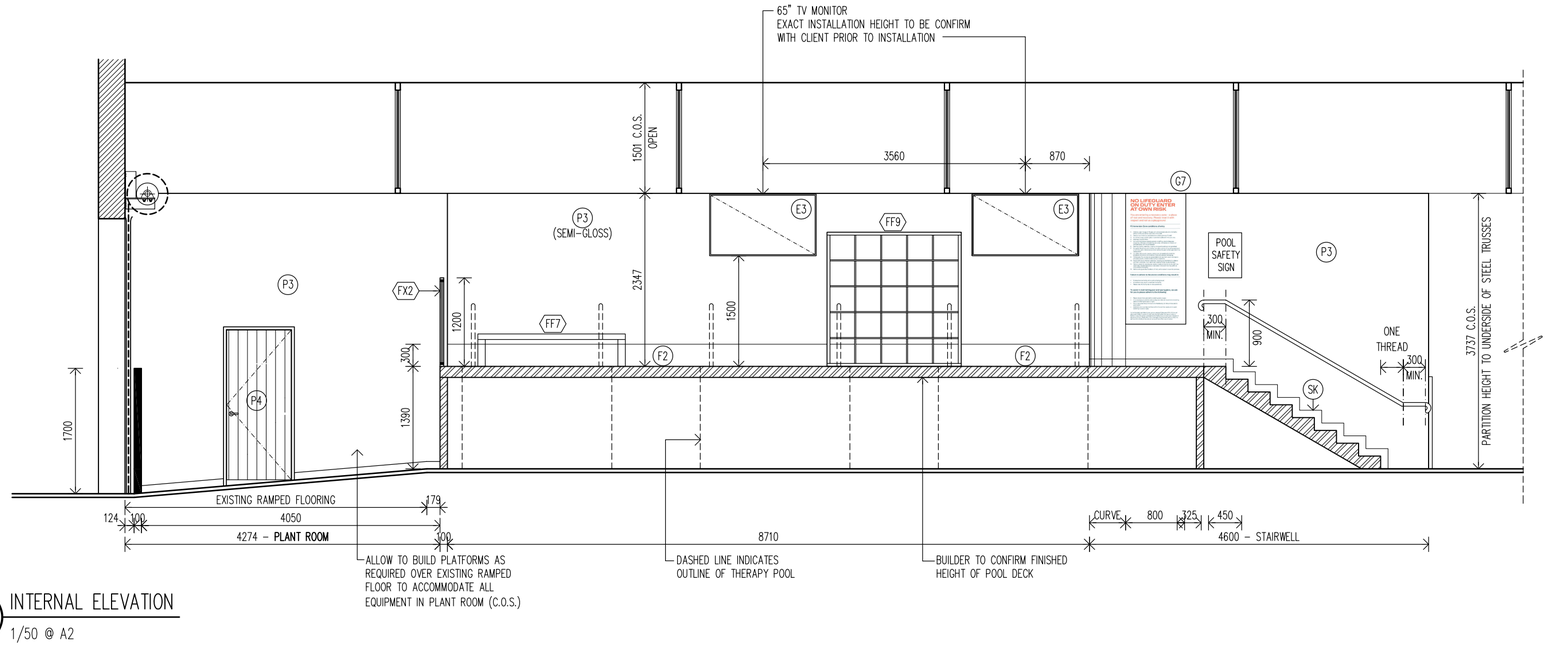
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	INTERNAL ELEVATIONS (H) + (i)
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 117D



J INTERNAL ELEVATION
1/50 @ A2

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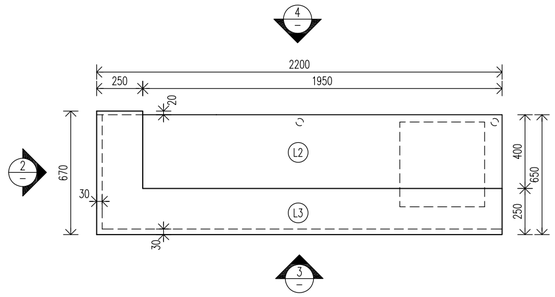
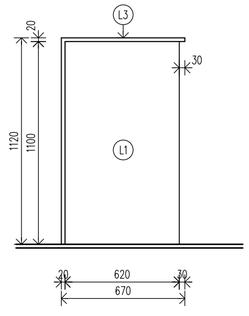
DRAWING	INTERNAL ELEVATIONS (J)
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/50 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 118D

FINISHES SCHEDULE

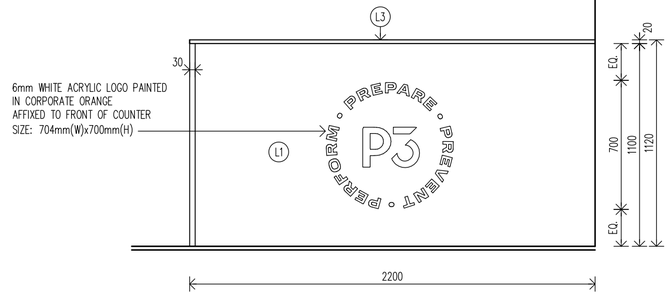
- (L1) JOINERY LAMINATE
  POLYTEC "CLASSIC WHITE" (GLOSS)
- (L2) JOINERY LAMINATE
  POLYTEC "CLASSIC WHITE"
- (L3) FEATURE LAMINATE
  POLYTEC "PLANTATION ASH"



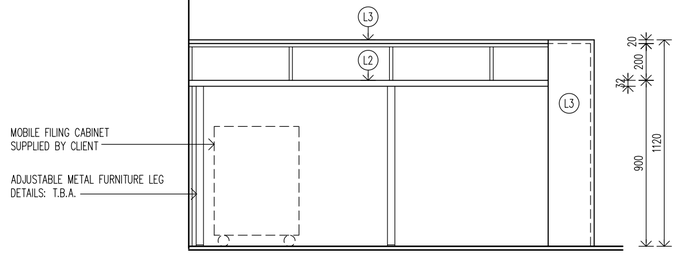
1 J01(RECEPTION COUNTER) – PLAN
1/20 @ A2



2 SIDE ELEVATION
1/20 @ A2



3 J01(RECEPTION COUNTER) – FRONT ELEVATION
1/20 @ A2



4 J01(RECEPTION COUNTER) – REAR ELEVATION
1/20 @ A2

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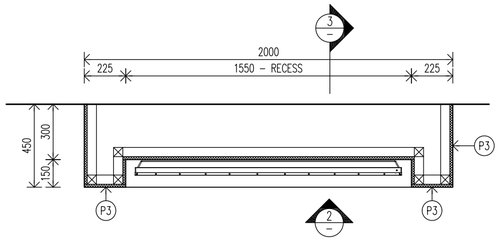
PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	JOINERY DETAILS J01 – RECEPTION
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/20 @ A2
PROJECT No.	P3.RI.3793
DRAWING No.	VECA_P3RI3793_ 119D



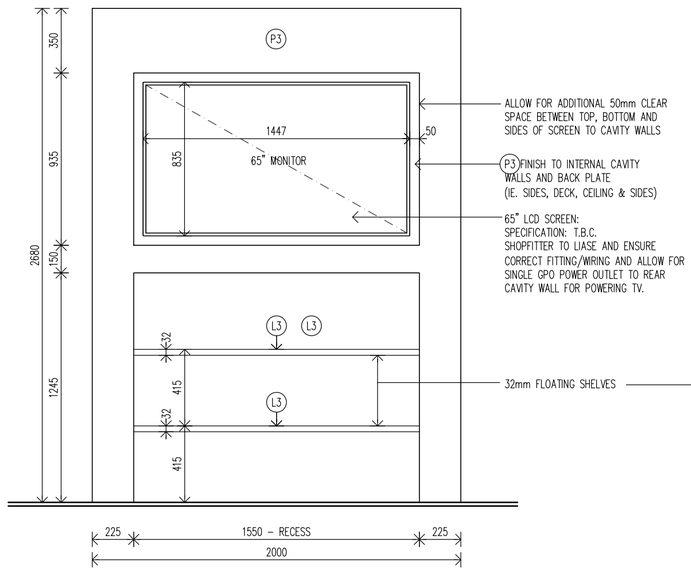
1 J02(TV WALL) – PLAN
1/20 @ A2

IMPORTANT NOTE:
STANDARD P3 RECOVERY DETAIL – HOWEVER SHOPFITTER TO REFER TO PLAN LAYOUT TO CONFIRM LATERAL POSITION OF UNIT AS WALL LAYOUTS AND CEILING HEIGHTS VARY FROM SITE TO SITE.

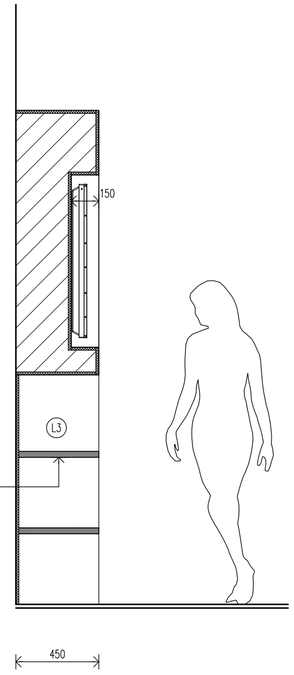
FINISHES SCHEDULE

(P3) GENERAL WALL PAINT FINISH
DULUX "ANTIQUE WHITE USA" SWTH7
FINISH: LOW SHEEN (WASH & WEAR)

(L3) FEATURE LAMINATE
POLYTEC "PLANTATION ASH"



2 J02(TV WALL) – FRONT ELEVATION
1/20 @ A2



3 SECTION THROUGH
1/20 @ A2

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PROJECT	P3 RICHMOND 19 Lincoln Street Richmond VIC 3121 (392sqm approx.)
DRAWING	JOINERY DETAILS J02 – TV WALL
DATE	10th June 2024
DESIGNED	EL
DRAWN	EB
SCALE	1/20 @ A2
PROJECT No.	P3.RIL3793
DRAWING No.	VECA_P3RIL3793_ 120D

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani
Officer	Joe Byrne
Council Reference	IREF24/01644
Address	19 Lincoln Street, Richmond
Application No.	PLN24/0465
Proposal	Use of the land as a Medical Centre, construct and display business identification signage and reduction in the car parking requirements
Comments Sought	Whether the proposed car parking reduction is acceptable
Disclaimer	Council's Development Engineering unit, provides the following advice based on information provided in the referral request memo referenced above.

Council's Engineering Referral team provides the following information which is based on the information provided by Statutory Planning referenced above.

Comments and Recommendations

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Ratio Consultants	*Car Parking Demand Assessment*	2	19 June 2024

SECTION 1: Engineering detailed assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Medical Centre	392 m^2	3.5 spaces per 100 $m^2$of leasable floor area	13	0

***** Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

Parking Demand Consideration	Details
Parking Demand for Medical Centre Use	The proposed medical centre has a statutory car parking requirement of 13 spaces. Car parking generated by the medical centre would comprise of short-stay parking for patients and long-stay parking for staff. All car parking generated by the medical centre use would be accommodated on-street in the surrounding road network.
Availability of Public Transport in the Locality of the Land	The following public transport services can be accessed to and from the site by foot: ▪ Church Street trams – 120 metre walk ▪ Victoria Street trams – 235 metre walk ▪ Bridge Road trams – 670 metre walk
Multi-purpose Trips within the Area	Patients to the site could combine their visit by engaging in other activities of business whilst in the area.
Convenience of Pedestrian and Cyclist Access	The site is very well positioned in terms of pedestrian access to public transport nodes and other nearby businesses. The site has good access to the on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

Consideration	Details
Availability of Car Parking	To ascertain the on-street car parking demand in the surrounding area, Ratio had undertaken car parking occupancy surveys within 200 metres of the site on Thursday 25 July between 9.00 am and 7.00 pm, and Saturday 27 July 2024 between 9.00 am and 4.00pm. The surveys were encompassed sections of Lincoln Street, Church Street, Lambert Street and Laity Street. A parking inventory of between 135 and 147 public car spaces were identified within the survey area. The survey results indicate that the peak parking demand occurred at 12.00 pm on Thursday with 1 vacant space or 99 % of spaces occupied. On the Saturday, the peak parking demand occurred at 2.00 pm with 10 vacant spaces or 93 % of spaces occupied. The survey results show the parking demand in this part of Richmond is high and patients / visitors should consider alternative modes of sustainable transportation to travel to and from the site, such as catching public transport or walking.
Relevant Local Policy or Incorporated Document	The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking

From a traffic engineering perspective, the full waiver of car parking for the medical centre is considered appropriate in the context of the development and the surrounding area.

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

SECTION 2: Acknowledgement

Engineer: Artemis Bacani

Signature:

Date: 9 October 2024

6045.01 – 67 Erin Street, Richmond **Site Context Map**

Feature & Level Survey

67 Erin Street, Richmond

Legend

×	104	Existing Surface
+	107	Floor Level
+	108	Roof Level
	201	Single Tree > 2m
	309	Grated Drainage Pit
	310	Junction Drainage Pit
	322	Kerb Outlet
	403	Edge of Bitumen
	407	Invert of Kerb/Channel
	408	Back of Kerb/Channel
	409	Top of Kerb / Channel
	421	Edge of Paving
	503	Signs
	527	Ticket Machine
	601	House
	602	Minor Building
	603	Major Building
	604	Verandah/Deck
	605	Window
	606	Door
	613	Bore Hole
	617	Wall
	618	Chimney
	623	Retaining Wall - Bluestone
	629	Ramp
	632	Eave
	633	Parapet
	634	Ridge Line
	635	Spouting/Gutter
	711	Light Pole
	716	Electricity Pit
	721	Telecommunications Pit
	738	Gas Meter
	741	Sewerage Pit
	754	Water Meter
	903	Fence
	904	Gate
	950	Boundary
		Cadastral Map Base

Notations

Date of Survey 23rd November 2020

For Title Re-establishment Survey showing relationship between fences and Title Boundaries refer to survey drawing No. 20625R

Direction of Photographs shown thus ①
Refer to drawing 20625PH for photos

Levels shown thus 21.42 are to Australian Height Datum vide Melbourne North PM 87 with a stated value of RL 27.914

Tree heights shown thus HT:13m are approximate only

Contour Interval 0.2 metres

Property Information shown thus ——— or — — is not based on Survey and has been obtained from the Digital Cadastral Map Base.

Location of buildings beyond site fences and shown as dashed lines are indicative only

* Windows noted HAB N/HAB UNCL (unclassified) have been determined by external visual appearance at the time of survey. Land Dimensions Pty Ltd can accept no responsibility for any person or corporation who may rely on this for any purpose. All window types should be verified on site by a designer or planning consultant.

Services shown hereon have been located by field survey. Other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority or 'Dial before you Dig' should be contacted for possible location of further underground services.

This plan has been prepared for Benjamin Burt and is not to be reproduced for use by any other person or corporation without the prior written consent of Land Dimensions Pty Ltd.

Date	Version	Amendment
21/03/24	B	Additional Features on No.30 Bowen St and approximate window and No.69 Erin St door positions and heights added

Job Reference No.	20625		
Scale	1:100 Lengths are in metres		
Drawn	JM	Checked NO	Date 30/11/2020
Drawing number	20625FL		Version -
Original sheet size	A1		Sheet 1 of 1
Client	Benjamin Burt		

LAND DIMENSIONS
A.C.N. 129 548 054
PO Box 1244
Waverley Gardens Vic 3170
Level 1 Suite 2, 327 Police Road
Mulgrave Vic 3170
T (03) 9790 0399
W landdimensions.net.au

Site Photographs

67 Erin Street, Richmond

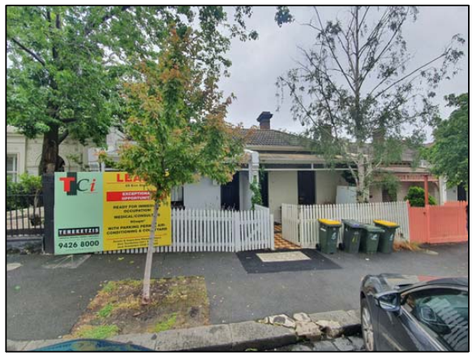

Photo (1)

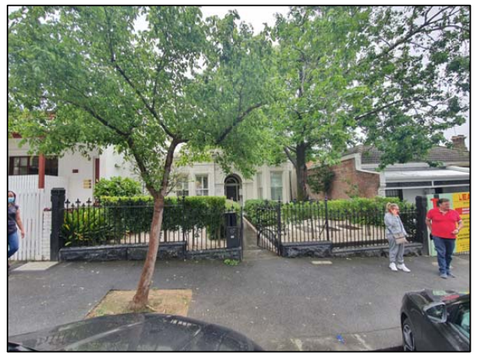

Photo (2)

Photo (3)

Photo (4)

Photo (5)

Photo (6)

Photo (7)

Photo (8)

Photo (9)

Photo (10)

Photo (11)

Job Reference No.	20625
Notations	Date of Photos 23rd November 2020 Refer to drawing number 20625FL for position and direction of photos.
Original sheet size	A3
Sheet	1 of 1
Client	Benjamin Burt

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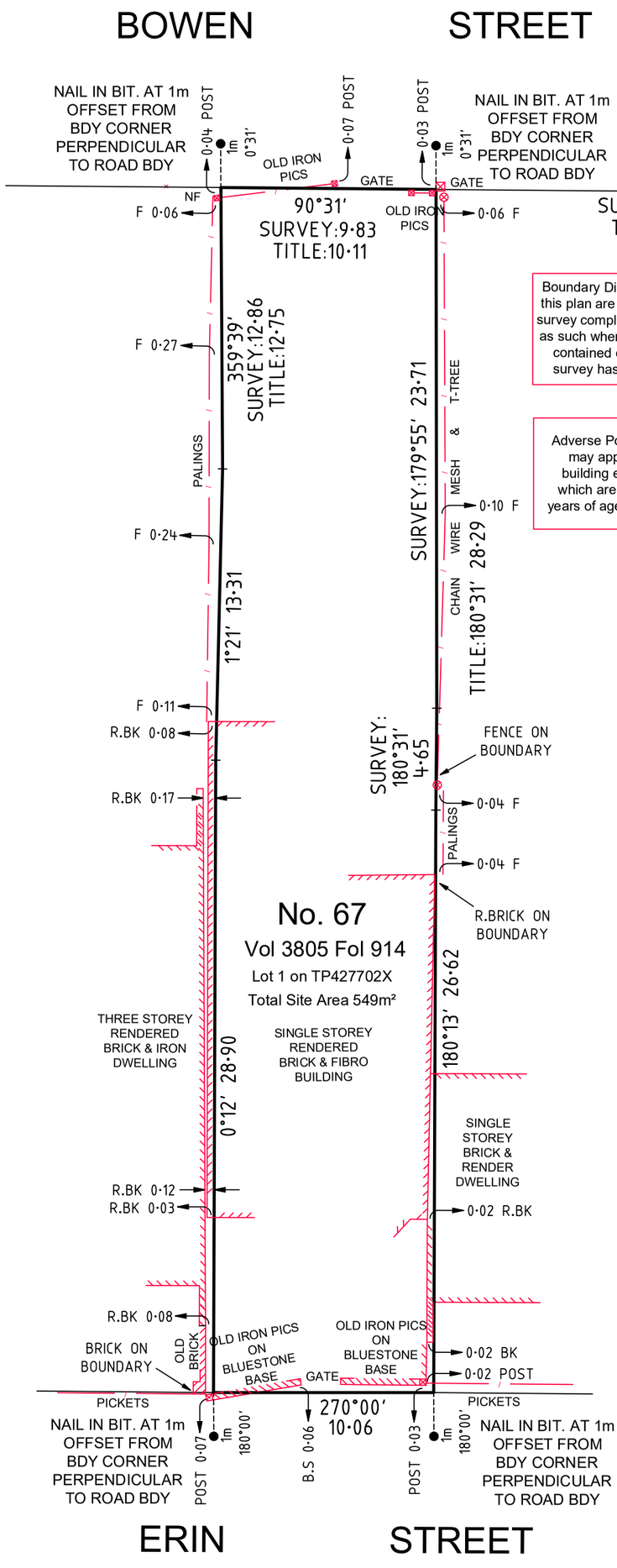
Title Re-establishment Survey

67 Erin Street, Richmond

Certificate of Title Vol 3805 Fol 914
Lot 1 on Title Plan No. 427702X

Approx. True North

Title Datum



Boundary Dimensions noted as "Survey" on this plan are a result of the re-establishment survey completed by this office and are noted as such where different from the dimensions contained on the certificate of Title. This survey has not amended title dimension

Adverse Possession Rights may apply to fence or building encroachments which are in excess of 15 years of age (see notations)*

Date	Version	Amendment
21/03/2024	A	Title corners marked

Notations

Boundary Marks

To avoid any marks being disturbed or destroyed during the planning and/or demolition period, the marking of boundaries have been deferred until such time works commence on site.

The position of Easements, Fences, Buildings and Survey marks shown in this plan are not necessarily plotted to scale and in most instances their positions have been exaggerated for clarity.

Offsets between boundaries and fences/walls are shown thus 0·05 and are in metres

Denotes fence (F)
Denotes post (P)
Denotes brick wall (BK)

* Where the location of existing fences/walls differs substantially to Title boundaries, the relevant neighbour (owner) should be notified of any design or works on or near those boundaries as Adverse Possession Rights may apply.

Certification by Licensed Surveyor

I, Neil Oliver of Land Dimensions Pty Ltd certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the **Surveying Act 2004** and completed on 23/11/2020, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date:

Licensed Surveyor
Surveying Act 2004

Scale	1:200 Lengths are in metres (2 0 2 4 6 8 10)				
Job Reference No.	20625				
Drawn	JM	**Checked**	JM	**Date**	30/11/2020
Drawing number	20625R-A			**Version**	A
Original sheet size	A3			**Sheet**	1 of 1
Client	Benjamin Burt				

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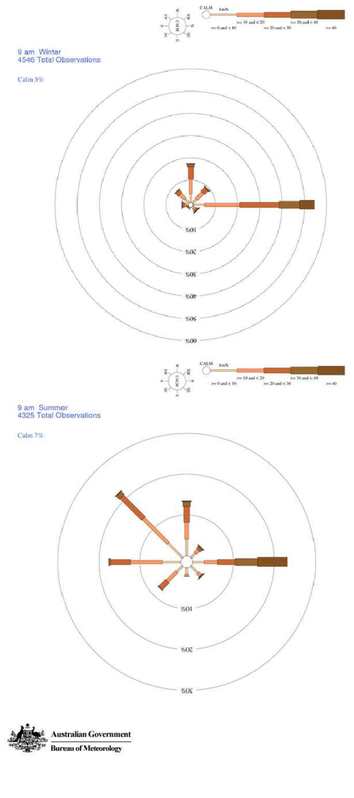

PREPARED FOR PLANNING ONLY

REV	BY	DATE	NOTE

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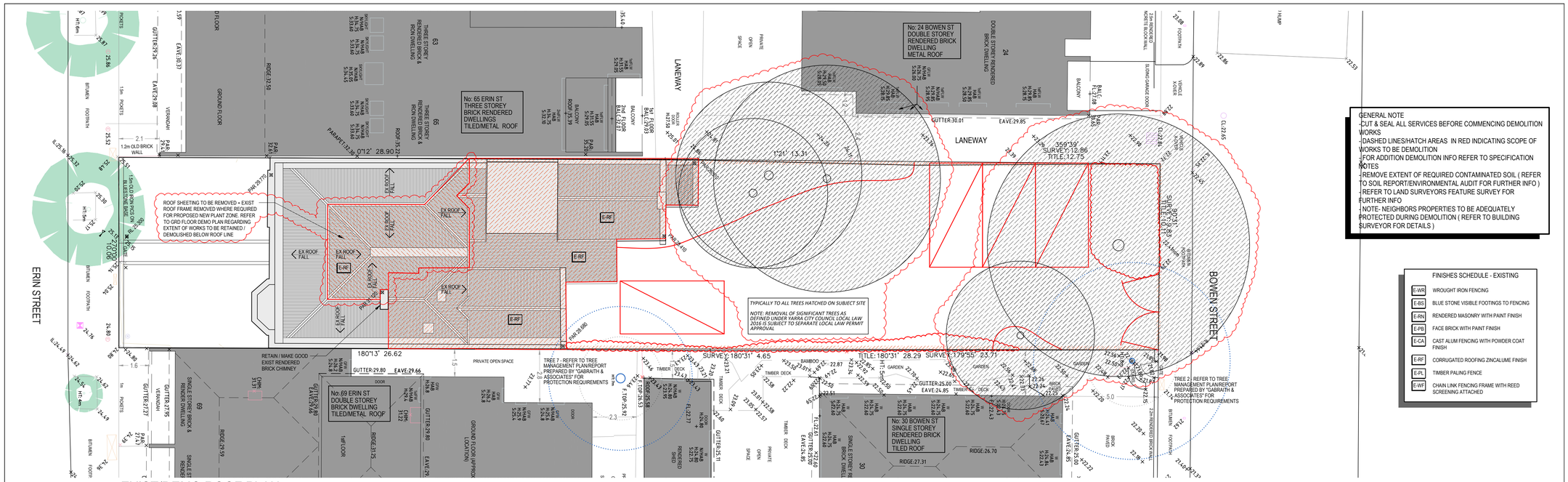
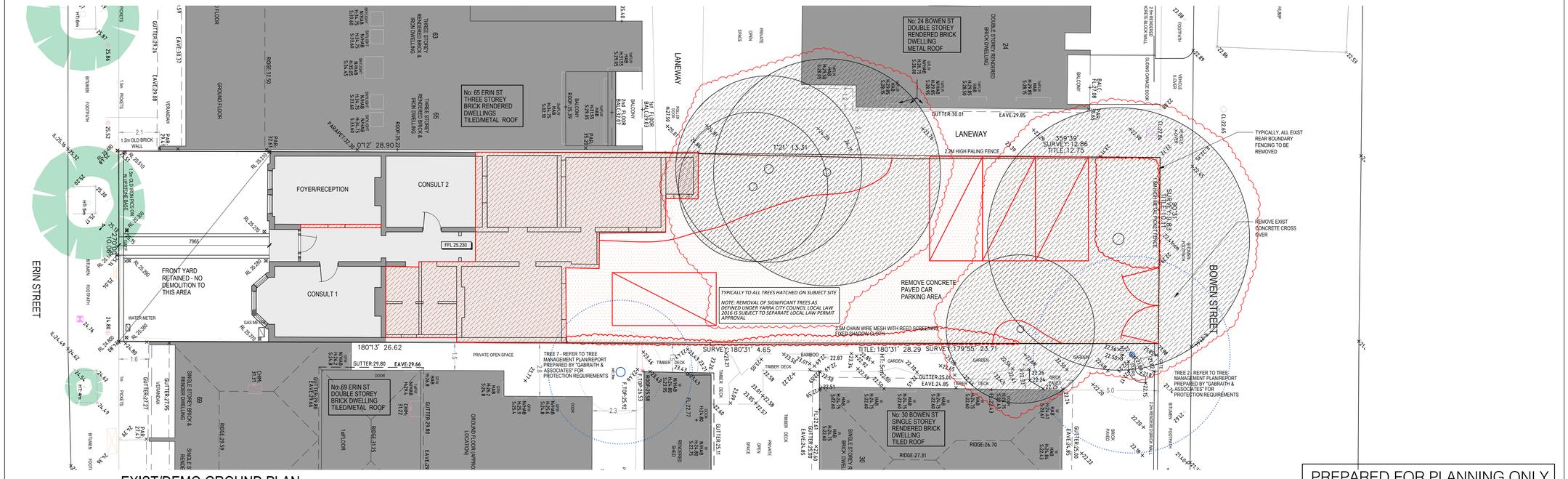
TITLE: SITE CONTEXT
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT

NORTH
DRAWN MD

DATE: MAY 2024
SCALE: 1/250@A1, 1/500@A3
PROJECT No :
DWG EX0-01
REV B



EXIST/DEMO ROOF PLAN



EXIST/DEMO GROUND PLAN

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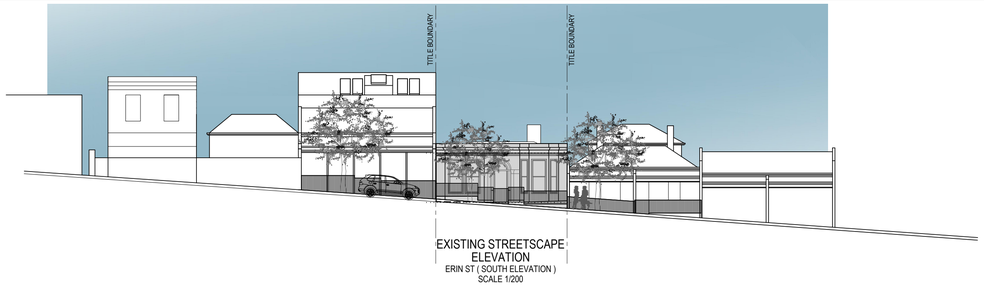
TITLE: EXIST/DEMO PLANS
PROJECT: ALTERATIONS & ADDITIONS, 67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
NORTH
DRAWN MD
DATE: MAY 2023
SCALE: 1/100@A1, 1/200@A3
PROJECT No :
DWG EX1-01
REV F

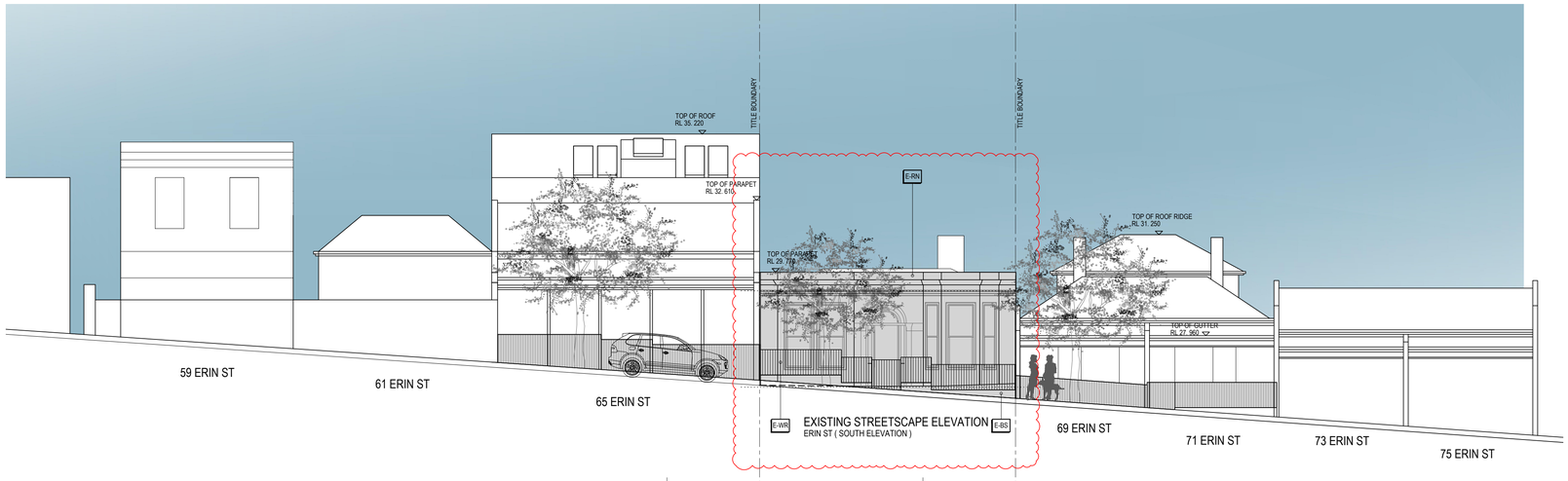


EXISTING STREETSCAPE ELEVATION
ERIN ST (SOUTH ELEVATION)
SCALE 1/200

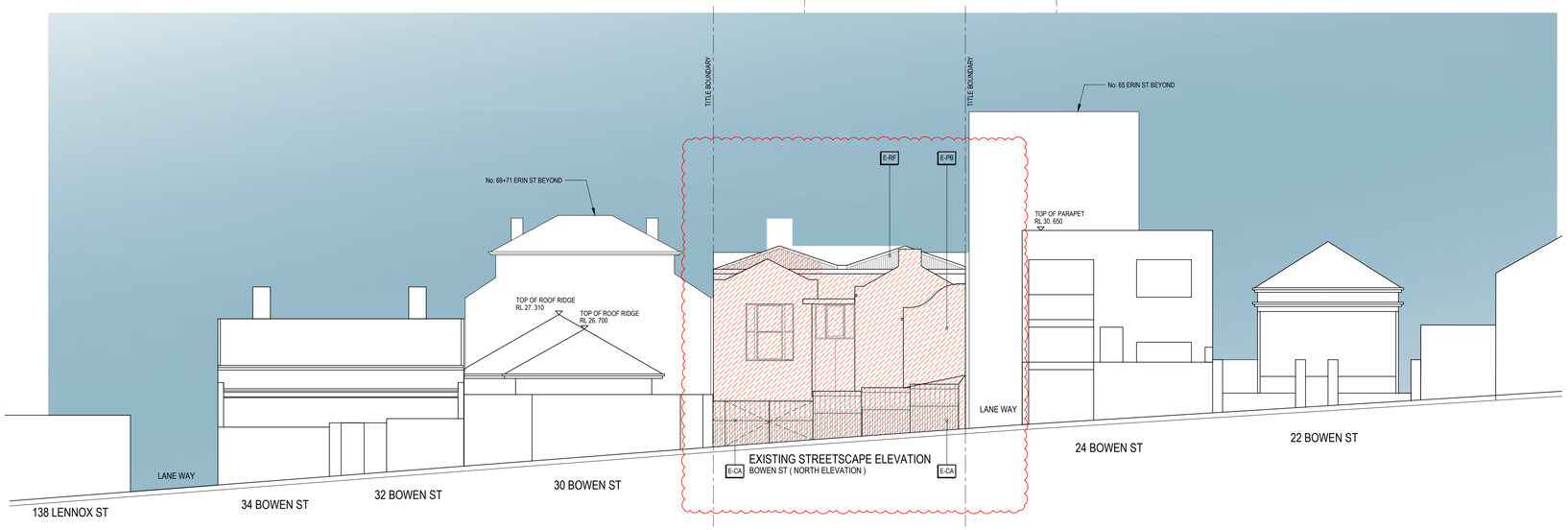
EXISTING STREETSCAPE ELEVATION
BOWEN ST (NORTH ELEVATION)
SCALE 1/200

FINISHES SCHEDULE - EXISTING

E-WR	WROUGHT IRON FENCING
E-BS	BLUE STONE VISIBLE FOOTINGS TO FENCING
E-RN	RENDERED MASONRY WITH PAINT FINISH
E-PB	FACE BRICK WITH PAINT FINISH
E-CA	CAST ALUM FENCING WITH POWDER COAT FINISH
E-RF	CORRUGATED ROOFING ZINCALUME FINISH
E-PL	TIMBER PALING FENCE
E-WF	CHAIN LINK FENCING FRAME WITH REED SCREENING ATTACHED



E-WR EXISTING STREETSCAPE ELEVATION E-BS
ERIN ST (SOUTH ELEVATION)



E-CA EXISTING STREETSCAPE ELEVATION E-CA
BOWEN ST (NORTH ELEVATION)

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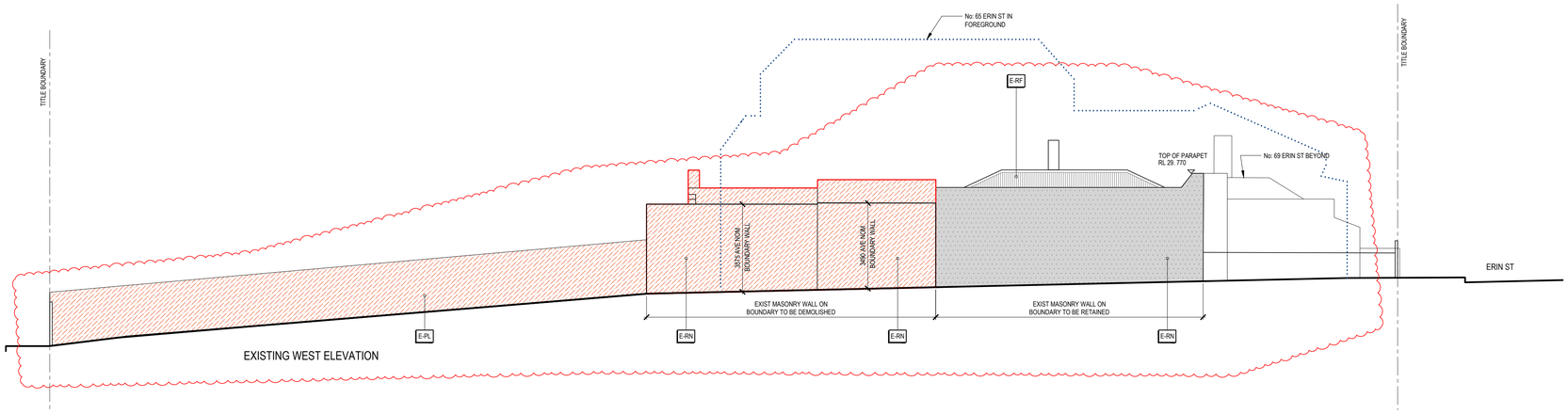
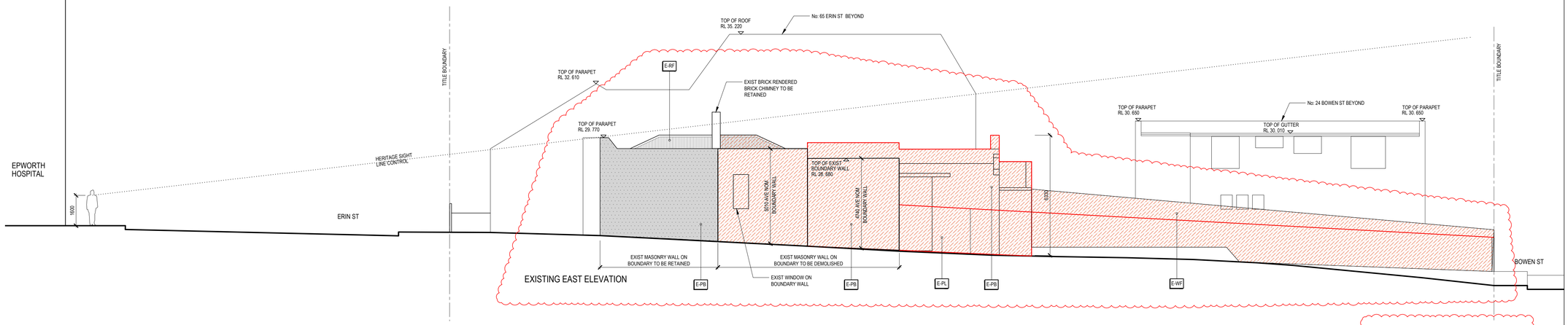
TITLE: EXIST ELEVATIONS
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
DRAWN MD

DATE: MAY 2023
SCALE: 1/100@A1, 1/200@A3
PROJECT No :
DWG EX2-01
REV D



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

FINISHES SCHEDULE - EXISTING

E-WB	WROUGHT IRON FENCING
E-BS	BLUE STONE VISIBLE FOOTINGS TO FENCING
E-RN	RENDERED MASONRY WITH PAINT FINISH
E-PB	FACE BRICK WITH PAINT FINISH
E-CA	CAST ALUM FENCING WITH POWDER COAT FINISH
E-RF	CORRUGATED ROOFING ZINCALUME FINISH
E-PL	TIMBER PALING FENCE
E-WF	CHAIN LINK FENCING FRAME WITH REED SCREENING ATTACHED

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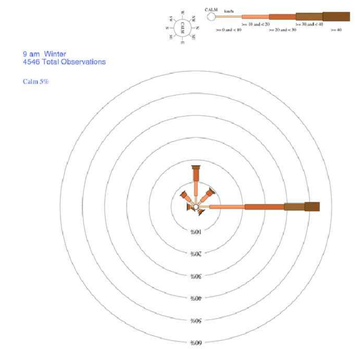
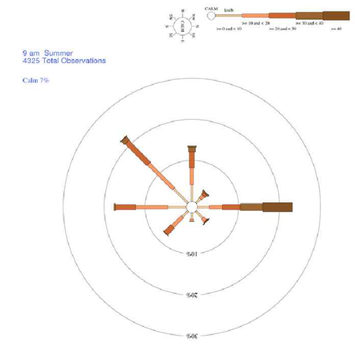
TITLE: EXIST ELEVATIONS
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
DRAWN MD

DATE: MAY 2023
SCALE: 1/100@A1, 1/200@A3
PROJECT No :
DWG EX2-02
REV D





DR1 **EXISTING BUILDING**
RETAIN SIGNIFICANT PORTION OF EXISTING HERITAGE LISTED BUILDING TO THE ERIN STREET FRONTAGE - REFER TO "DESIGN DEVELOPMENT" REPORT PAGE DD1-01 FOR FURTHER INFO

DR2 **OVERALL ENVELOPE**
PROPOSED ROOF FORM AND ENVELOPE OF NEW WORKS @ REAR ARE PROPOSED TO ACCORD WITH THE RELEVANT HEIGHT CONTROLS + COUNCILS HERITAGE SIGHT LINE CONTROLS - REFER TO "DESIGN DEVELOPMENT" REPORT PAGE DD1-02 FOR FURTHER INFO

DR3 **SIDE ENVELOPES**
ARTICULATED ENVELOPE TO SIDES OF THE DEVELOPMENT ARE DESIGNED TO REDUCE BULK/IMPACT TO THE ADJOINING NEIGHBORS TO THE EAST/WEST OF THE SUBJECT SITE - REFER TO "DESIGN DEVELOPMENT" REPORT PAGE DD1-03 FOR FURTHER INFO

DR4 **BOWEN STREET FACADE**
PROFILE + SETBACK OF BOWEN STREET FACADE IS DESIGN TO ACCORD WITH THE RHYTHM / SCALE OF THE ADJOINING RESIDENTIAL STREETSCAPE OF BOWEN STREET - REFER TO "DESIGN DEVELOPMENT" REPORT PAGE DD1-04 + DD1-05 FOR FURTHER INFO

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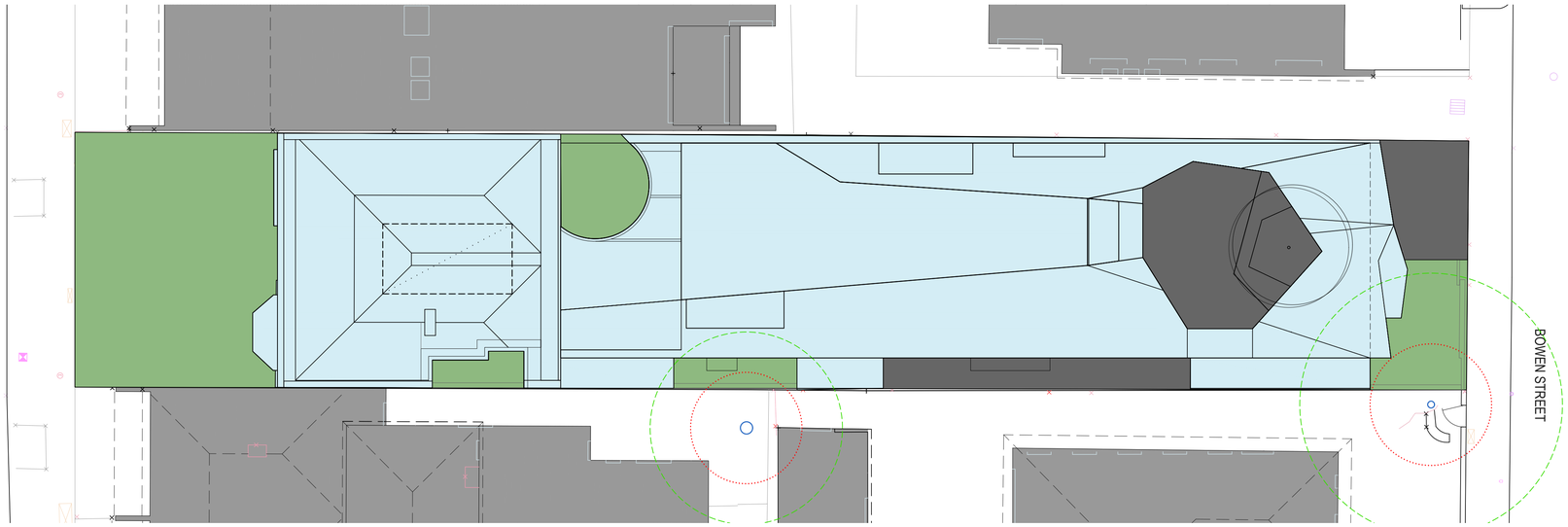
TITLE: DESIGN RESPONSE
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT

NORTH
DRAWN MD

DATE: MAY 2024
SCALE: 1/250@A1, 1/500@A3
PROJECT No :
DWG TP0-01
REV B



PROPOSED WORKS

PERMEABILITY PLAN

SITE AREA 549sqm

EXISTING CONDITIONS

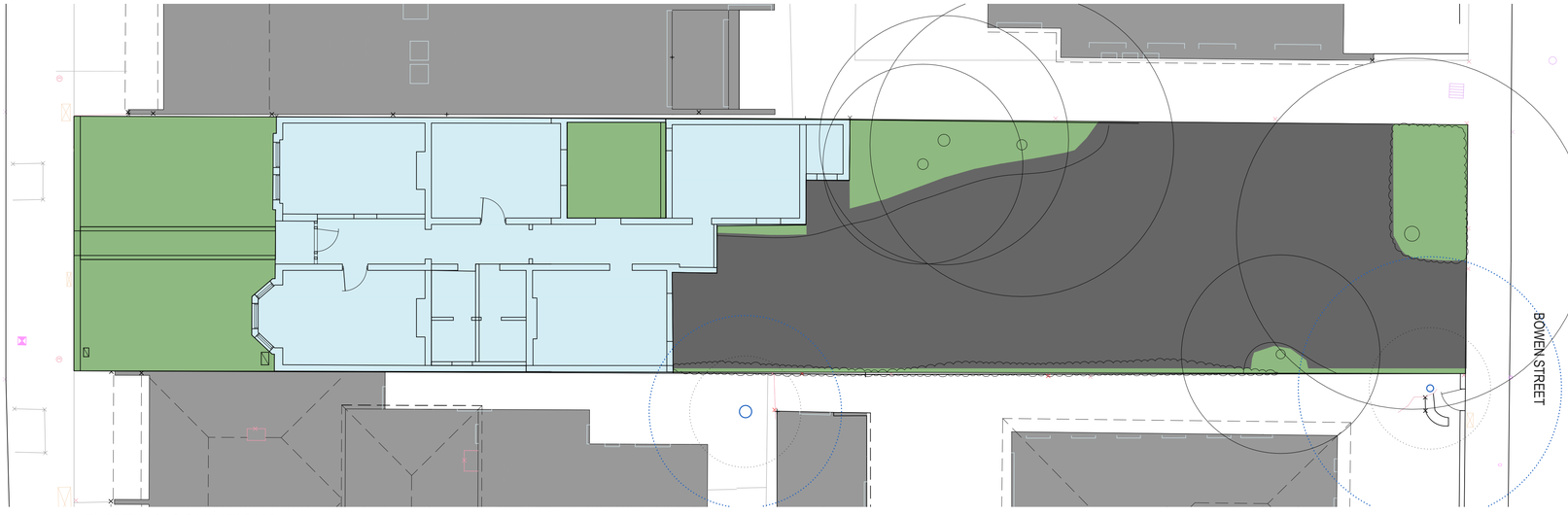
ROOF WATER	175sqm
IMPERVIOUS AREA	224sqm
PERMEABLE AREA	150sqm

PROPOSED WORKS

ROOF WATER (STORMWATER TANK)	370sqm
IMPERVIOUS AREA	63.5sqm
PERMEABLE AREA	115.5sqm

COLOUR LEGEND

- ROOF WATER
- IMPERVIOUS AREA
- PERMEABLE AREA



EXISTING CONDITIONS

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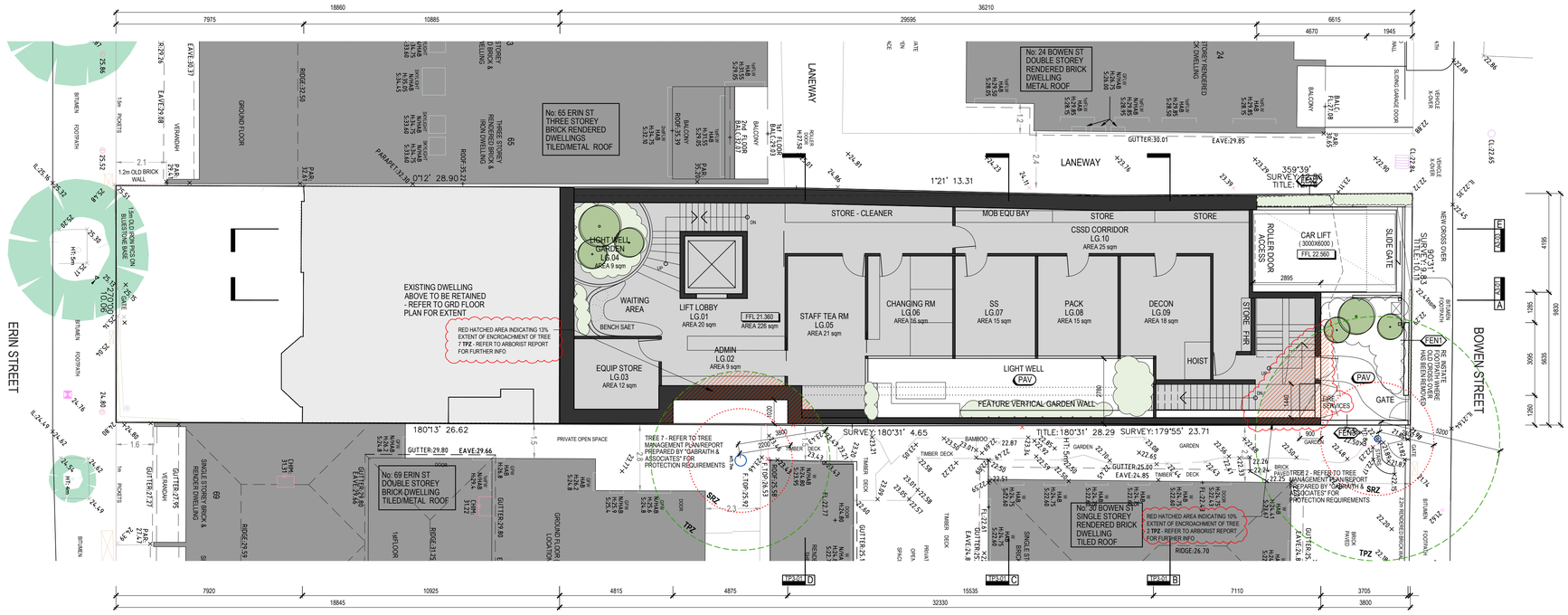
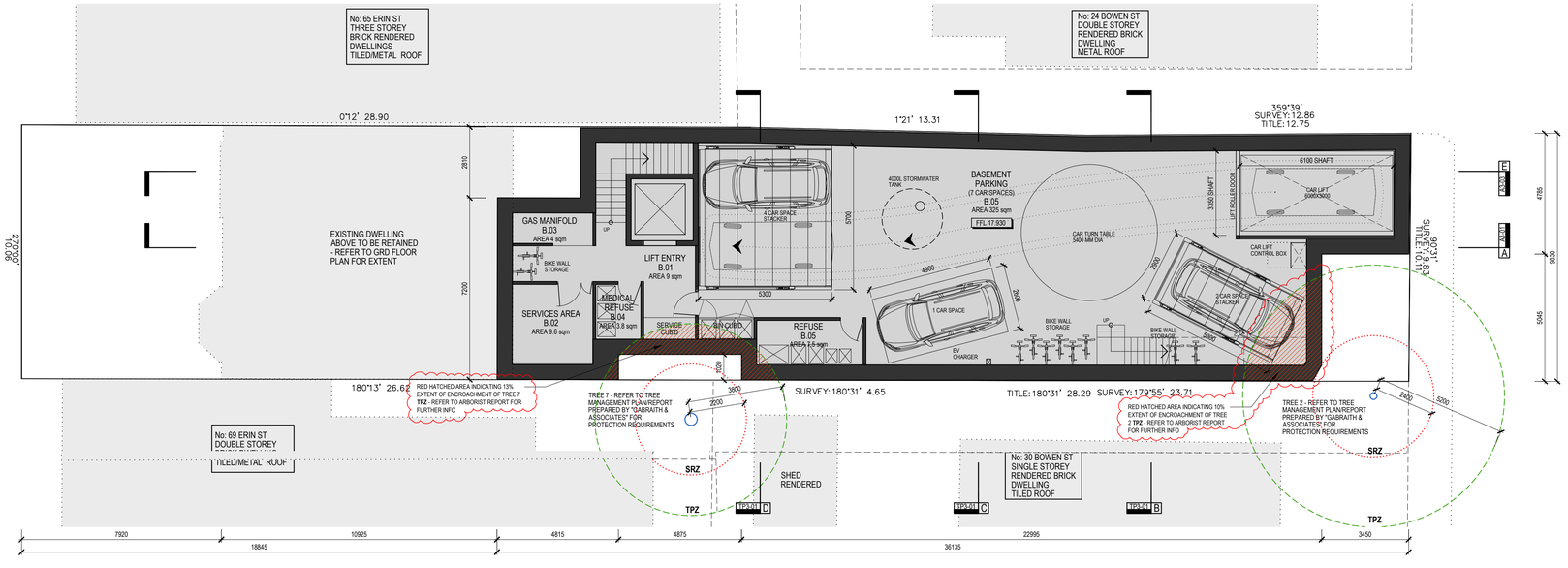
TITLE PERMEABILITY PLAN
PROJECT ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT BENJAMIN BURT

NORTH
DRAWN MD

DATE SEPT 2024
SCALE 1/100@A1, 1/200@A3
PROJECT No :
DWG TP0-02
REV A





AREA SCHEDULE

SITE AREA	549 sqm
EXIST BUILDING	
RETAINED PORTION	90 sqm
DEMOLISHED PORTION	97 sqm
TOTAL GROSS EXIST BUILD	**187 sqm**
EXIST DEEP SOIL GARDEN	150 sqm
POROUS AREA	150 sqm (27 %)
PROPOSED WORKS (GROSS FLOOR PLATE AREA)	
FLOOR AREAS (minus voids/stairs)	
BASEMENT	325 sqm
LOWER GRD	226 sqm
GRD FLOOR (exist 90 + new 256)	346 sqm
FIRST FLOOR	133 sqm
TOTAL GROSS FLOOR AREA	**1030 sqm**
TERRACES	
LOWER GRD	34 sqm
FIRST FLOOR	42 sqm
TOTAL TERRACES	76 sqm
BUILD FOOTPRINT	
PROPOSED WORKS	311 sqm
EXIST BUILDING (retained)	90 sqm
TOTAL FOOTPRINT	**401 sqm**
GRD FOOTPRINT	401 sqm (73%)
GARDEN AREA (including 5sqm deep soil planter box)	124 sqm (22.6 %)
POROUS AREA	119 sqm (21.7 %)
PROPOSED WORKS (LEASABLE AREA) (EXCLUDING COMMON AREA, HALLWAYS, WAITING/RECEPTION, TOILETS, STAIRS/LIFTS)	
FLOOR AREAS	
BASEMENT	0 sqm
LOWER GRD	101 sqm
GRD FLOOR	240 sqm
FIRST FLOOR	57 sqm
TOTAL GROSS FLOOR AREA	**398 sqm**
BASEMENT	7 CAR PARKS 10 BICYCLES (STAFF ONLY)

REFER TO TRAFFIC ENG REPORT FOR FURTHER INFO

FINISHES SCHEDULE

- FEN1 OFF FORM CONCRETE FENCE WITH VERTICAL TIMBER PLANK FORM WORK - HEIGHT TO ALIGN WITH ADJOINING NEIGHBORS FRONT FENCE - REFER TO PROPOSED NORTH ELEVATION ON DWG TP2-03 FOR FURTHER INFO
- FEN2 LOWER OFF FORM CONCRETE FENCE/PLANTER BOX - HEIGHT MAX 1M - REFER TO PROPOSED WEST ELEVATION FOR FURTHER INFO
- FEN3 2.1M HIGH TIMBER PALING FENCE WITH PAINT FINISH AND "REED SCREENING" TO INSIDE FACE - REFER TO PROPOSED EAST ELEVATION FOR EXTENT
- FEN4 2.4M MAX HIGH TIMBER PALING FENCE - REFER TO <FEN3> FOR FURTHER INFO ON FINISHES
- FEN5 2M MAX HIGH TIMBER PALING FENCE - REFER TO <FEN3> FOR FURTHER INFO ON FINISHES
- FEN6 3M AVE HIGH MASONRY RENDERED WALL - REFER TO EAST ELEVATION FOR FURTHER INFO
- PAV BLUE STONE CRAZY PAVING WITH FALLS TO STORM WATER TANK - REFER TO LANDSCAPE DWGS FOR FURTHER INFO
- PAV1 BLUE STONE SQUARE TILES LAID ON PEDESTALS OVER TANKING WITH FALLS TO STORM WATER TANK

PREPARED FOR PLANNING ONLY

REV	BY	DATE	NOTE

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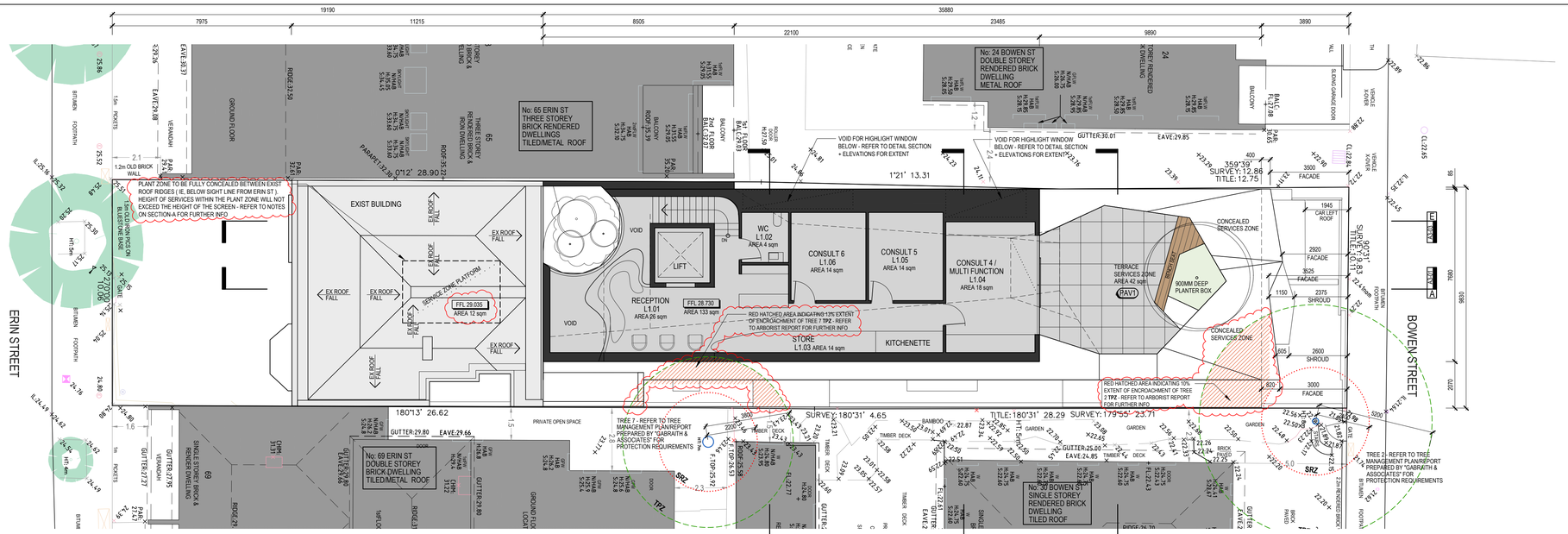
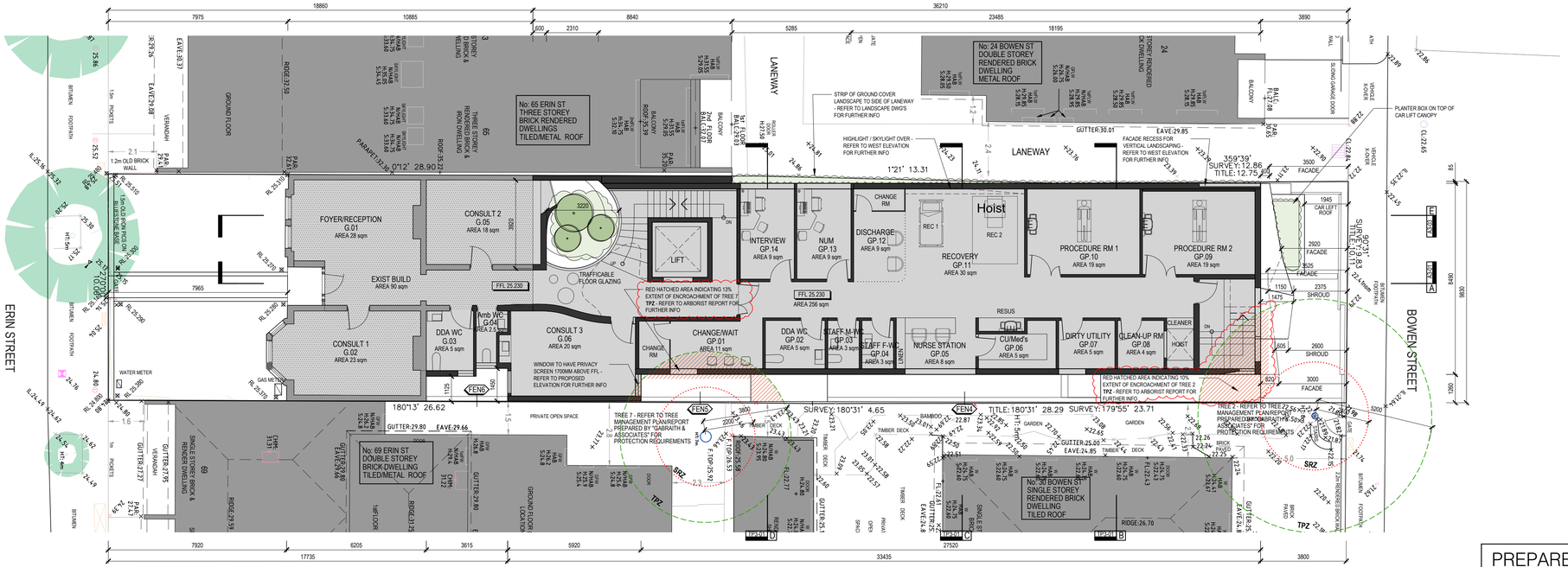
m. no 11-13 cubitt st, cremorne VIC 3121

TITLE: PROPOSEDF FLOOR PLANS
PROJECT: ALTERATIONS & ADDITIONS, 67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
NORTH
DRAWN MD
DATE: MAY 2023
SCALE: 1/100@A1, 1/200@A3
PROJECT No :
DWG TP1-01 REV H





FINISHES SCHEDULE

SC	BLACK ALUM LOUVRE SCREEN SYSTEM (NOTE TYPICALLY TO THE PLANT SCREENING - HEIGHT OF SERVICES WITHIN THE PLANT ZONE WILL NOT EXCEED THE HEIGHT OF THE SCREEN)
FEN1	OFF FORM CONCRETE FENCE WITH VERTICAL TIMBER PLANK FORM WORK - HEIGHT TO ALIGN WITH ADJOINING NEIGHBORS FRONT FENCE - REFER TO PROPOSED NORTH ELEVATION ON DWG TP2-03 FOR FURTHER INFO
FEN2	LOWER OFF FORM CONCRETE FENCE/PLANTER BOX - HEIGHT MAX 1M - REFER TO PROPOSED WEST ELEVATION FOR FURTHER INFO
FEN3	2.1M HIGH TIMBER PALING FENCE WITH PAINT FINISH AND "REED SCREENING" TO INSIDE FACE - REFER TO PROPOSED EAST ELEVATION FOR EXTENT
FEN4	2.4M MAX HIGH TIMBER PALING FENCE - REFER TO FEN3 - FOR FURTHER INFO ON FINISHES
FEN5	2M MAX HIGH TIMBER PALING FENCE - REFER TO FEN3 FOR FURTHER INFO ON FINISHES
FEN6	3M AVE HIGH MASONRY RENDERED WALL - REFER TO EAST ELEVATION FOR FURTHER INFO
PAV	BLUE STONE CRAZY PAVING WITH FALLS TO STORM WATER TANK - REFER TO LANDSCAPE DWG'S FOR FURTHER INFO

PREPARED FOR PLANNING ONLY

REV	BY	DATE	NOTE

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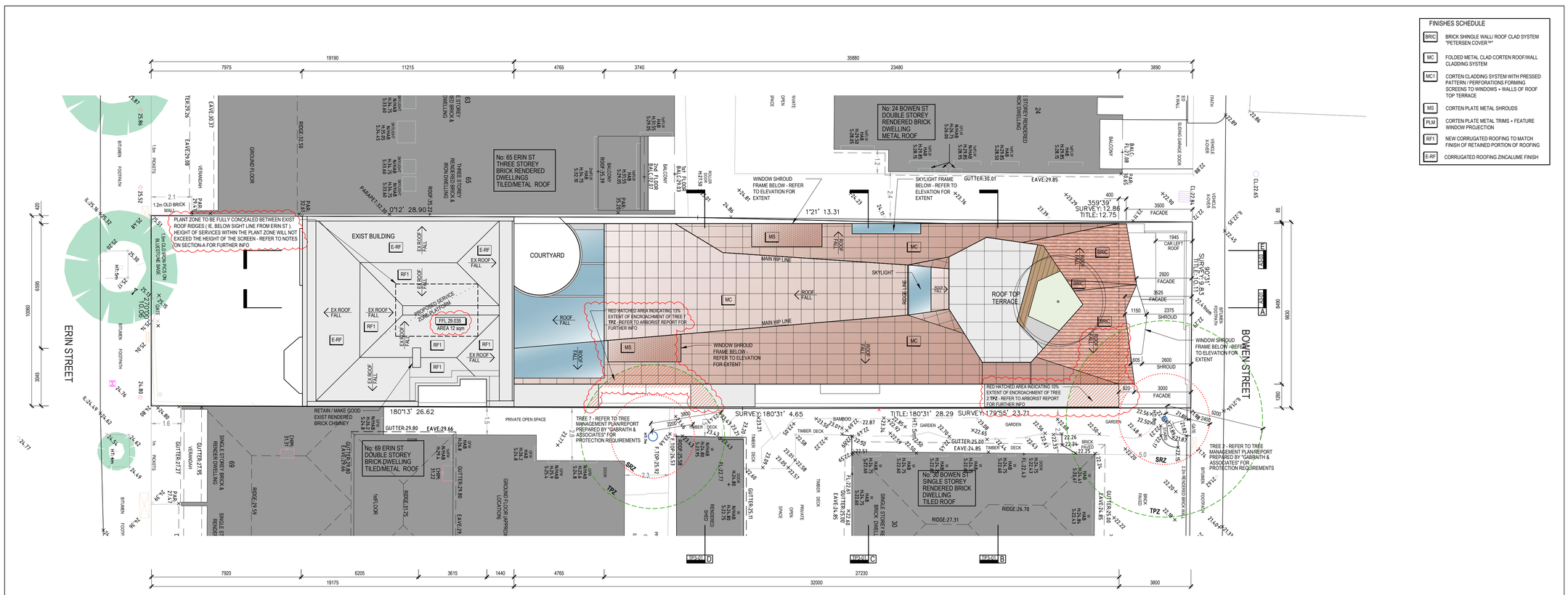
TITLE: PROPOSED FLOOR PLANS
PROJECT: ALTERATIONS & ADDITIONS, 67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
NORTH
DRAWN MD
DATE: MAY 2023
SCALE: 1/100@A1, 1/200@A3
PROJECT No :
DWG TP1-02
REV G


ERIN STREET
BOWEN STREET
No: 65 ERIN ST THREE STOREY BRICK RENDERED DWELLINGS TILED/METAL ROOF
No: 24 BOWEN ST DOUBLE STOREY RENDERED BRICK DWELLING METAL ROOF
No: 69 ERIN ST DOUBLE-STOREY BRICK DWELLING TILED/METAL ROOF
No: 30 BOWEN ST SINGLE STOREY RENDERED BRICK DWELLING TILED ROOF
EXIST BUILDING
COURTYARD
ROOF TOP TERRACE
PROPOSED SERVICE ZONE PLATFORM
FFL 29.035
AREA 12 sqm
PLANT ZONE TO BE FULLY CONCEALED BETWEEN EXIST ROOF RIDGES (IE. BELOW SIGHT LINE FROM ERIN ST). HEIGHT OF SERVICES WITHIN THE PLANT ZONE WILL NOT EXCEED THE HEIGHT OF THE SCREEN - REFER TO NOTES ON SECTION-A FOR FURTHER INFO
WINDOW SHROUD FRAME BELOW - REFER TO ELEVATION FOR EXTENT
SKYLIGHT FRAME BELOW - REFER TO ELEVATION FOR EXTENT
MAIN HIP LINE
SKYLIGHT
RED HATCHED AREA INDICATING 13% EXTENT OF ENCROACHMENT OF TREE 7 TPZ - REFER TO ARBORIST REPORT FOR FURTHER INFO
RED HATCHED AREA INDICATING 15% EXTENT OF ENCROACHMENT OF TREE 2 TPZ - REFER TO ARBORIST REPORT FOR FURTHER INFO
TREE 7 - REFER TO TREE MANAGEMENT PLAN/REPORT PREPARED BY "GABRAITH & ASSOCIATES" FOR PROTECTION REQUIREMENTS
TREE 2 - REFER TO TREE MANAGEMENT PLAN/REPORT PREPARED BY "GABRAITH & ASSOCIATES" FOR PROTECTION REQUIREMENTS
RETAIN / MAKE GOOD EXIST RENDERED BRICK CHIMNEY
PRIVATE OPEN SPACE
GROUND FLOOR APPROX LOCATION
TPZ
SRZ
TP2-01 D
TP2-01 C
TP2-01 B
SURVEY: 180°31' 4.65
TITLE: 180°31' 28.29
SURVEY: 179°55' 23.71
SURVEY: 12.86
TITLE: 12.75
SURVEY: 90°13'
TITLE: 90°11'
SURVEY: 10.11
TITLE: 10.83
180°13' 26.62
1°21' 13.31
0°12' 28.90
GUTTER:30.01
EAVE:29.85
GUTTER:29.80
EAVE:29.66
GUTTER:25.00
EAVE:24.85
RIDGE:27.31
RIDGE:26.70
RIDGE:32.50
RIDGE:32.59
RIDGE:31.25
RIDGE:33.37
RIDGE:32.73
RIDGE:32.22
RIDGE:32.20
RIDGE:32.19
RIDGE:32.17
RIDGE:32.16
RIDGE:32.14
RIDGE:32.13
RIDGE:32.11
RIDGE:32.10
RIDGE:32.08
RIDGE:32.07
RIDGE:32.05
RIDGE:32.04
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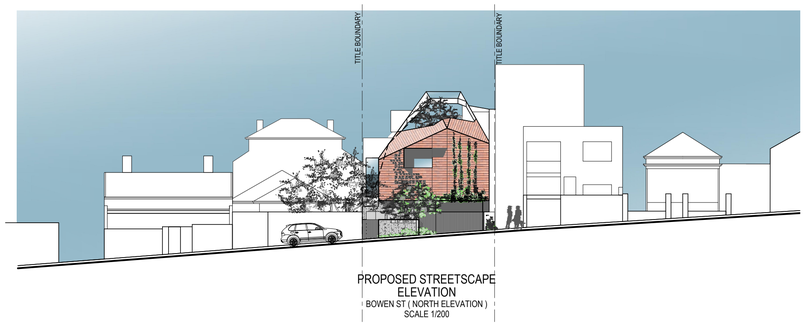
RIDGE:31.63



PROPOSED STREETSCAPE ELEVATION
BOWEN ST (NORTH ELEVATION)
SCALE 1/200

PROPOSED STREETSCAPE ELEVATION
ERIN ST (SOUTH ELEVATION)
SCALE 1/200

FINISHES SCHEDULE

BW	BLOCK WORK FIRE RATED BOUNDARY WALL (REFER TO BW1 FOR AREA OF BOUNDARY WALL THAT IS VISIBLE - REFER TO PROPOSED WEST ELEVATION)
RN1	BLOCK WORK FIRE RATED BOUNDARY WALL WITH STEEL TROWEL CEMENT RENDER FINISH
BRIC	BRICK SHINGLE WALL/ ROOF CLAD SYSTEM "PETERSEN COVER™"
BRIC*	BRICK SHINGLES WITH LASER CUT SCREEN TO BE LOCATED OVER PORTION OF WINDOW FORMING WINDOW SCREEN
CON	CONCRETE WITH TIMBER FORM WORK TEXTURE FINISH
MC	FOLDED METAL CLAD CORTEN ROOF/WALL CLADDING SYSTEM
MC1	CORTEN CLADDING SYSTEM WITH PRESSED PATTERN / PERFORATIONS FORMING SCREENS TO WINDOWS + WALLS OF ROOF TOP TERRACE
MS	CORTEN PLATE METAL SHROUDS
PLM	CORTEN PLATE METAL TRIMS + FEATURE WINDOW PROJECTION
BS	90MM THK BLOCKWORK SCREEN
EX-B	EXIST MASONRY BOUNDARY WALLS (MAKE GOOD WHERE REQUIRED)
RF1	NEW CORRUGATED ROOFING TO MATCH FINISH OF RETAINED PORTION OF ROOFING
BLF	VERTICAL CORTEN ANGLES 25X75MM @ 50MM CENTRES FORMING FENCING / GATE TO BOWEN STREET FRONTAGE (50% TRANSPARENCY)
SC	BLACK ALUM LOUVRE SCREEN SYSTEM (NOTE TYPICALLY TO THE PLANT SCREENING - HEIGHT OF SERVICES WITHIN THE PLANT ZONE WILL NOT EXCEED THE HEIGHT OF THE SCREEN)

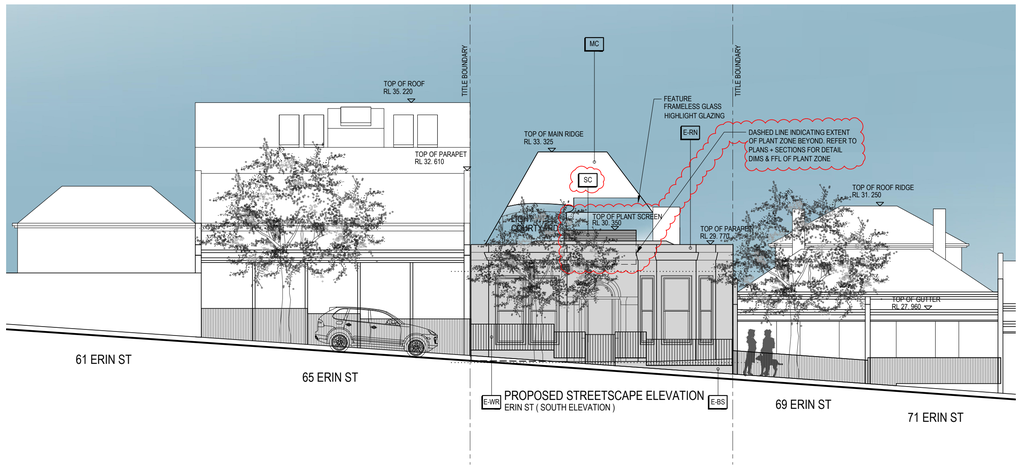
NOTE - ALL NEW BOUNDARY WALLS ARE TO BE CLEANED AND FINISHED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

NOTE - ALL EXTERNAL FACE OF WALLS ON OR FACING BOUNDARIES ARE TO BE CLEANED AND FINISHED TO THE SAME STANDARD AS SUCH WALLS WITHIN THE DEVELOPMENT SITE

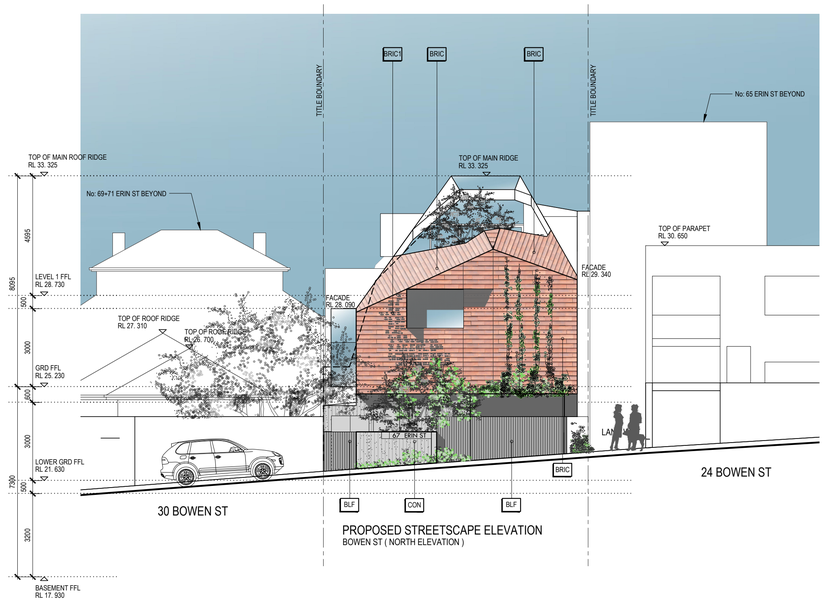
NOTE - NOMINAL DIMS ARE AN ASSUMED DIM AND ARE REQUIRED TO BE VERIFIED ON SITE - SUBJECT TO ON SITE CONDITIONS

FINISHES SCHEDULE - EXISTING

E-WR	WROUGHT IRON FENCING
E-BS	BLUE STONE VISIBLE FOOTINGS TO FENCING
E-RN	RENDERED MASONRY WITH PAINT FINISH
E-PB	FACE BRICK WITH PAINT FINISH
E-CA	CAST ALUM FENCING WITH POWDER COAT FINISH
E-RF	CORRUGATED ROOFING ZINCALUME FINISH
E-PL	TIMBER PALING FENCE
E-WF	CHAIN LINK FENCING FRAME WITH REED SCREENING ATTACHED



PROPOSED STREETSCAPE ELEVATION
ERIN ST (SOUTH ELEVATION)



PROPOSED STREETSCAPE ELEVATION
BOWEN ST (NORTH ELEVATION)

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REV	BY	DATE	NOTE

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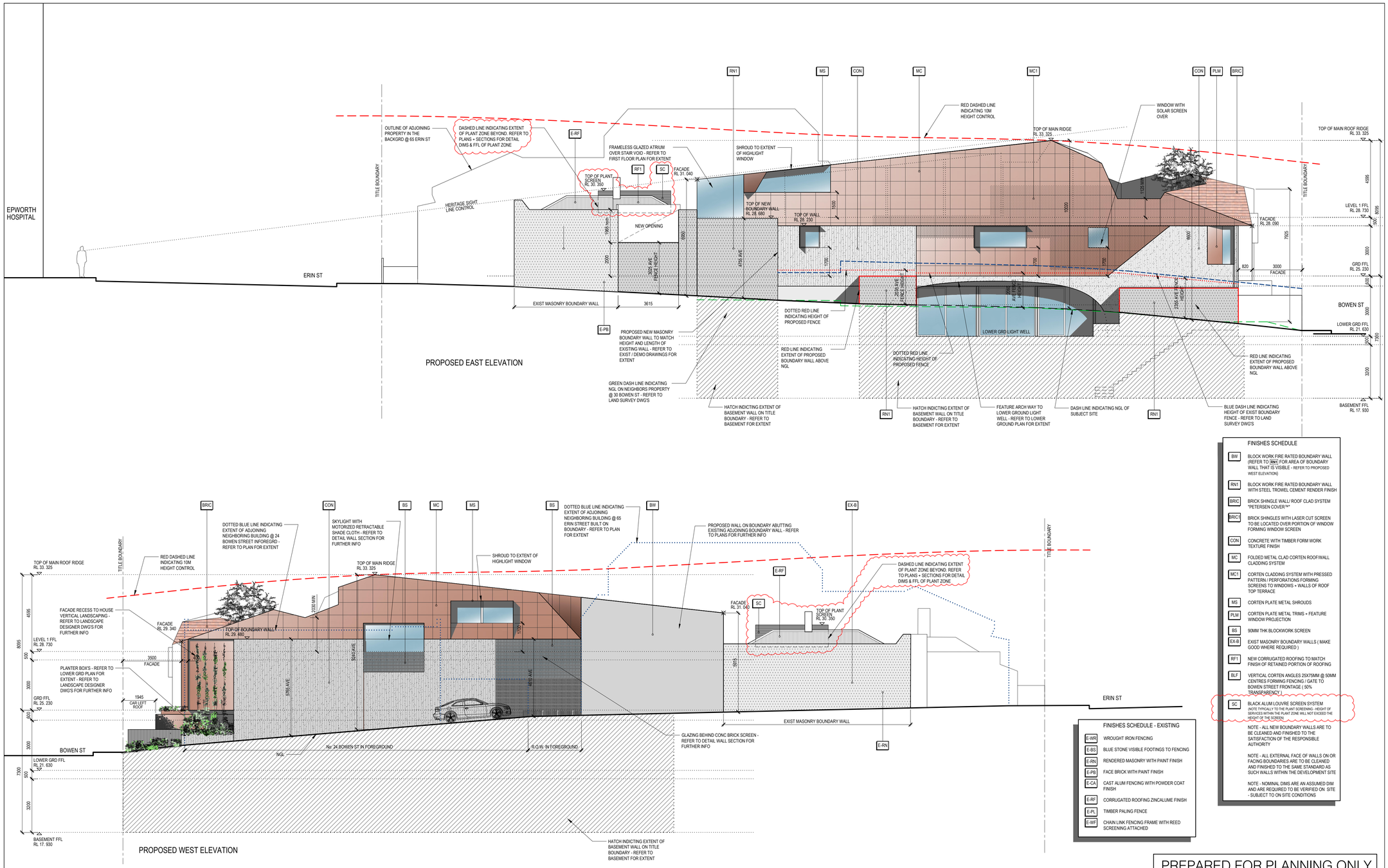
TITLE: PROPOSED ELEVATIONS
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
DRAWN MD

DATE: MAY 2023
SCALE: 1/100@A1, 1/200@A3
PROJECT No :
DWG TP2-01
REV G



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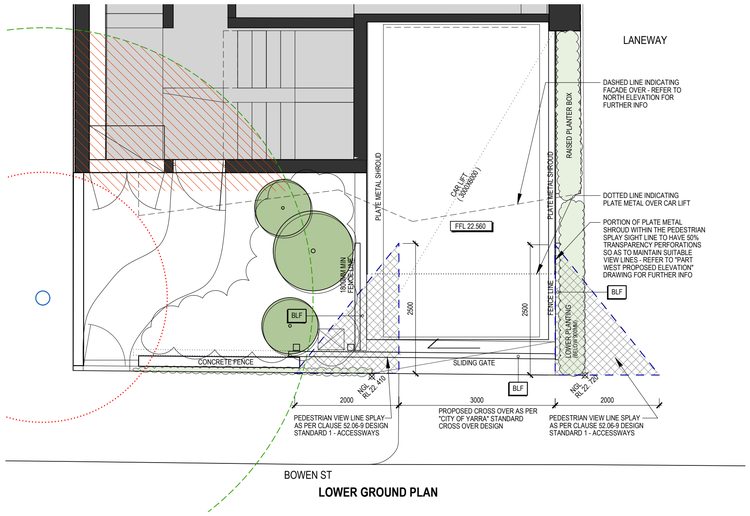
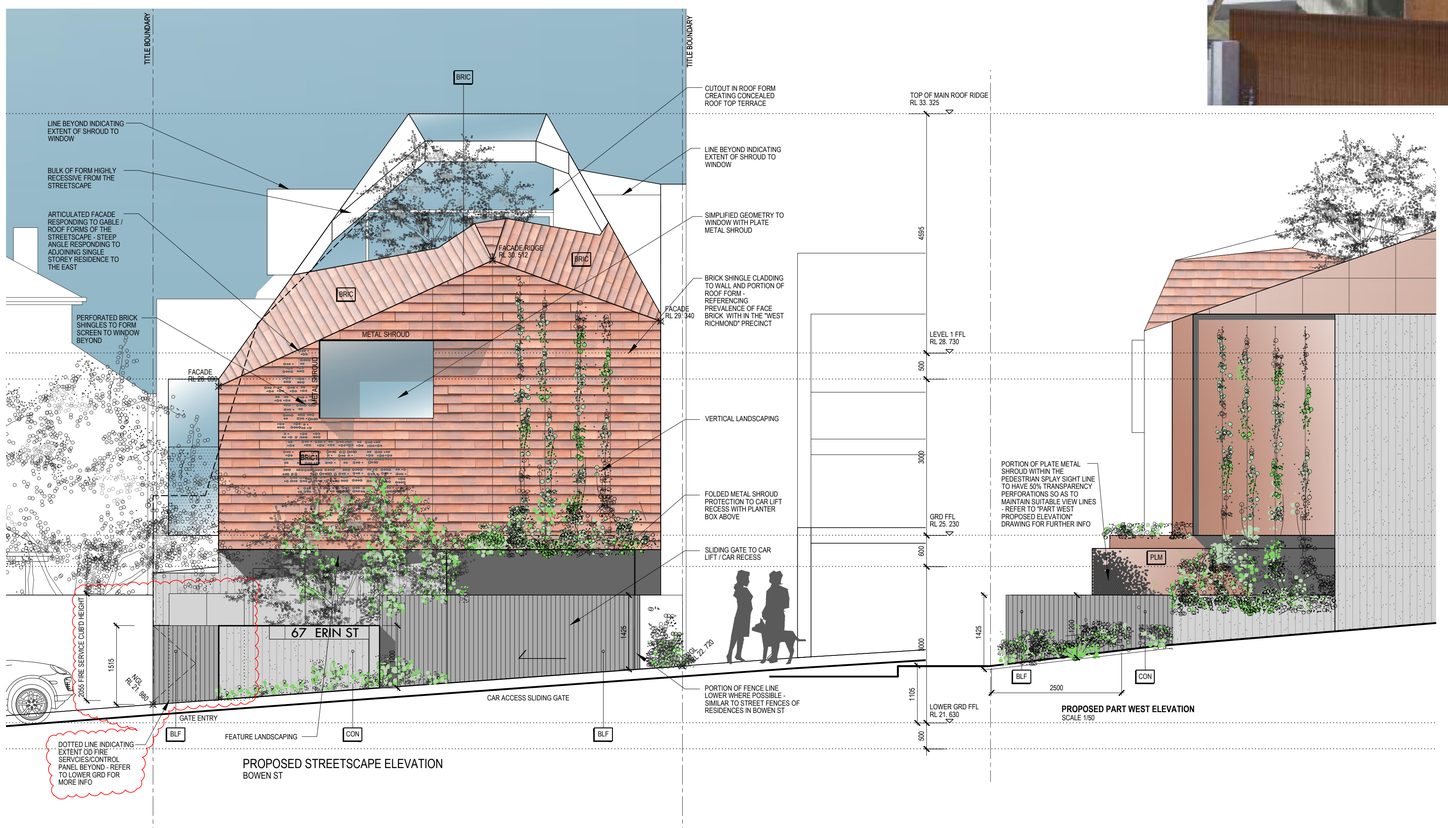
TITLE: PROPOSED ELEVATIONS
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
DRAWN MD
DATE: MAY 2023
SCALE: 1/100@A1, 1/200@A3
PROJECT No :
DWG TP2-02
REV G



PLM MS

NORTH / WEST CORNER
BOWEN ST

BRIC



FINISHES SCHEDULE - EXISTING

E-WR	WROUGHT IRON FENCING
E-BS	BLUE STONE VISIBLE FOOTINGS TO FENCING
E-RN	RENDERED MASONRY WITH PAINT FINISH
E-PB	FACE BRICK WITH PAINT FINISH
E-CA	CAST ALUM FENCING WITH POWDER COAT FINISH
E-RF	CORRUGATED ROOFING ZINCALUME FINISH
E-PL	TIMBER PALING FENCE
E-WF	CHAIN LINK FENCING FRAME WITH REED SCREENING ATTACHED

FINISHES SCHEDULE

BW	BLOCK WORK FIRE RATED BOUNDARY WALL (REFER TO RN1 FOR AREA OF BOUNDARY WALL THAT IS VISIBLE - REFER TO PROPOSED WEST ELEVATION)
RN1	BLOCK WORK FIRE RATED BOUNDARY WALL WITH STEEL TROWEL CEMENT RENDER FINISH
BRIC	BRICK SHINGLE WALL/ ROOF CLAD SYSTEM "PETERSEN COVER™"
BRIC1	BRICK SHINGLES WITH LASER CUT SCREEN TO BE LOCATED OVER PORTION OF WINDOW FORMING WINDOW SCREEN
CON	CONCRETE WITH TIMBER FORM WORK TEXTURE FINISH
MC	FOLDED METAL CLAD CORTEN ROOF/WALL CLADDING SYSTEM
MC1	CORTEN CLADDING SYSTEM WITH PRESSED PATTERN / PERFORATIONS FORMING SCREENS TO WINDOWS + WALLS OF ROOF TOP TERRACE
MS	CORTEN PLATE METAL SHROUDS
PLM	CORTEN PLATE METAL TRIMS + FEATURE WINDOW PROJECTION
BS	90MM THK BLOCKWORK SCREEN
EX-B	EXIST MASONRY BOUNDARY WALLS (MAKE GOOD WHERE REQUIRED)
RF1	NEW CORRUGATED ROOFING TO MATCH FINISH OF RETAINED PORTION OF ROOFING
BLF	VERTICAL CORTEN ANGLES 25X75MM @ 50MM CENTRES FORMING FENCING / GATE TO BOWEN STREET FRONTAGE (50% TRANSPARENCY)
SC	BLACK ALUM LOUVRE SCREEN SYSTEM (NOTE TYPICALLY TO THE PLANT SCREENING - HEIGHT OF SERVICES WITHIN THE PLANT ZONE WILL NOT EXCEED THE HEIGHT OF THE SCREEN)

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REV	BY	DATE	NOTE
D			

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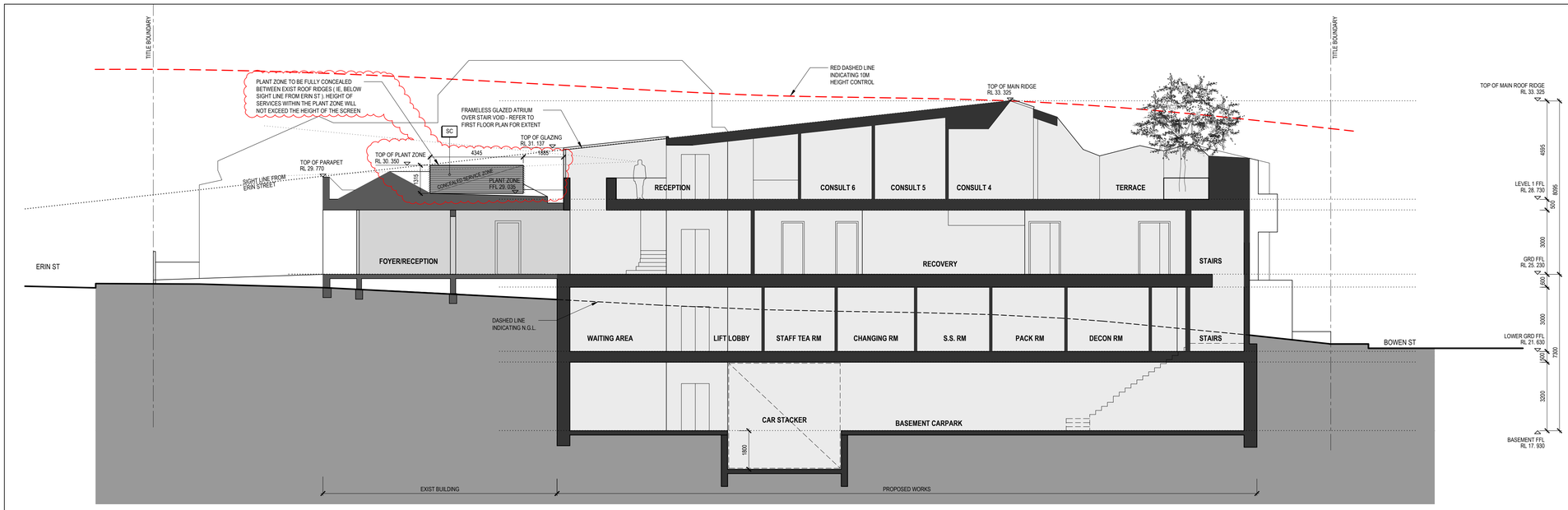
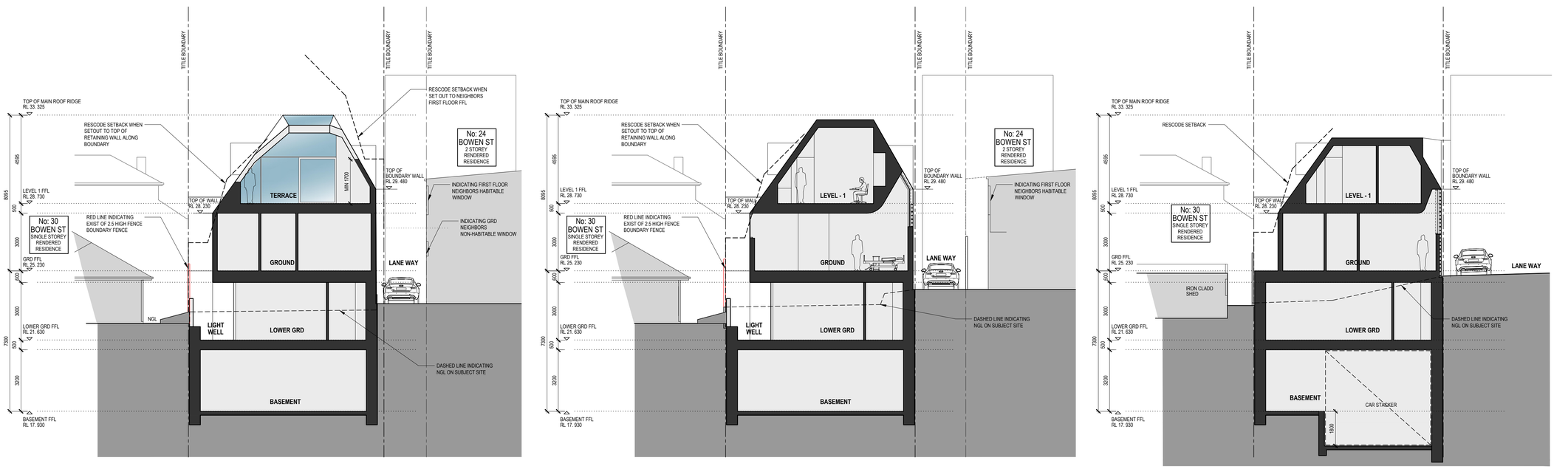
TITLE: PROPOSED ELEVATIONS
PROJECT: ALTERATIONS & ADDITIONS, 67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
DRAWN MD
DATE MAY 2023
SCALE 1/50@A1, 1/100@A3
PROJECT No :
DWG TP2-03
REV G



PROPOSED SECTION - A



PROPOSED SECTION - B

PROPOSED SECTION - C

PROPOSED SECTION - D

PREPARED FOR PLANNING ONLY

REV	BY	DATE	NOTE

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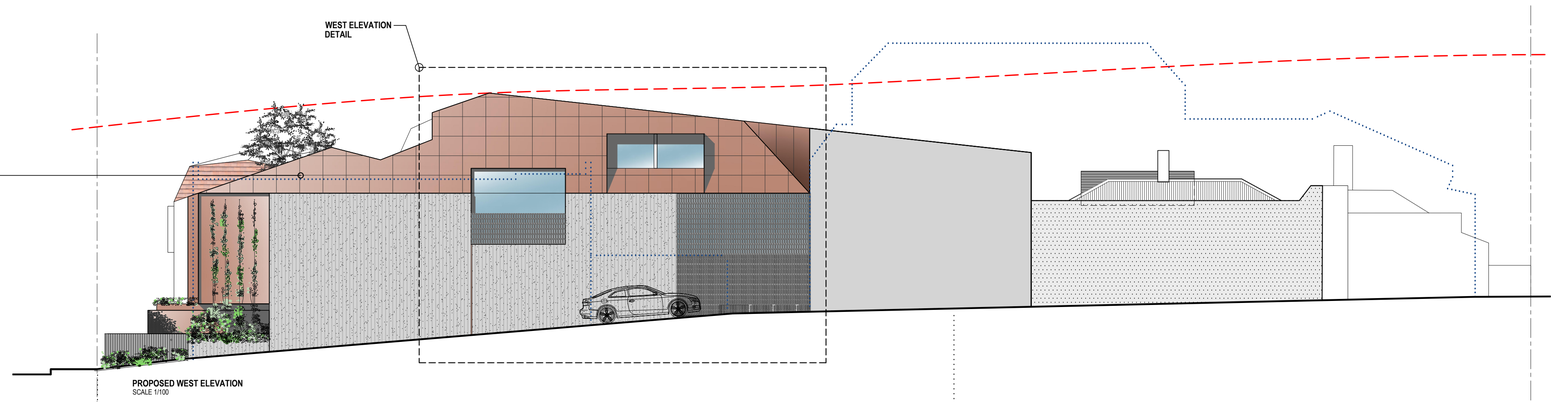
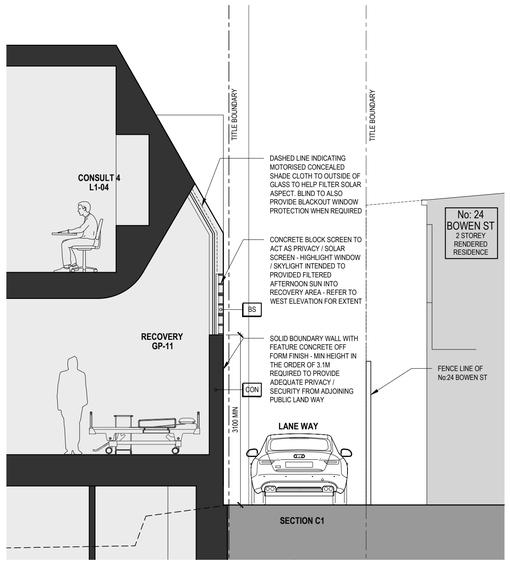
m. no 11-13 cubitt st, cremorne VIC 3121

TITLE: PROPOSED SECTIONS
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
DRAWN MD
DATE: MAY 2023
SCALE: 1/100@A1, 1/200@A3
PROJECT No :
DWG TP3-01
REV F

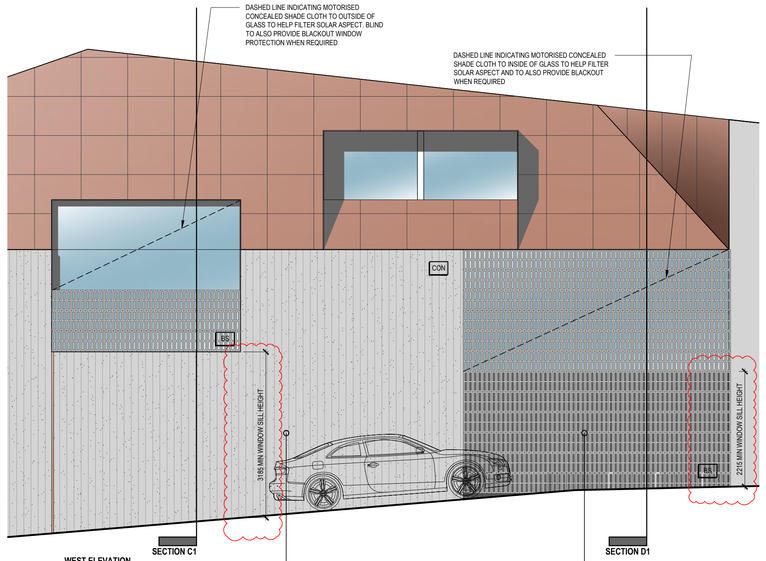
MC



PROPOSED WEST ELEVATION
SCALE 1/100



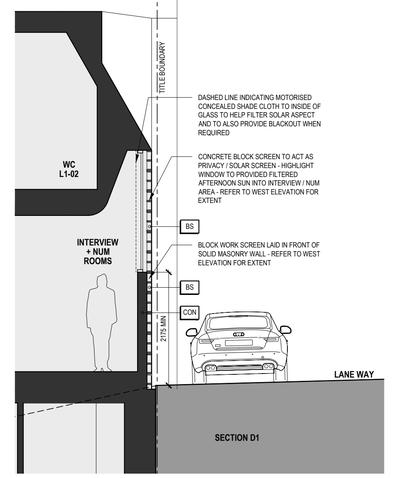
SECTION C1



WEST ELEVATION DETAIL SCALE 1/50

SECTION C1

SECTION D1



SECTION D1

CON

BS

FINISHES SCHEDULE

BW	BLOCK WORK FIRE RATED BOUNDARY WALL (REFER TO 9lw1 FOR AREA OF BOUNDARY WALL THAT IS VISIBLE - REFER TO PROPOSED WEST ELEVATION)
RN1	BLOCK WORK FIRE RATED BOUNDARY WALL WITH STEEL TROWEL CEMENT RENDER FINISH
BRC	BRICK SHINGLE WALL/ ROOF CLAD SYSTEM "PETERSEN COVER "H"
BRC1	BRICK SHINGLES WITH LASER CUT SCREEN TO BE LOCATED OVER PORTION OF WINDOW FORMING WINDOW SCREEN
CON	CONCRETE WITH TIMBER FORM WORK TEXTURE FINISH
MC	FOLDED METAL CLAD CORTEN ROOF/WALL CLADDING SYSTEM
MC1	CORTEN CLADDING SYSTEM WITH PRESSED PATTERN / PERFORATIONS FORMING SCREENS TO WINDOWS + WALLS OF ROOF TOP TERRACE
MS	CORTEN PLATE METAL SHROUDS
PLM	CORTEN PLATE METAL TRIMS + FEATURE WINDOW PROJECTION
BS	90MM THK BLOCKWORK SCREEN
EX-B	EXIST MASONRY BOUNDARY WALLS (MAKE GOOD WHERE REQUIRED)
RF1	NEW CORRUGATED ROOFING TO MATCH FINISH OF RETAINED PORTION OF ROOFING
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SC	BLACK ALUM LOUVRE SCREEN SYSTEM (NOTE TYPICALLY TO THE PLANT SCREENING - HEIGHT OF SERVICES WITHIN THE PLANT ZONE WILL NOT EXCEED THE HEIGHT OF THE SCREEN

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PREPARED FOR PLANNING ONLY

REV	BY	DATE	NOTE

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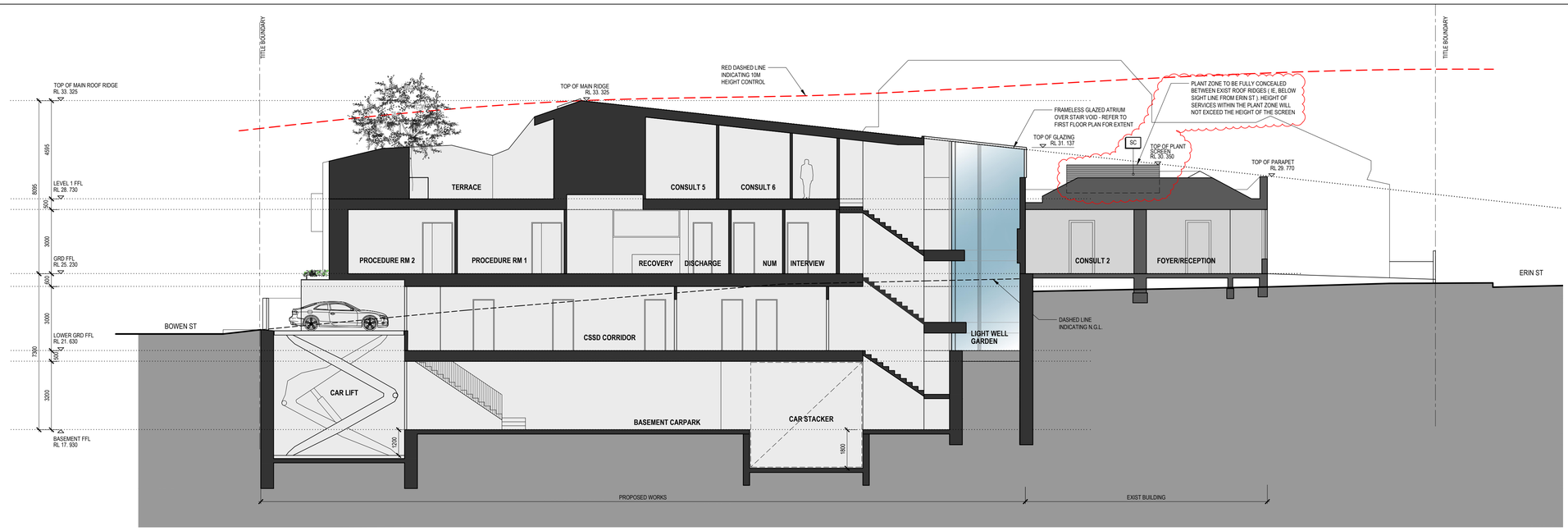
TITLE: PROPOSED SECTIONS
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT

DATE: MAY 2023
SCALE: 1/50@A1, 1/100@A3
PROJECT No :
DRAWN MD
DWG TP3-02
REV F



PROPOSED SECTION - E

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REV	BY	DATE	NOTE

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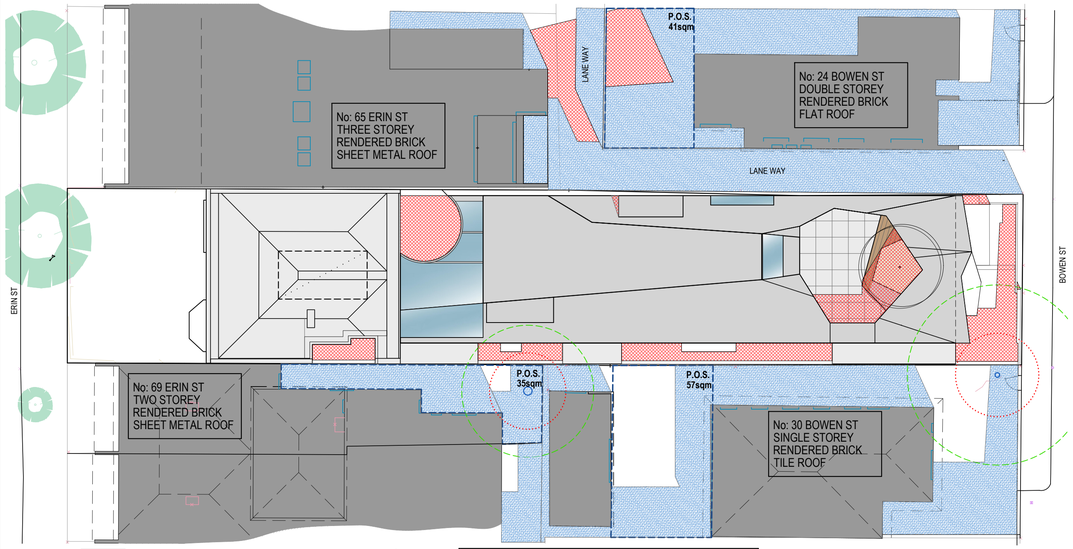
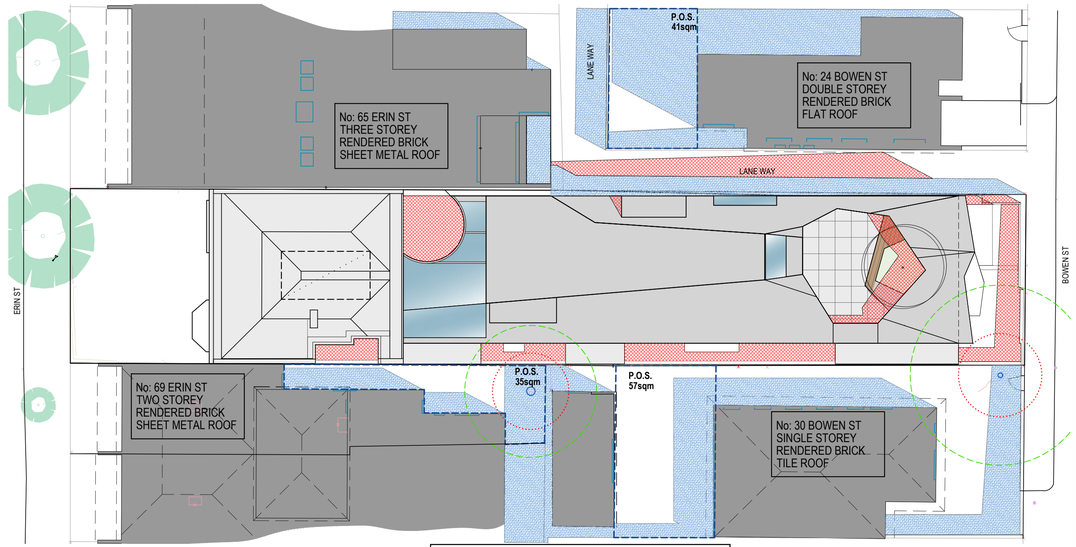
TITLE: PROPOSED SECTIONS
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
DRAWN MD
DATE: MAY 2023
SCALE: 1/100@A1, 1/200@A3
PROJECT No :
DWG TP3-03
REV B



SHADOWS @ 9AM SEPT 22

9AM SHADOW TABLE SUMMARY
FOR ADJOINING P.O.S. (PRIVATE OPEN SPACES)

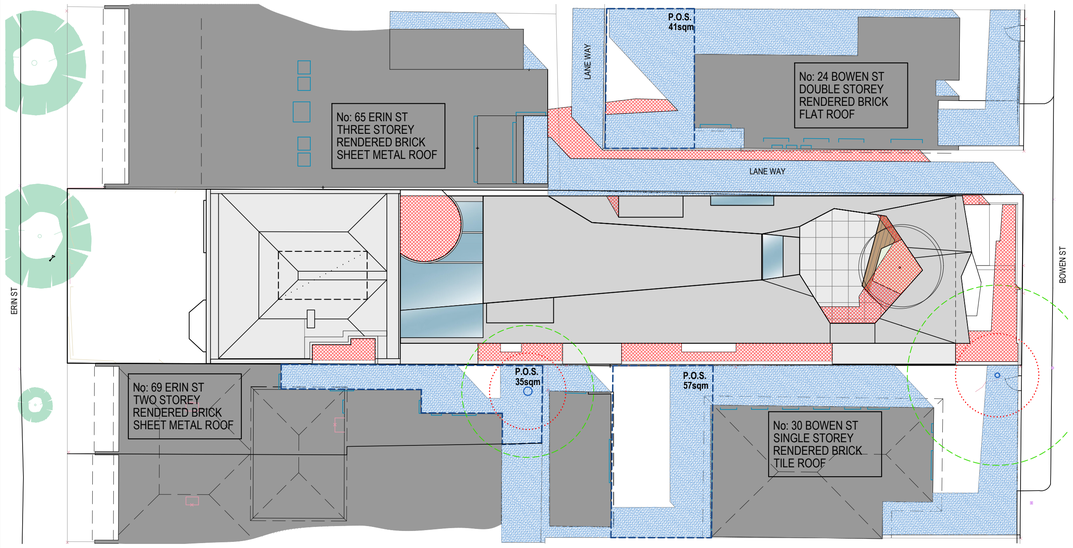
ADDRESS	NO: 30 BOWEN ST P.O.S. 57 SQM	NO: 24 BOWEN ST P.O.S. 41 SQM	NO: 69 ERIN ST P.O.S. 35 SQM
EXISTING SHADOW	**31sqm** (approx 55%)	**28sqm** (approx 68%)	**33sqm** (approx 94%)
PROPOSED SHADOW	**N/A**	**13sqm** (approx 30%)	**N/A**



SHADOWS @ 11AM SEPT 22

11 AM SHADOW TABLE SUMMARY
FOR ADJOINING P.O.S. (PRIVATE OPEN SPACES)

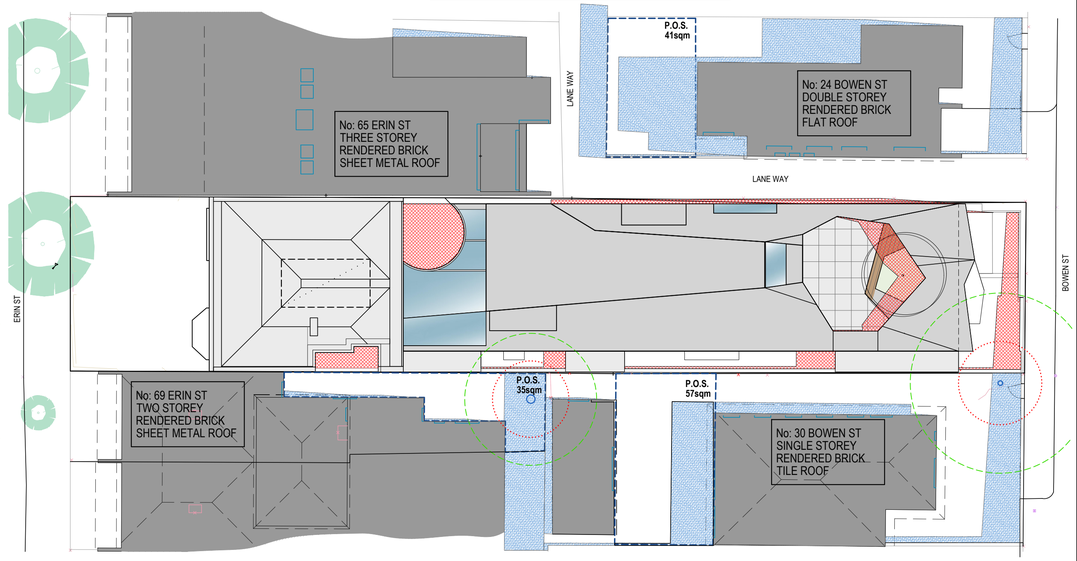
ADDRESS	NO: 30 BOWEN ST P.O.S. 57 SQM	NO: 24 BOWEN ST P.O.S. 41 SQM	NO: 69 ERIN ST P.O.S. 35 SQM
EXISTING SHADOW	**24sqm** (approx 42%)	**36sqm** (approx 87%)	**23sqm** (approx 66%)
PROPOSED SHADOW	**N/A**	**N/A**	**N/A**



SHADOWS @ 10AM SEPT 22

10 AM SHADOW TABLE SUMMARY
FOR ADJOINING P.O.S. (PRIVATE OPEN SPACES)

ADDRESS	NO: 30 BOWEN ST P.O.S. 57 SQM	NO: 24 BOWEN ST P.O.S. 41 SQM	NO: 69 ERIN ST P.O.S. 35 SQM
EXISTING SHADOW	**29sqm** (approx 51%)	**31sqm** (approx 76%)	**33sqm** (approx 94%)
PROPOSED SHADOW	**N/A**	**3sqm** (approx 7%)	**N/A**



SHADOWS @ 12NOON SEPT 22

12 NOON SHADOW TABLE SUMMARY
FOR ADJOINING P.O.S. (PRIVATE OPEN SPACES)

ADDRESS	NO: 30 BOWEN ST P.O.S. 57 SQM	NO: 24 BOWEN ST P.O.S. 41 SQM	NO: 69 ERIN ST P.O.S. 35 SQM
EXISTING SHADOW	**20sqm** (approx 35%)	**23sqm** (approx 56%)	**13sqm** (approx 37%)
PROPOSED SHADOW	**N/A**	**N/A**	**N/A**

PROPOSED SHADOWS

EXISTING SHADOWS

PREPARED FOR PLANNING ONLY

REV	BY	DATE	NOTE

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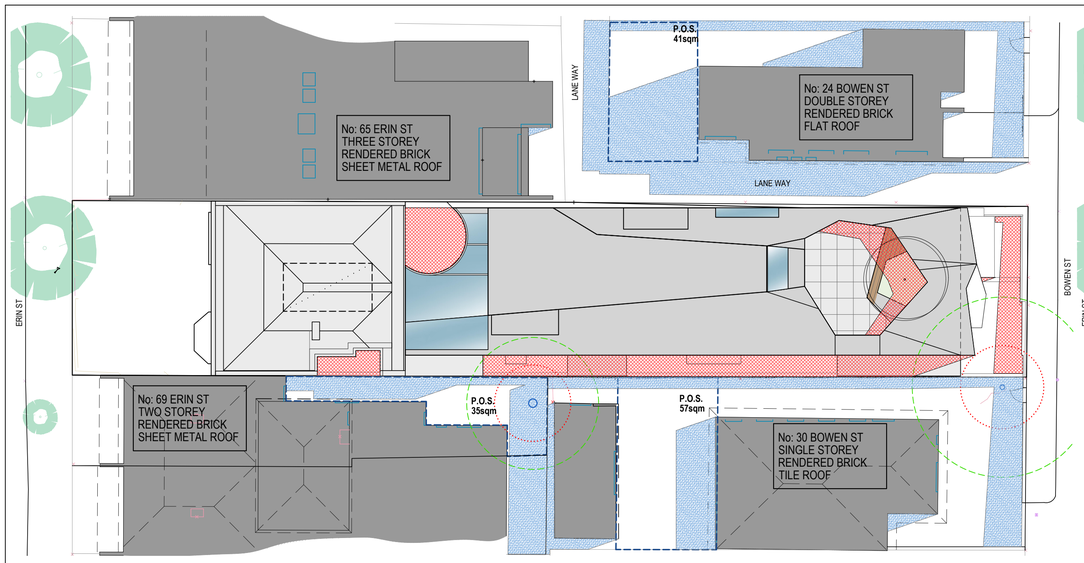
TITLE: SHADOW DIAGRAMS
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT

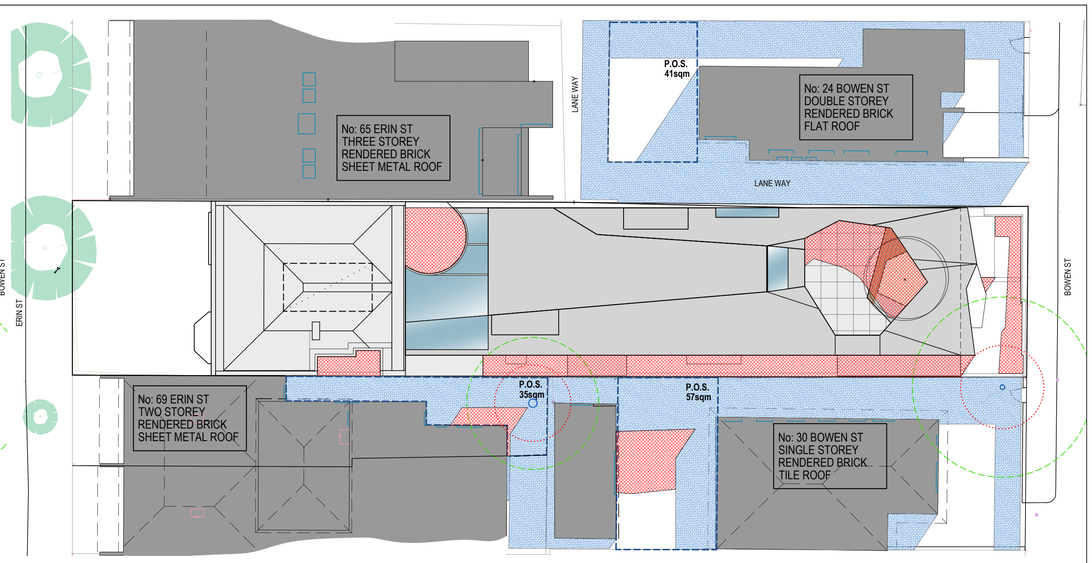
NORTH
DRAWN MD

DATE: FEB 2024
SCALE: 1/150@A1, 1/300@A3
PROJECT No :
DWG TP4-01
REV C



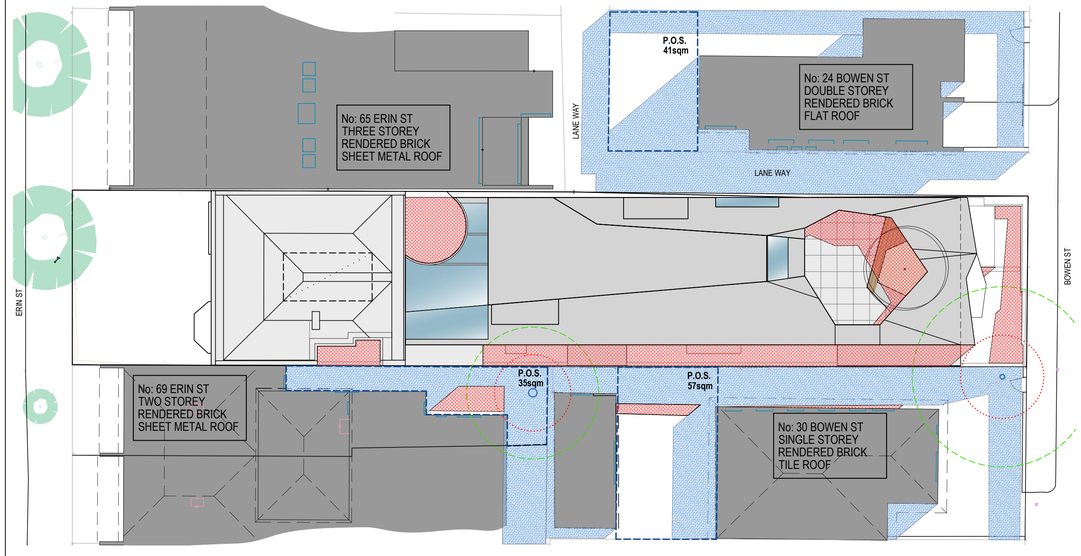
SHADOWS @ 1PM SEPT 22

1 PM SHADOW TABLE SUMMARY FOR ADJOINING P.O.S. (PRIVATE OPEN SPACES)			
ADDRESS	NO: 30 BOWEN ST P.O.S. 57 SQM	NO: 24 BOWEN ST P.O.S. 41 SQM	NO: 69 ERIN ST P.O.S. 35 SQM
EXISTING SHADOW	**20sqm** (approx 35%)	**27sqm** (approx 66%)	**22sqm** (approx 63%)
PROPOSED SHADOW	**N/A**	**N/A**	**N/A**



SHADOWS @ 3PM SEPT 22

3 PM SHADOW TABLE SUMMARY FOR ADJOINING P.O.S. (PRIVATE OPEN SPACES)			
ADDRESS	NO: 30 BOWEN ST P.O.S. 57 SQM	NO: 24 BOWEN ST P.O.S. 41 SQM	NO: 69 ERIN ST P.O.S. 35 SQM
EXISTING SHADOW	**32sqm** (approx 56%)	**21sqm** (approx 51%)	**31sqm** (approx 89%)
PROPOSED SHADOW	**13sqm** (approx 23%)	**N/A**	**4sqm** (approx 11%)



SHADOWS @ 2PM SEPT 22

2 PM SHADOW TABLE SUMMARY FOR ADJOINING P.O.S. (PRIVATE OPEN SPACES)			
ADDRESS	NO: 30 BOWEN ST P.O.S. 57 SQM	NO: 24 BOWEN ST P.O.S. 41 SQM	NO: 69 ERIN ST P.O.S. 35 SQM
EXISTING SHADOW	**31sqm** (approx 54%)	**24sqm** (approx 58%)	**29sqm** (approx 83%)
PROPOSED SHADOW	**3sqm** (approx 5%)	**N/A**	**5sqm** (approx 14%)

PROPOSED SHADOWS

EXISTING SHADOWS

PREPARED FOR PLANNING ONLY

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PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT

NORTH
DRAWN MD

DATE: FEB 2024
SCALE: 1/150@A1, 1/300@A3
PROJECT No :
DWG TP4-02
REV C

FINISHES SCHEDULE

BW	BLOCK WORK FIRE RATED BOUNDARY WALL (REFER TO RN1 FOR AREA OF BOUNDARY WALL THAT IS VISIBLE - REFER TO PROPOSED WEST ELEVATION)
RN1	BLOCK WORK FIRE RATED BOUNDARY WALL WITH STEEL TROWEL CEMENT RENDER FINISH
BRIC	BRICK SHINGLE WALL/ ROOF CLAD SYSTEM "PETERSEN COVER™"
BRIC1	BRICK SHINGLES WITH LASER CUT SCREEN TO BE LOCATED OVER PORTION OF WINDOW FORMING WINDOW SCREEN
CON	CONCRETE WITH TIMBER FORM WORK TEXTURE FINISH
MC	FOLDED METAL CLAD CORTEN ROOF/WALL CLADDING SYSTEM
MC1	CORTEN CLADDING SYSTEM WITH PRESSED PATTERN / PERFORATIONS FORMING SCREENS TO WINDOWS + WALLS OF ROOF TOP TERRACE
MS	CORTEN PLATE METAL SHROUDS
PLM	CORTEN PLATE METAL TRIMS + FEATURE WINDOW PROJECTION
BS	90MM THK BLOCKWORK SCREEN
EX-B	EXIST MASONRY BOUNDARY WALLS (MAKE GOOD WHERE REQUIRED)
RF1	NEW CORRUGATED ROOFING TO MATCH FINISH OF RETAINED PORTION OF ROOFING
BLF	VERTICAL CORTEN ANGLES 25X75MM @ 50MM CENTRES FORMING FENCING / GATE TO BOWEN STREET FRONTAGE (50% TRANSPARENCY)
SC	BLACK ALUM LOUVRE SCREEN SYSTEM (NOTE TYPICALLY TO THE PLANT SCREENING HEIGHT OF SERVICES WITHIN THE PLANT ZONE WILL NOT EXCEED THE HEIGHT OF THE SCREEN)

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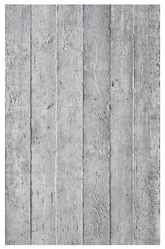
BLF

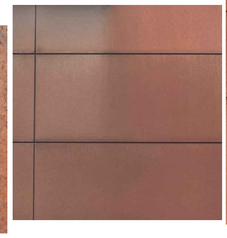
RN1

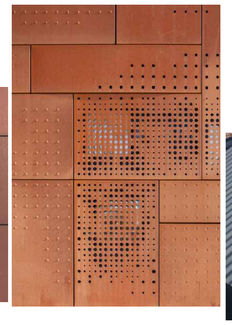

CON

BS

BRIC

PLM MS


MC


MC1

RF1

SC

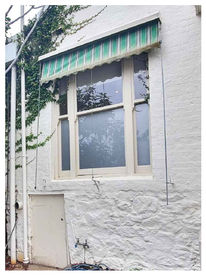
FINISHES SCHEDULE - EXISTING

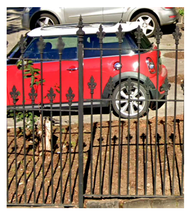
E-WR	WROUGHT IRON FENCING
E-BS	BLUE STONE VISIBLE FOOTINGS TO FENCING
E-RN	RENDERED MASONRY WITH PAINT FINISH
E-PB	FACE BRICK WITH PAINT FINISH
E-CA	CAST ALUM FENCING WITH POWDER COAT FINISH
E-RF	CORRUGATED ROOFING ZINCALUME FINISH
E-PL	TIMBER PALING FENCE
E-WF	CHAIN LINK FENCING FRAME WITH REED SCREENING ATTACHED

E-WR

E-BS

E-RN


E-PB


E-CA

E-RF

E-PL

E-WF

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TITLE: EXTERNAL FINISHES SHCEULDE
PROJECT: ALTERATIONS & ADDITIONS
67 ERIN ST, RICHMOND
CLIENT: BENJAMIN BURT
DRAWN MD

DATE: FEB 2024
SCALE: N/A
PROJECT No :
DWG TP5-01
REV E

PLANNING PERMIT

CITY OF RICHMOND
Planning Department

Permit No.: 6045 30 JUL 1991

Planning Scheme: Richmond Planning Scheme

Responsible Authority: City of Richmond

ADDRESS OF THE LAND

67 Erin Street Richmond being more particularly described in Certificate of Title Vol. 3005 Fol. 914

THE PERMIT ALLOWS

For the partial use of the existing dwelling as a medical centre in accordance with the attached endorsed plan(s).

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The premises shall not be used by more than two (2) qualified practitioners at anyone time.

2. The use hereby approved shall only operate between the hours of 8.00 a.m. and 6.00 p.m. Monday to Friday.

3. Time Limit
This permit shall expire if:-
(a) the use or development is not commenced within 12 months of the date specified hereon; and (b) the development is not completed within two years; but the time within which the development is to be commenced or completed may, on application made before or within three (3) months after the expiry of the permit be extended by the responsible authority and where the time is extended after the permit has lapsed the extension shall operate to revive the permit as from the date it expired. (1.1a&b).

4. Endorsed plan not to be altered
The lay out of the site and the proposed buildings and works as shown on the endorsed plan shall not be altered or modified (whether or not in order to comply with any enactment or for any other reason) without the consent of the responsible authority. (1.2).

5. General Amenity Control
The use hereby permitted, the building and works hereby constructed occupied or employed, the processes carried on, the materials and machinery used and the transportation of materials, goods and commodities to and from the premises shall not cause injury to or prejudicially affect the amenity of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or the presence of vermin or otherwise.(2.1)

Date Issued 26 July 1991

Signature for the Responsible Authority I. Kukiel

I. Kukiel

Planning and Environment Regulations 1988 Form 4.4

THIS PERMIT

Permit No.: 6045

CONDITIONS:

6. Security alarms
No security alarm or similar device shall be installed on any part of any existing or proposed building situate on the land unless it is of a silent type approved by the Standards Association of Australia and connected to a registered security firm.(2.5)

7. Use and Delineation of Car Spaces (small car parks)
The area set aside for the parking of vehicles and so delineated on the endorsed plan shall be made available for such use and shall not be used for any other purpose and at all times in conformity with such plan there shall be clearly indicated on the ground the boundaries of all such car spaces. (3.1).

8. Forming, sealing and marking of car spaces/access lanes
The area set aside for the parking of vehicles together with the aisles and drives shall be properly formed to such levels that it can be utilised in accordance with the said plan and shall be drained and sealed with an all-weather seal coat which shall be capable of being marked and shall be maintained at all times to the satisfaction of Council.(3.6).

9. Sealing of car spaces/access lanes and fence protection
The surface of the land shall be sealed to prevent loss of amenity to the neighbourhood by emission of dust and the discharge of drainage and protective means shall be installed to prevent damage to the fences of adjoining properties.(3.7).

10. Street parking
No vehicles under the control of the operator under this permit or his staff shall be parked in the streets nearby.(5.6).

11. Drainage
The site shall be drained to a legal point of discharge to the satisfaction of the City Engineer. The legal point of discharge must be determined with the City Engineer prior to construction drawings being lodged with the City Building Surveyor.(5.8).

12. Inspection of premises
The occupier shall allow any authorised officer of the Council to inspect the premises at any time.(5.16).

Date Issued 26 July 1991

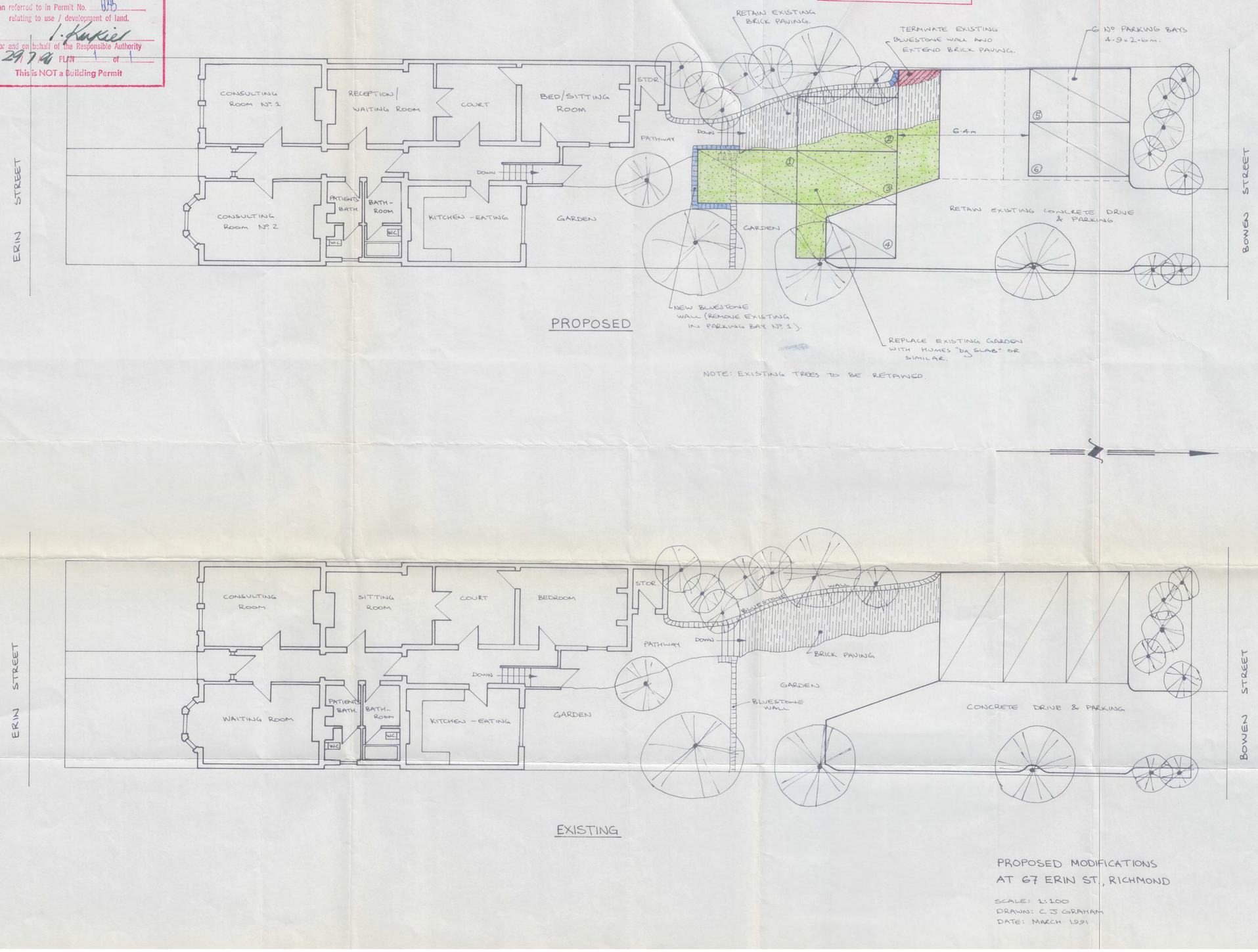
Signature for the Responsible Authority I. Kukiel

I. Kukiel

Planning and Environment Regulations 1988 Form 4.4

PLANNING & ENVIRONMENT ACT 1987
RICHMOND PLANNING SCHEME
Plan referred to in Permit No. 1095
relating to use / development of land.
I. Lukies
for and on behalf of the Responsible Authority
DATE 29/7/91 PLAN 1 of 1
This is NOT a Building Permit

CITY OF RICHMOND
Planning Department



PROPOSED

EXISTING

PROPOSED MODIFICATIONS
AT 67 ERIN ST, RICHMOND

SCALE: 1:100
DRAWN: C J GRAHAM
DATE: MARCH 1991

Urban Planning Collective

Planning Submission

67 Erin Street Richmond
1 July 2024

L4/412 St Kilda Road,
Melbourne VIC 3004

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T 61 3 8648 3500

upco.com.au
@upco_planning

Urban Planning Collective
ABN 77 286 925 855

Planning Submission
67 Erin Street Richmond

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1.0
INTRODUCTION

This planning submission has been prepared on behalf of the permit applicant and owner of the land at 67 Erin Street Richmond (**the subject site**).

Planning Permit No. 6045 (**the Permit**) was issued by the City of Richmond (which has since been amalgamated with the City of Yarra) on 30 July 1991 and grants permission for:

> For the partial use of the existing dwelling as a medical centre in accordance with the attached endorsed plan(s).

Plans were endorsed on 29 July 1991 and since that time the land has been used as a Medical Centre.

The subject site is located within the Neighbourhood Residential Zone – Schedule 1 (**NRZ1**) and is affected by the Heritage Overlay – Schedule 338 (**HO338**) and the Development Contributions Plan Overlay – Schedule 1 (**DCPO1**).

Planning approval is now sought via Section 72 of the Planning and Environment Act 1987 (**the Act**) to amend the Permit conditions and preamble and the endorsed plans to reflect the proposed amended development.

The Section 72 Amendment application seeks to amend the existing Permit as follows:

- Amend the endorsed plans to reflect the proposed new development which consists of demolition of the non – original extension and a new extension to the rear of the existing building.
- Amend the Permit to:
  - Alter the hours of operation to 8.30am – 5.30pm.
  - Increase the number of practitioners to 8.
  - Reduce car parking provision as a result of the increase in leasable floor area.

This application follows a pre-application meeting with the City of Yarra (**the Council**) on 1 November 2023 with Ally Huynh, during which the amended proposal was discussed, draft plans presented and feedback received. This feedback has been incorporated into the amended proposal, where considered appropriate.

This planning submission describes the subject site and broader urban context in which it is located, the amended development proposal, identifies the relevant planning controls and policies set out in the Yarra Planning Scheme (**the Scheme**) and provides an assessment of the planning merits of the proposal against these policies and controls.

This submission should be read in conjunction with the following material:

- Certificate of Title
- Architectural plans including Design Report prepared by Platform Studios.
- Landscape Plan and Design Report prepared by Fooks.
- Arborist report prepared by Galbraith & Associates.
- Traffic Impact Assessment prepared by Red Square Traffic.
- Waste Management Plan prepared by LID Consulting.
- Sustainable Design Assessment prepared by LID Consulting.

2.0
PLANNING PERMIT AND ENDORSED PLANS

2.1 PLANNING HISTORY

As outlined in section 1, the Permit was issued by the City of Richmond (which has since been amalgamated with the City of Yarra) on 30 July 1991 and grants permission for:

> For the partial use of the existing dwelling as a medical centre in accordance with the attached endorsed plan(s).

Plans were endorsed on 29 July 1991.

The subject site is currently used as a Medical Centre in accordance with the Permit.

2.2 APPROVED USE

The Permit allows the existing dwelling to be used for a medical centre in accordance with the following conditions:

- The premises shall not be used by more than two (2) qualified practitioners at anyone time (condition 1).
- The use hereby approved shall only operate between the hours of 8.00am and 6.00pm Monday to Friday (condition 2).

2.3 BUILDINGS AND WORKS

The buildings and works approved comprised the following:

- Addition of 6 car parking bays (4.9 x 2.6m)
- Addition of new bluestone wall.
- Associated landscaping.

Please refer to an excerpt of the endorsed plans in figure 1 below.

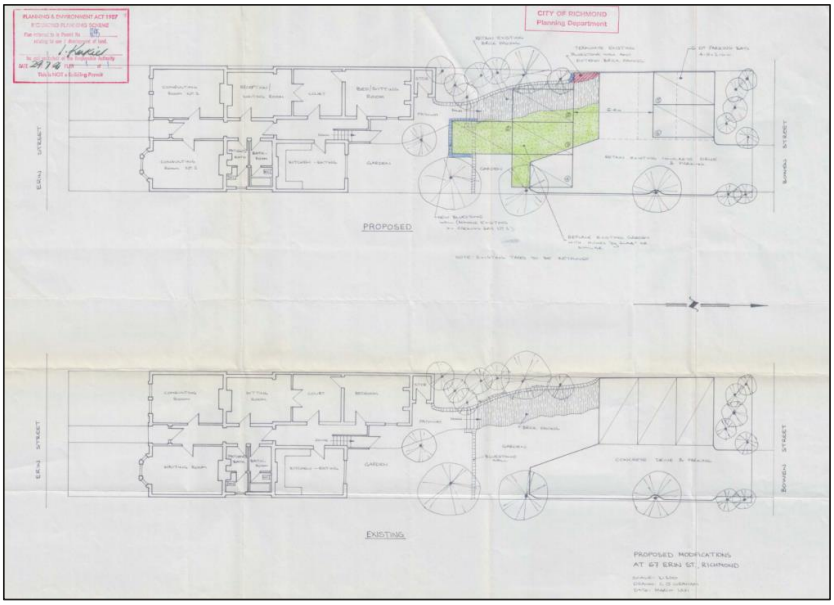

Figure 1: Excerpt of Planning Permit No. 6045 Endorsed Plans

3.0
PROPOSED AMENDMENTS

The Section 72 amendment seeks to amend the Permit conditions and preamble and endorsed plans to reflect the proposed amended development.

As Council may be aware, the recent Supreme Court decision Mondib Group Pty Ltd v Moonee Valley City Council [2021] VSC 722 has 'broadened' what can be applied for under Section 72 of the Act. There is subsequently little to no limitation in terms of what changes can be sought under Section 72 of the Act.

A pre-application meeting with Council officers in relation to proposed amendments to the Permit was held on 1 November 2023. At this meeting, Council officers requested that the application be lodged via a Section 72 amendment.

3.1 PROPOSED AMENDMENTS

3.1.1 Amendments to the Endorsed Plans

As with the originally approved scheme, it is proposed to retain the front portion of the existing heritage building and original roof form (to a depth of 1 - 2 rooms). A contemporary extension is proposed to the rear, and the two forms will be connected at the ground floor with the first floor level setback via a void with angled roof form from the heritage building.

Figure 2: Render of the Amended Proposal as viewed from Bowen Street (Source: Platform Studios)

3.1.2 Amendments to the Planning Permit

The following changes are proposed to the Permit's condition and preamble to reflect the foregoing changes.

Proposed Amendments

Permit preamble	~~For the partial~~ Use of the ~~existing dwelling as~~ land for the purposes of a medical centre partial demolition of the existing building and associated buildings and works and reduction in car parking spaces in accordance with the attached endorsed plan(s)
1	The premises shall not be used by more than ~~two (2)~~ 8 qualified practitioners at anyone time.
2	The use hereby approved shall only operate between the hours of ~~8.00am and 6.00pm~~ 8.30am – 5.30pm Monday to Friday

3.2 AMENDED DEVELOPMENT SUMMARY

Key aspects of the development are summarised as follows:

- The extension to the existing medical centre will have a maximum height of 10 metres above natural ground level and will operate across the lower ground, ground and first levels with a total leasable floor area of 398sqm.
- The main entrance and customer service / waiting area is located at ground level within the front portion of the heritage building.
- A maximum of 6 – 8 practitioners will be on site at any one time.
- Operating hours are between 8.30am – 5.30pm Monday to Friday.
- 7 staff car parking spaces and 10 bicycle spaces are proposed within the basement.

3.3 BUILDING FEATURES

The amended proposal includes the retention of the existing heritage building (to a depth of 1 - 2 rooms) and thereafter the construction of a 3 storey extension, with basement.

3.3.1 Demolition

It is proposed to demolish the non – original extension to the rear of the existing building. The later additions to the rear of the building are evidently different from the front section both in roof form, material and lack of ornate detailing. Refer to excerpt of proposed demolition plans below.

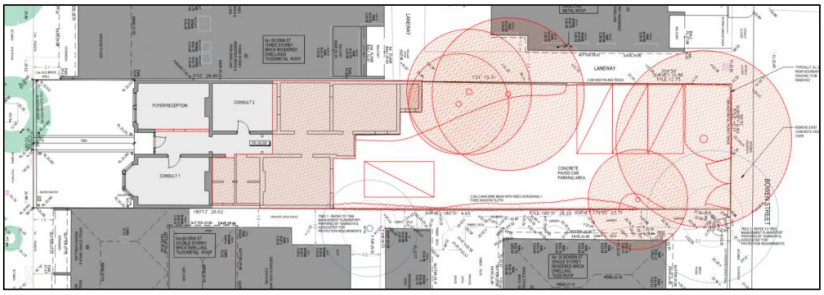

Figure 3: Demolition Plan (Source: Platform Studios)

3.3.2 Layout

The internal layout will comprise waiting rooms, consultation rooms, procedure rooms, nurses station and associated back of houses areas.

3.3.3 Setbacks and Height

The minimum setbacks of the proposed extension are as follows:

<u>Lower Ground floor:</u>

- West: on boundary
- North: 3.8 metres
- East: on boundary with a small portion setback 1 metre to protect tree #7.
- South: 18.8 metres

<u>Ground floor:</u>

- West: on boundary
- North: 3.8 metres
- East: 1.26 metres with a small portion on boundary.
- South: 17.7 metres

<u>First floor:</u>

- West: setback 85mm from boundary.

- North: 13.6 metres (with the outdoor terrace setback 3.8 metres).
- East: 2 metres
- South: 19.1 metres

3.3.4 Materiality and Design

The elevations of the buildings are appropriately articulated and have been designed in a manner that will complement respect the context of the surrounding urban character. The proposed setbacks respond to the established pattern of development within the residential precinct to the rear and provide adequate spacing for landscaping to establish.

The presentation of the building will create appropriate levels of visual interest and expression of form that will respect the urban setting through a deliberately contemporary, high quality architectural response to the subject site.

Figure 4: Render of the Proposal as Viewed from Bowen Street (Source: Platform studios)

3.4 OPERATION OF MEDICAL CENTRE

Key elements of the proposed medical centre include:

- A maximum of 8 practitioners at any one time.
- Operating hours of 8.30am – 5.30pm Monday to Friday.

- 7 staff car parking spaces and 10 bicycle spaces are proposed within the basement.
- Access to the basement level is provided via a car lift from Bowen Street.

3.5 CAR PARKING, ACCESS AND FACILITIES

Access is proposed via Bowen Street. A new 4 metre crossover to Bowen Street is proposed with access to the basement provided via a car lift which is able to be closed off by the sliding gate.

The existing crossover to Bowen Street will be removed as part of this proposal with kerb and channel re-instated.

In the basement there are 7 staff car spaces via 2 car stackers and a single car space with a turntable enabling entry and exit in a forward direction and 10 bicycle spaces.

The supply and distribution of parking, loading and bicycle parking is explained in further detail on the plans and Traffic Impact Assessment prepared by Red Square Traffic.

3.6 WASTE COLLECTION

The development will be subject to private waste collection. Waste shall be collected from rear lift vehicles (either a rear mini loader or rear loading) with staff taking the bins from the waste room through to the car lift to the upper level and place them on Bowen Street for kerbside collection.

3 waste areas are provided, one 3.8sqm medical waste, one 2sqm hard waste and one for general waste room to store 2 x 80L glass bins, 2 x 240L recycling bins and 2 x 240L landfill bins.

Waste management and access details are provided within the Waste Management Plan prepared by LID Consulting.

3.7 LANDSCAPING

A Landscape Plan has been prepared by Fooks which includes a Eucalyptus Caesia Silver Princess, together with a variety of shrubs, ground covers and climbers /creepers are also proposed within the building setbacks, including those specifically propose to grow up the northern and western walls.

Figure 5:Excerpt of the Climbers / Creepers on Western Elevation (Source: Landscape Plan prepared by Fooks)

3.8 VEGETATION REMOVAL

It is proposed to remove 5 trees to facilitate the proposed re-development of the subject site. There are no planning controls affecting the subject site in relation to vegetation removal, however a local law permit will be required to remove the trees.

The arborist report advises:

> The area of the proposed extension has five planted trees of approximately 40 years of age. They are dominated by a 20m tall Lemon Scented Gum with a high crown. Although in good condition, its roots are beginning to cause serious damage to the surrounding paving. Furthermore over time this tree is likely to be problematic from a limb shed point of view, a situation which will be very difficult to manage.
>
> Three of the trees consist of a closely planted group of Brittle Gum. The dominant one is in very poor health whilst the other two have grown away from each other on heavy leans.
>
> The fifth tree is a 10m tall Flowering Gum in fair-poor condition.

In addition, the proposed development has been designed to ensure the neighbouring trees #2 and #7 can successfully be retained.

Refer to the submitted Arborist Report prepared by Tree Consultants & Contractors.

3.9 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

The proposed development has been designed with ESD principles embedded since its inception, to ensure optimal levels of internal amenity and sustainable design. LID Consulting has prepared a Sustainable Management Plan (**SMP**) to inform the Council of the proposed developments development's commitment to sustainability, measured against the documented performance guidelines in accordance with the Scheme.

The Built Environment Sustainability Scorecard (BESS) has been utilised as the sustainability benchmarking tool to demonstrate compliance with the ESD requirements. The proposal achieves a greater than Best Practice score of 60%.

The following initiatives are proposed:

- Net Zero carbon / carbon neutral capability
    - The development will be future proofed and built to enable net zero carbon emissions capability in operation. The project has electricity rather than gas as the fuel source for all of energy uses: space heating and hot water heating.
- Energy
    - Energy efficient electric reverse cycle heat pump/air-conditioning heating and cooling systems beyond minimum standards (within one star of best available).
    - Energy efficient electric heat pump storage hot water units.
- Water and Stormwater
    - On-site water use and infiltration measures to meet CSIRO Best Practice Stormwater Management (Water Sensitive Urban Design) treatment quality requirements.
    - Rainwater tank(s) of size 4000L connected to all toilets to reduce potable water consumption and assist with stormwater quality management requirements.
    - Potable (drinking) water saving measures including low flow toilets and taps.
- Indoor Environment Quality (IEQ)
    - Minimised indoor pollutants from the use of low off-gassing materials such as low VOC paints, carpets and adhesives, and low formaldehyde products

- Sustainable materials
    - Avoidance of the use of endangered rainforest timbers in this development.
    - Use of lower embodied carbon/energy alternatives for concrete.
    - More environmentally friendly material alternatives for insulation and other building components.
- Sustainable transport
    - The development will incorporate higher capacity circuits for faster electric vehicle (EV) charging to enable potential zero carbon emissions electric vehicle transport.
    - The development design encourages cycling as it includes substantial, readily accessible bicycle parking.
- Urban ecology o Inclusion of climbing plants for Urban Heat Island (urban cooling) and biodiversity benefits

4.0
SUBJECT SITE AND SURROUNDS

The following summary and description of the subject site and its context is to be read in conjunction with the architectural and contextual documentation prepared by Platform studios.

4.1 SUBJECT SITE

The subject site is located on the northern side of Erin Street and the southern side of Bowen Street, Richmond. The subject site is formally known as Lots XXX on XXX. It is not encumbered by any easements, nor are there any restrictions, covenants or Section 173 agreements registered on title.

The subject site is rectangular in shape, with a frontage to Erin street of 10.06 metre, a frontage to Bowen Street of 10.1 metre, a maximum depth of 28.9 metres and a total area of 549 square metre. The topography of the land slopes down from Erin Street (south) to Bowen Street (north) by approximately 3 metres.

The subject site comprises 'Flannagan house' an individually significant heritage building constructed in 1881. Vehicular access is provided via an existing concrete crossover at the eastern end of the subject site's frontage to Bowen Street with a concrete driveway leading to 6 at grade car spaces.

The existing building on the land is used as a medical centre.

Figure 6: Aerial Photo of the Subject Site and Surrounds (Source: Nearmap, November 2023)

Figure 7: Photo of the Subject Site as viewed from Erin Street

Figure 8: Photo of the Subject Site as viewed from Erin Street

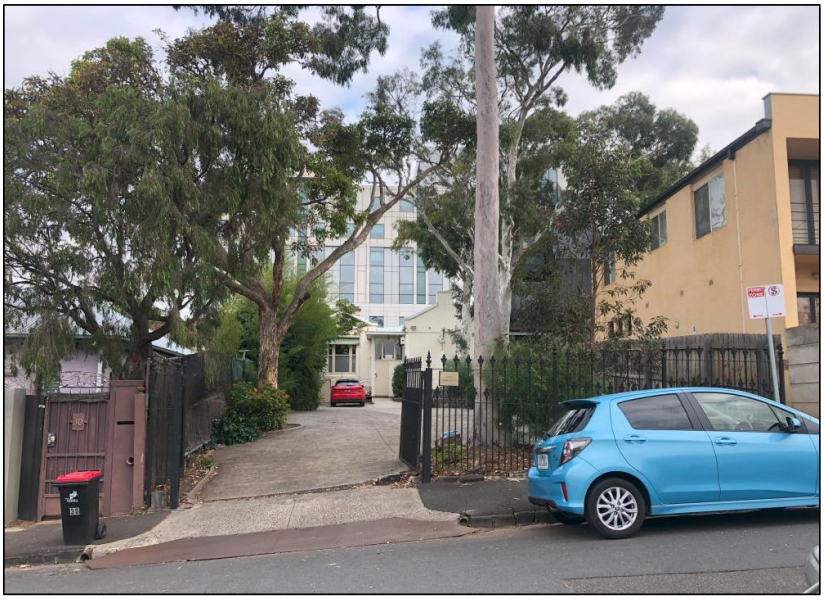

Figure 9: Photo of the Subject Site as viewed from Bowen Street

Figure 10: Photo of the Subject Site as viewed from Bowen Street looking towards the West

4.2 ADJOINING PROPERTIES

A brief description of the subject site's interfaces is provided below. The subject site has a direct abuttal with four properties, as follows:

4.2.1 North

Directly to the north of the subject site is Bowen Street, a local council street. Bowen Street facilitates two – way traffic flows and kerbside street parking. Further north, on the opposite side of Bowen Street, is 29, 31 and 33 Bowen Street.

29 Bowen Street and 31 Bowen Street are each residential properties containing a single storey dwelling and are identified as 'Not contributory' within the HO338. These properties are setback approx. 3 metres from Bowen Street and include smaller trees within their front setbacks.

Figure 11: Photo of 29 and 31 Bowen Street

33 Bowen Street is a residential property containing a single storey dwelling and is identified as 'Contributory' within the HO338. The dwelling is setback approx. 2.3 metres from Bowen Street.

Figure 12: Photo of 33 Bowen Street as viewed from Bowen Street

4.2.2 South

Directly to the south of the subject site is Erin Street, a local council street. Erin Street comprises an approximate 14.5-metre-wide road pavement providing two-way traffic flows with time-restricted kerbside parking provisions. Further south, on the opposite side of Erin Street, is Epworth Hospital.

Figure 13: Photo of Epworth Hospital as viewed from the Subject Site

Figure 14: Photo of Epworth Hospital as viewed from Erin Street Streetscape

4.2.3 East

Directly to the east of the subject site is 69 Erin Street and 30 Bowen Street.

69 Erin Street is a residential property containing a single storey dwelling, was constructed in 1870 – 1890 and is identified as 'Contributory' within the HO338. The dwelling is setback 1.6 metres from Erin Street.

Figure 15: Photo of 69 Erin Street as viewed from Erin Street

30 Bowen Street is a residential property containing a single storey dwelling and is identified as 'Not Contributory' within the HO338. The dwelling is setback 5 metres from Bowen Street and contains several habitable room windows which look west towards the subject site.

Figure 16: Photo of 30 Bowen Street as viewed from Bowen Street

Figure 17: Photo of Interface with 30 Bowen Street and the Subject Site

4.2.4 West

Directly to the west of the subject site is 63 - 65 Erin Street and 24 Bowen Street.

63 – 65 Erin Street is also within the HO338 and is identified as 'Contributory'. The building contains 3 dwellings with a two-storey extension to the rear of the existing dwelling (which was constructed in 1850 – 1890). The building is setback 2.1 metres from Erin Street.

63 – 65 Erin Street contains a north facing balcony which gains views across the northern half of the subject site.

Figure 18: Photo of 63 Erin Street as viewed from Erin Street

24 Bowen Street is a residential property containing a double storey dwelling, constructed in 1990 - 2000 and is identified as 'Not Contributory' within the HO338. The dwelling is setback 3.7 metres from Bowen Street and contains several habitable room windows which look east towards the subject site.

There is also a common driveway which runs along the western common boundary of the subject site and 24 Bowen Street.

Figure 19: Photo of the Subject Site and 24 Bowen Street

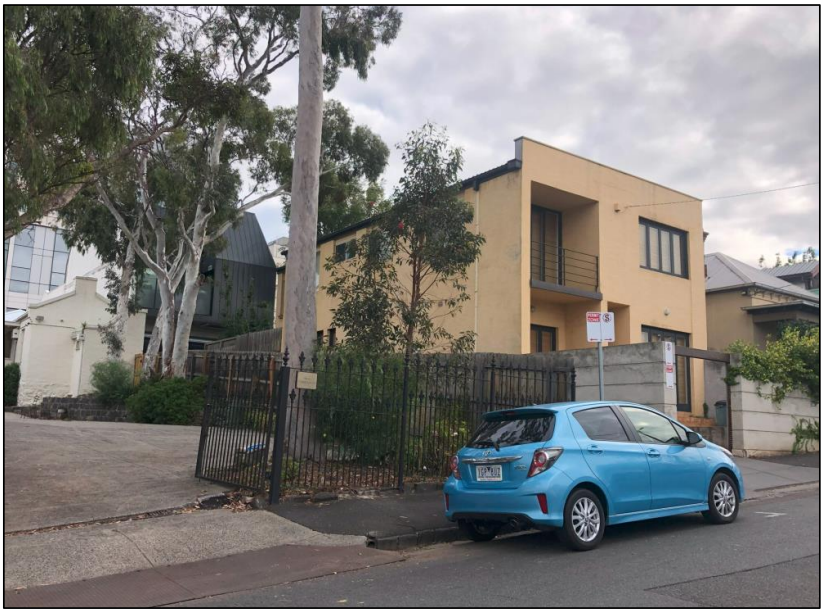

Figure 20: Photo of the Subject Site and 24 Bowen Street

Figure 21: Photo of the 24 Bowen Street as viewed from Bowen Street

Figure 22: Photo of the 24 Bowen Street as viewed from Bowen Street

Figure 23: Photo of Bowen Street looking towards the East

4.3 SURROUNDING CONTEXT

More broadly, the Richmond Hill Precinct is characterised by a range of intact lower scale heritage buildings, with the Bridge Road Activity Centre comprising more robust contemporary buildings with a mix of uses, predominantly being for hospital, commercial, retail and residential purposes.

The subject site itself sits at the interface of existing hospital land to the south and residential areas to the north, east and west.

Extensive transport, community services and facilities are located proximate to the site, including:

- West Richmond Train Station approximately 400 metres north – west of the subject site.
- Tram Stops approximately 200 metres south of the subject site servicing routes 48 and 75, which run along Bridge Road.
- Epworth Hospital approximately 50 metres south of the subject site.

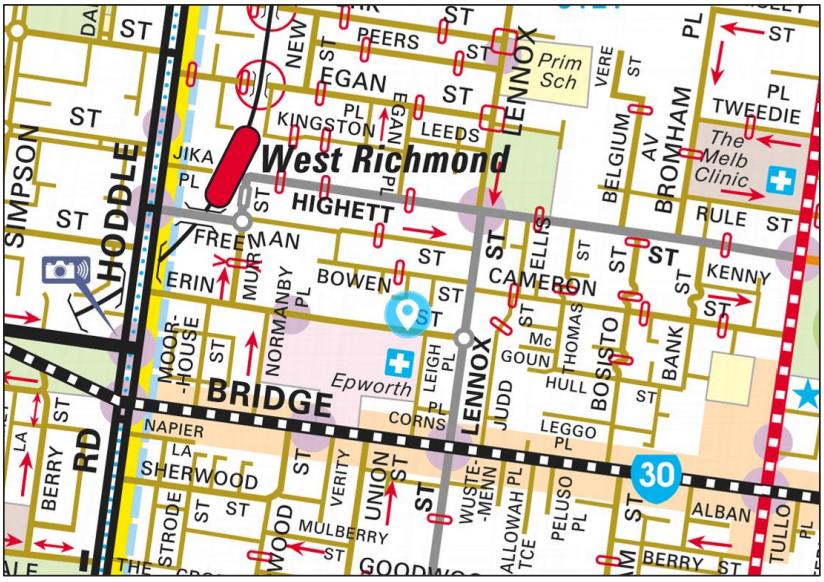

Figure 24: Context plan (Source: Melway Online)

5.0
RELEVANT PLANNING CONTROLS

The Permit was originally issued on 26 July 1991 by the former City of Richmond.

The City of Richmond was amalgamated in the mid 1990's to form part of the City of Yarra and the Council converted its former planning schemes into the 'new format' Scheme.

While the Scheme is regularly updated, it is clear that there have been no changes to the planning policy context that are in any way material to the approved development, and none that would impose new or different preferred outcomes that were not relevant at the time the Permit was originally granted.

5.1 ZONING

The subject site is located within the NRZ1 pursuant to Clause 32.09 of the Scheme.

Figure 25: Zoning Map (Source: Vicplan, 2024)

The purpose of the NRZ1 is:

> To implement the Municipal Planning Strategy and the Planning Policy Framework.
>
> To recognise areas of predominantly single and double storey residential development.
>
> To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
>
> To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Table 1 of Clause 32.09 -1, the use of the land for medical centre is an as-of-right use. However, the condition for the use of the land for 'medical centre' states:

- The gross floor area of all buildings must not exceed 250 square metres.
- Must be located in an existing building.
- The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
- Must not require a permit under Clause 52.06-3.

As the subject site does not adjoin or have access to a road in a TRZ2 or TRZ3, the use is a section 2 use and requires a planning permit.

The Permit allows for the:

> For the partial use of the existing dwelling as a medical centre in accordance with the attached endorsed plan(s).

Accordingly, further planning permission is not required.

Pursuant to clause 32.09 -10, a planning permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2.

5.2 OVERLAYS

5.2.1 HO338

The subject site is affected by the HO338 pursuant to Clause 43.01 of the Scheme.

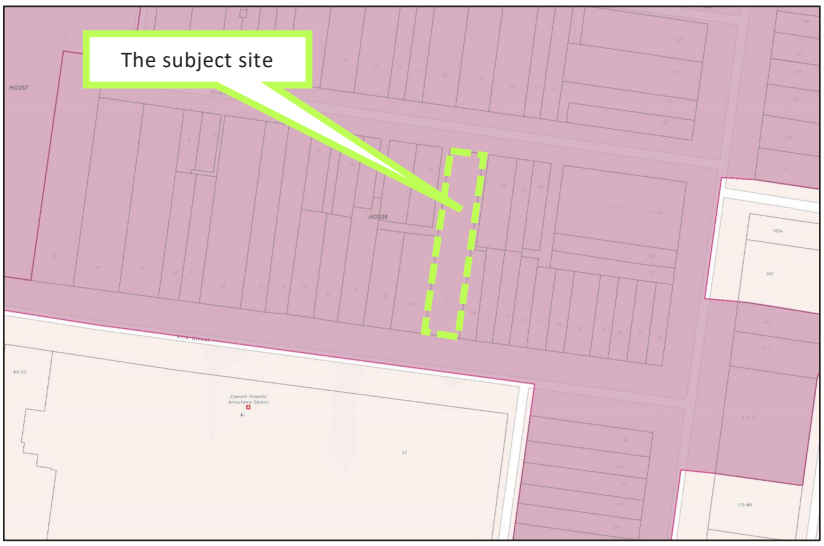

Figure 26: HO Map (Source: Vicplan, 2024)

The purpose of the HO338 as relevant, is:

> *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
>
> *To conserve and enhance heritage places of natural or cultural significance.*
>
> *To conserve and enhance those elements which contribute to the significance of heritage places.*
>
> *To ensure that development does not adversely affect the significance of heritage places.*
>
> *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Pursuant to clause 43.01 -1, a planning permit is required to demolish or remove a building and to construct a building or construct and carry out works including a fence and roadworks.

The Schedule to the HO confirms that Heritage Place HO338 is not subject to any external paint controls, internal alteration controls, tree controls or outbuilding controls. The Schedule does apply the solar energy system controls.

The subject site is identified as Flannagan House which is identified as 'Individually Significant' within the West Richmond Precinct.

The statement of significance for the precinct is as follows:

> The West Richmond precinct, comprising the houses, flats, commercial and industrial buildings constructed in the period from c.1855 to c.1945, is significant. The following buildings and features contribute to the significance of the precinct:
>
> - The houses, flats and other buildings constructed between c.1855 and c.1945 and shown as Contributory, or Individually Significant on the precinct map.
> - The former Relova Redressing Laundry and the former Australian Automatic Cigarette Paper Company Pty Ltd in Hoddle Street.
> - The West Richmond Railway Station complex including the mature plantings.
> - The overall consistency of building forms (pitched gabled or hipped roofs), materials and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs

facing the street set out on two levels as required with cast-iron detailing and timber detailing for Federation/Edwardian-era houses), and siting (small or no front and side setbacks except in certain streets).

- The original front and side fences to many houses.
- The contrast between the grand housing on Richmond Hill with the more modest working class housing on the flat areas around York Street.
- The nineteenth century subdivision pattern comprising regular allotments served by rear laneways.
- Traditional streetscape materials such as asphalt pathways and bluestone kerb and channel and bluestone laneways, including the unusual stepped laneway off Highett Street.

The following buildings and places are Individually Significant to the precinct: the West Richmond Railway Station complex: 7 & 25-27 Bowen Street; 33 & 45 Egan Street; 2-10, 15-27, 18-22, 26, 39-53, 57 & 67 Erin Street; 23, 44, 46, 50, 55, 68, 69 & 70 Highett Street; 129, 139, 151-157 & 167 Hoddle Street; 64, 66 & 128-130 Lennox Street; 2-6, 3, 9-15 Muir Street; 16-18 Normanby Place; 33 Smith Street; as well as HO256 - 1 Egan Street, HO257 - 29 Erin Street, HO266 - 117 Hoddle Street & 2A Egan Street, and HO267 - 171 Hoddle Street.

5.2.2 DCPO1

The subject site is affected by the DCPO1 pursuant to Clause 45.06 of the Scheme.

There is no planning permit trigger associated with the DCPO1 overlay.

5.3 PARTICULAR PROVISIONS

The following particular provisions are relevant to the proposal.

5.3.1 Clause 52.06 – Car Parking

The purpose of this Clause is to ensure the provision of an appropriate number of car parking spaces having regard to demand, the activities on the land and nature of the locality. It also supports sustainable transport alternatives and seeks to ensure car parking is of a high standard, creates a safe environment for users, enables easy and efficient use and does not adversely affect the amenity of the locality.

All car parking associated with a specified land use is required to be provided in accordance with Clause 52.06 of the Scheme (unless elsewhere specified) together with the requirements for aisle widths and dimensions of car spaces. Given the

location of the subject site within the Principal Public Transport Network (**PPTN**), Column B rates are applicable.

Table 1 to Clause 52.06 specifies the following statutory car parking requirements for the proposed uses:

	Use	Measure	Rate	Required	Proposed
Proposed	Medical Centre	398sqm	3.5 to each 100sqm of leasable floor area	13 car spaces	7 car spaces
Total Proposed Statutory Reduction: 6 car spaces					

: Table 1 Clause 52.06 Car Parking Calculation

The proposal will provide a total of 7 car spaces and, therefore, a planning permit is required to reduce the amount of car spaces provided for the medical centre use pursuant to Clause 52.06 -3 of the Scheme.

The Transport Engineering Assessment prepared by Red Square Traffic provides further details in respect of the proposal's car parking provision and its appropriateness.

5.3.2 Clause 52.34 – Bicycle Facilities

A new use requires the provision of bicycle facilities in accordance with Clause 52.34 of the Scheme, together with the provisions of showers and changes rooms.

Table 2 to Clause 52.34 specifies the following statutory bicycle facility requirements for the proposed uses:

Use	Rate	Statutory Requirement
Medical	Employee / Resident: 1 to each 8 practitioners Visitor / Shopper / Student: 1 to each 4 practitioners	1 Employee spaces 2 Visitor spaces
Total proposed bicycle spaces	10 bicycle spaces	

: Table 2 Clause 52.34 Bicycle Facilities Calculation

The proposed bicycle parking arrangements and facilities are considered appropriate, and a permit is not triggered under this provision.

The Transport Engineering Assessment prepared by Red Square Traffic provides further details in respect of the proposal's bicycle parking provision and its appropriateness.

5.3.3 Clause 53.18 - Stormwater Management in Urban Development

Clause 58.18 seeks to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate any adverse impacts on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Stormwater management has been considered as part of the proposal. The Sustainable Management Plan (SMP) prepared by LID Consulting provides further explanation of the appropriateness of the proposal's stormwater management.

5.4 CLAUSE 65 – DECISION GUIDELINES

This Clause simply states that because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

Those decision guidelines the responsible authority must have regard to are listed at Clause 65.01 of the Scheme.

5.5 SUMMARY OF APPLICABLE PERMIT TRIGGERS

The following planning permit triggers are applicable to the amended application:

- Pursuant to Clause 32.09-10, a planning permit is required to construct a building or construct or carry out works.
- Pursuant to Clause 43.01 -1, a planning permit is required to demolish a building and to construct a building or construct or carry out works.
- Pursuant to Clause 52.06 -3, a planning permit is required to reduce the number of car parking spaces required to be provided.

6.0
RELEVANT POLICY FRAMEWORK

6.1 MUNICIPAL PLANNING STRATEGY (MPS)

The Municipal Planning Strategy (**MPS**) is outlined at Clause 02 of the Scheme. Of the MPS, the following clauses are relevant to the proposed development:

- **Clause 02.03-1 Settlement** seeks to support and strengthen the vibrancy and local identity of Yarra's network of activity centres as follows:
    - Plan and manage employment and residential opportunities to ensure they strengthen activity centres as primary locations for economic activity, housing, leisure and recreation, tourism, arts and culture.
    - Support a strong and diverse network of activity centres across Yarra by promoting development that:
        - Is of a scale appropriate to the role and capacity of the centre.
        - Supports each centre's unique character.
        - Provides a mix of uses.
    - Encourage land use and development opportunities that create diverse and sustainable centres by:
        - Encouraging development that enhances a centre's sense of place, identity and street activity.
        - Encouraging new development to improve the public realm.
        - Providing for residential development within activity centres at a scale appropriate to the role and capacity of the centre.
        - Fostering activity centres as social and community focal points and vibrant night-time and weekend destinations.
    - Reinforce Yarra's activity centres as compact, pedestrian-oriented, mixed-use communities that provide walkable access to daily and weekly shopping and service needs and are well-served by different modes of transport.
- **Clause 02.04 Strategic framework plan** which identifies the subject site in a 'Major Activity Centre'.

6.2 PLANNING POLICY FRAMEWORK

The Policy Framework (PPF) is outlined at Clauses 11–19 of the Scheme. Of the PPF, the following clauses are relevant to the proposed development:

- Clause 11.03 -1L Activity Centres. A key strategy regarding the Bridge Road Major Activity Centre includes supporting associated health and allied services to locate near the Epworth Hospital.
- Clause 12.01 – 1L Biodiversity
- Clause 13.07 -1L -01 Interfaces and amenity

- Clause 15.01 -2L Building design
- Clause 15.01 -2L – 01 Environmentally sustainable development
- Clause 15.03 -1L Heritage
- Clause 18.01 -3L Sustainable transport
- Clause 18.02 -1L Walking
- Clause 18.02 -2L Cycling
- Clause 18.02 -4L Road system
- Clause 18.02 -4L -01 Car parking
- Clause 19.02 -1L Yarra's health precincts
- Clause 19.03 -3L Water sensitive urban design
- Clause 19.03 – 5L Waste

6.3 PLAN MELBOURNE 2017-2050: METROPOLITAN PLANNING STRATEGY

The current metropolitan Planning Strategy, 'Plan Melbourne 2017-2050: Metropolitan Planning Strategy' (Department of Environment, Land, Water and Planning, 2017), is in many respects a response to Melbourne's much faster than expected population growth and the desirability of more employment opportunities which are integral to community wealth, health and prosperity.

At page 12, the vision for Melbourne as *'*a global city of opportunity and choice'. anticipates outcomes including that 'Melbourne is a productive city that attracts investment, supports innovation and creates jobs'. Related directions include:

- Create a city structure that strengthens Melbourne's competitiveness for jobs and investment through supporting the significant employment and servicing role of health and education precincts across Melbourne.

7.0
PLANNING CONSIDERATIONS

In amending the approved development, the permit applicant has carefully considered the relevant policies and controls and decision guidelines of the Scheme.

As outlined throughout this submission, the application seeks approval to amend the endorsed plans to extend the existing medical centre and to amend the permit conditions and preamble to reflect the proposed amended design under the Permit.

As such, the key considerations relevant to this planning assessment are outlined below:

- Is the amended proposal supported by the Planning Policy Framework?
- Is the amended proposal appropriate in the NRZ1?
- Will the proposal have any unreasonable off-site amenity impacts on surrounding residential properties?
- Does the amended scheme appropriately respond to the HO338 and the relevant planning policies relating to heritage matters?
- Does the amended proposal achieve a safe and efficient outcome with respect to car parking and access?
- Are the waste storage and collection arrangements appropriate?

7.1 IS THE AMENDED PROPOSAL SUPPORTED BY THE PLANNING POLICY FRAMEWORK?

In order to establish the acceptability of the amended proposal and its consistency with planning policy, it is significant that the subject site is:

- located with the Bridge Road Major Activity Centre and in an area where associated health and allied services are expressing encouraged to co-locate with the Epworth Hospital.
- subject to the HO388, which identifies Flannagan House as 'Individually Significant' within the West Richmond Precinct.

Through this prism, the amended proposal achieves the objectives and implements the relevant Council strategies and policies of the Scheme, as follows:

- It facilitates the intensification of an existing medical centre use in an established area in the Bridge Road Major Activity Centre. The subject site has excellent access to local employment, multiple public transport options and the existing Epworth Hospital consistent with Councils activity centre policy (Clause 11.03 -1L).

- The proposed design ensures that the area develops in a proper and orderly manner, with shared amenity in the form of access to daylight, outlook and sunlight (Clauses 15 and 16).

- Achieves a high-quality architectural design outcome in keeping with Clause 15.01 -2L that will make a positive contribution to the streetscape and the city's distinct neighbourhood character through:

    - Appropriate site layout and setbacks, which ensure the building appears as a form in-keeping with the existing and immediate urban character. This will be emphasised through the provision of meaningful landscaping opportunities as well as appropriate separation of form to the abutting residential interface.
    - The incorporation of landscaping treatments around and within the subject site.
    - The composition of quality materials and finishes which reference the character of the surrounding area and have been integrated to respond to the subject sites location.

- Fulfils integrated transport goals by providing increased dwelling diversity and density along the Principal Public Transport Network consistent with Clause 11.03-1S, Clause 18.02-1S, Clause 18.02-2S and Clause 21.06.

- The proposal provides an adequate supply of 7 on-site car parking spaces for staff as well as promoting sustainable transport modes through the provision of bicycle parking spaces in accordance with Clause 15.01-4R, 18.01 -3L, 18.02 -2R and 18.02 -4L -01.

- The proposal promotes the use of sustainable development through the incorporation of ESD initiatives and the provision of large number of bicycle parking, promoting the use of sustainable transport modes (Clauses 15.01 -2L -01).

The amended proposal's consistency with planning policy supports the proposition it will achieve the acceptable planning outcomes sought by Clause 65 and implement the objectives of the Act.

7.2 IS THE AMENDED PROPOSAL APPROPRIATE IN THE NRZ1?

The NRZ1 acknowledges the potential role non-residential uses in residential zones can play. A key purpose of this zone seeks to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The amended proposal is considered to satisfy the decision guidelines for non-residential use and development in the NRZ1, as follows:

- the subject site is currently used as a medical centre and is located amongst various other medical centres and clinics which support the continued operation of Epworth Hospital.
- The proposed medical centre is compatible with the existing residential uses. It will not prejudice or preclude the ongoing use of nearby land in the NRZ1 for residential use.
- The proposal will not result in any unreasonable amenity impacts on neighbouring properties.
- There are opportunities for meaningful landscaping around the perimeter of the site which will make an improved contribution to the streetscape.
- Sufficient on-site car parking, safe access and appropriately designed accessways are provided.
- The proposal incorporates sufficient waste storage and collection facilities onsite.

7.3 WILL THE PROPOSAL HAVE ANY UNREASONABLE OFF-SITE AMENITY IMPACTS ON SURROUNDING RESIDENTIAL PROPERTIES?

It is submitted that the amended proposal has been designed to ensure unreasonable impacts on the amenity of nearby dwellings are avoided.

It is noted that although Clause 55 (ResCode) does not 'technically' apply to this planning permit application, the proposed development has been designed to consider its objectives and complies with its recommended requirements along the eastern and western interfaces.

Amenity considerations are detailed as follows:

7.3.1 Visual Bulk

The building has been appropriately articulated through the unique building form, use of high-quality materials and landscaping, and it has been designed in a manner sympathetic to the context of the surrounding urban character.

The variable form, setbacks and architectural treatments remain in-keeping with the NRZ1 and the heritage context of the area. The presentation of the building will create an appropriate level of visual interest and expression of form that will enhance the urban setting.

7.3.2 Daylight and Solar Access to Existing Windows

The building has been designed to minimise amenity impacts to the adjoining property to the east (69 Erin Street and 30 Bowen Street) noting that the amended proposal (whilst not required to do so) complies with Standard B19 – Daylight to existing windows. The existing habitable room windows are provided light courts

exceeding 3 square metres with a minimum dimension of 1 metre already provided within the adjoining lots.

7.3.3 Overlooking

The proposal provides no opportunities for u overlooking into the habitable room windows or secluded private open space of neighbouring residential properties through the siting of windows and use of obscure glazing and screening.

7.3.4 Overshadowing

The enclosed shadow diagrams confirm that the proposal will cause additional overshadowing at 9am and 10am to 24 Bowen Street SPOS and additional overshadowing at 3pm to 69 Erin Street and 30 Bowen Street SPOS.

This additional overshadowing is considered an acceptable variation to the standard with the development overall having been thoughtfully designed to limit (as much as possible) overshadowing of the private open space of neighbouring residences.

7.3.5 Noise Impacts

Any noise generated from the development (including the commercial component) should not result in amenity impacts to the surrounds, due to the plant being screened appropriately by the existing roof form.

7.4 DOES THE AMENDED PROPOSAL APPROPRIATELY RESPOND TO THE HERITAGE OVERLAY AND THE RELEVANT PLANNING POLICIES RELATING TO HERITAGE MATTERS?

As referenced above, the subject site is located in a precinct wide HO338. The precinct is significant as a demonstration of intact and visually cohesive and consistent streetscapes that comprise predominantly Victorian era housing, supplemented by Edwardian and interwar infill, with commercial buildings in small groups and on corner sites.

The subject site is identified as 'Individually Significant' in the City of Yarra – Database of Heritage Significant Areas (April 2022).

7.4.1 Demolition

There are no demolition works proposed to the front façade or the front portion of the pitched roof. While the extent of demolition is not necessarily minor, it mostly consists of non -original fabric which will not be readily visible from the public realm along Erin Street. See figure 10 below.

As such, the proposed extent of demolition will not adversely affect the significance of the heritage place.

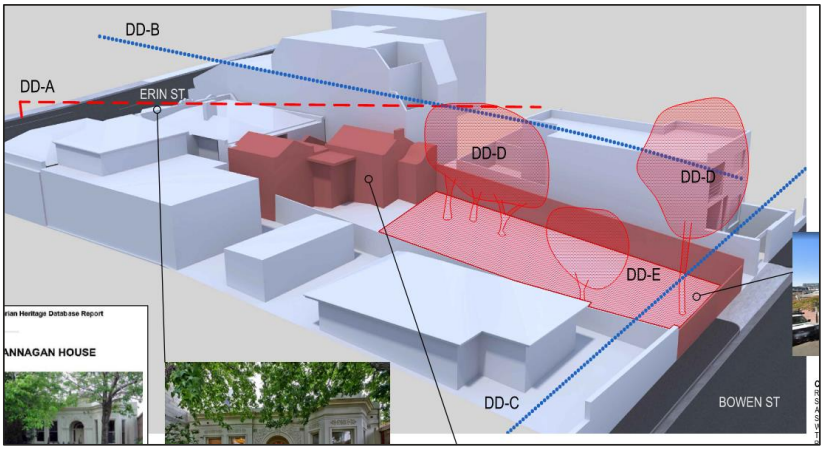

Figure 27: Excerpt of Demolition Envelope with Heritage Sight Line Diagram (Source: Design report prepared by Platform Studios)

7.4.2 New Development, Alterations or Additions

Local policy contained at Clause 15.03-1L relating to new buildings in residential precincts seeks to encourage good quality contemporary design.

New buildings should maintain the scale, massing and pattern of the heritage streetscape. New buildings may be contemporary in style provided they adopt an understated character and do not visually dominate adjacent contributory buildings or the heritage precinct in terms of size, height or bulk, they should use materials found in the surrounding precinct, should not obscure views to the contributory buildings or their features.

More specifically, new buildings should maintain views to the front of an individually significant or contributory building or views to a secondary façade where the building has two street frontages by not:

- Building over the front of it.
- Extending into the air space above the front of it.
- Obscuring views of its principal façade/s.

In this context, the amended proposal is considered to be an acceptable response, for the following reasons:

- The amended proposal maintains views to the existing individually significant building (as demonstrated in figure 11 below) as:

- The proposed extension is sited to the rear of the primary building volume and, in particular, is set behind the roof ridge of the original dwelling.
- The extent of proposed envelope will not be visible from the public realm along Erin Street.
- The ground floor extension height will continue the floor-ceiling height of the original dwelling.
- Further, the ground and first floor have been purposefully designed to sit behind the existing roof ridge to reduce visibility from the surrounds.

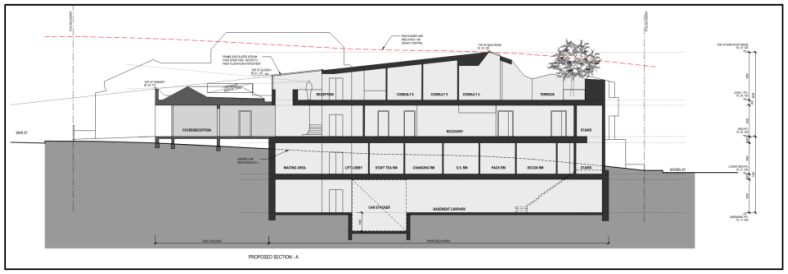

Figure 28: Excerpt of Section of Amended Proposal (Source: Architectural Plans prepared by Platform Studios)

- The proposal responds to its secondary frontage to Erin Street, as:
  - The front setback of the proposed building aligns with the adjoining buildings on either side of the subject site. The building also provides a setback from the eastern side boundary, the more sensitive residential interface – noting that to the west the adjoining non – contributory is separated from the subject site through an existing driveway.
  - The building's height reflects and respects the existing scale of the neighbouring buildings. Whilst the building will sit slightly taller than the adjoining non- contributory building to its west, it's a very marginal difference in height. The facade composition is intended to respond to rhythm and pattern of Bowen Street with the gable form articulated to conform to adjoining 2 storey residence to the west and slope downwards to accord with single storey residence to the east.

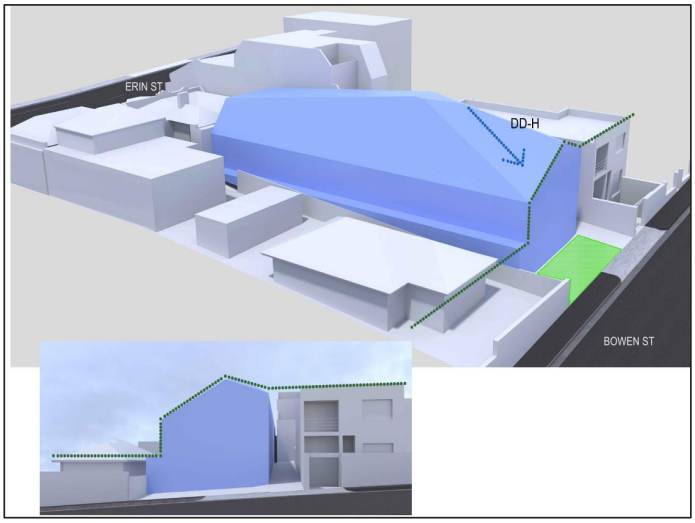

Figure 29: Excerpt of Shaping Envelope (Source: Design report prepared by Platform Studios)

- The proportions and spacing of door and window openings is considered to be complementary to those of adjoining contributory buildings and the surrounding precinct.

- The proposed extension is to be constructed of rendered blockwork in a streel trowel finish, concrete with timber form work texture finish, steel cladding and brick shingle wall roof clad system. The proposed materials ensure that the new additions are readily identifiable as new built form / fabric and responds to the materials of the precinct and surrounding properties.

7.5 DOES THE AMENDED PROPOSAL ACHIEVE A SAFE AND EFFICIENT OUTCOME WITH RESPECT TO CAR PARKING AND ACCESS?

A Transport Impact Assessment has been prepared by MGA for the proposed development. The report provides a detailed assessment of the vehicle access, parking, servicing and traffic arrangements associated with the proposed development. The report concludes that:

- A deficit of 6 car parking spaces is recorded against the Statutory Car Parking Requirements specified under Clause 52.06 of Yarra Planning Scheme. The car parking shortfall is considered appropriate due to reasons cited in Section 4.1.

- Design of the car parking spaces, accessways and access points are generally in compliance with the Design Standards specified under Clause 52.06.

- Swept path diagrams have demonstrated the ability for all vehicles to perform the required turning movements and to enter/exit the site in a forward direction.
- RedSquare Traffic is satisfied that the traffic generated from the development can be generally accommodated by Bowen Street and surrounding roads without causing a discernible change to traffic conditions.

Accordingly, the amended proposal has been designed to ensure appropriate provision for on-site parking and access.

7.6 ARE THE WASTE STORAGE AND COLLECTION ARRANGEMENTS APPROPRIATE?

A detailed Waste Management Plan has been prepared by LID Consulting for the proposed development. The report concludes that the 3 waste areas provided, one 3.8sqm medical waste, one 2sqm hard waste and one for general waste room to store 2 x 80L glass bins, 2 x 240L recycling bins and 2 x 240L landfill bins, sufficiently address waste requirements for the proposed use.

It is proposed for waste to be collected by a private contractor via a 6.4m rear mini loader or 8.8m MRV waste vehicle only is enter Bowen St to collect bin. Bin collection shall be in accordance with Council and EPA Noise Control Guidelines Publication 1254.

8.0
CONCLUSION

In summary, it is submitted that the amended proposal is an appropriate form of development for the following reasons:

- The amended proposal is considered appropriate having regard to the requirements of the NRZ1 and HO338 and the subject site's location in the Bridge Road Major Activity Centre.
- The architectural response is responsive to its urban context and has had regard to the heritage character of the streetscape. The high-quality materials and finishes adopted by the proposed development are respectful of the evolving character and heritage context and will provide a visually interesting form as it presents to the streetscape and abutting properties.
- Opportunities have been provided to integrate landscaping at lower and upper levels.
- The thoughtful architectural design response manages its impacts on neighbouring properties by appropriate setbacks, vehicle access and integration with the streetscape.
- Access arrangements and the provision of onsite parking will adequately meet the needs of the development without compromising the safety or function of Bowen Street.
- The proposal achieves high levels of environmental performance and has incorporated a range of sustainable design initiatives.

For the above reasons, it is considered that the proposed development responds appropriately to the relevant planning controls and policies and is, accordingly, worthy of an amended planning permit.

LANDSCAPE ARCHITECTURE DOCUMENTATION

67 ERIN STREET RICHMOND, MEDICAL CENTRE REDEVELOPMENT

WURUNDJERI WOI WURRUNG COUNTRY.

ISSUE FOR TOWN PLANNING

LOCATION PLAN

DRAWING REGISTER			
SHEET NUMBER	DRAWING NAME	REVISION	DATE
F00123-L001	COVER SHEET AND DRAWING REGISTER	P1	07.05.2024
F00123-L001	LEGEND	P1	07.05.2024
F00123-L101LG	LANDSCAPE PLAN - LOWER GROUND	P1	07.05.2024
F00123-L101GN	LANDSCAPE PLAN - GROUND	P1	07.05.2024
F00123-L101L1	LANDSCAPE PLAN - LEVEL 1	P1	07.05.2024
F00123-L600	PLANTING SCHEDULE	P1	07.05.2024
F00123-L701	SECTIONS AND ELEVATIONS - SHEET 01	P1	07.05.2024
F00123-L702	SECTIONS AND ELEVATIONS - SHEET 02	P1	07.05.2024
F00123-L703	SECTIONS AND ELEVATIONS - SHEET 03	P1	07.05.2024
F00123-L801	DETAILS - SHEET 01	P1	07.05.2024

WORKS TO CITY OF YARRA:
ALL WORKS TO PUBLIC AREAS TO BE IN LINE WITH COUNCIL STANDARD DRAWINGS (ENGINEERED AND DESIGN GUIDELINES.) CAN BE FOUND AT:
ttps://www.yarracity.vic.gov.au/services/roads-and-traffic/yarra-standard-drawings

DRAWING NOTES:
- REFER TO ARCHITECTS DOCUMENTATION FOR EXISTING CONDITIONS PLANS.
- THESE DRAWINGS ARE PROVIDED FOR INFORMATION AND APPROVAL PURPOSES ONLY. THESE DRAWINGS ARE ONLY FOR THE PURPOSE AS DESCRIBED IN THE REVISION AND ARE NOT TO BE USED FOR ANY OTHER USE, IE CONSTRUCTION.
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTATION INCLUDING ARCHITECTS DOCUMENTATION.
- REFER TO ARBORICULTURAL IMPACT ASSESSMENT REPORT. PREPARED BY:
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- THESE DRAWINGS DO NOT ARE NOT ENGINEERED. CIVIL AND STORM-WATER ENGINEERING IS BY OTHER.
- ANY STRUCTURE TO SUPPORT PLANTING MUST BE ENGINEERED SUITABLY FOR ALL FACTORS RELATING TO PLANTING INCLUDING LOADING AND DRAINAGE.

PLANTING NOTES:
PLANT SPECIES MAY BE SUBJECT TO CHANGED BASED ON AVAILABILITY OF STOCK AT THE TIME OF PLANTING. ANY SUBSTITUTE MUST BE IN LINE WITH THE CFA GUIDELINES AND APPROVED BY THE LANDSCAPE ARCHITECT.

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REV	AMENDMENTS	DATE
P1	ISSUE FOR APPROVAL	07.05.2024

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PROJECT
67 ERIN STREET, RICHMOND MEDICAL CENTRE REDEVELOPMENT.

STATUS
ISSUE FOR APPROVAL

DRAWING TITLE
COVER SHEET AND DRAWING REGISTER

DRAWN	CHECKED	SCALE
MZ/MF	**MF**	**NA**

JOB.NO	DRAWING.NO	REVISION
F00123	001	P1

LEGEND

PRELIMINARIES.

EXTENT OF WORKS

1420mm PROPOSED DIMENSIONS

HARDSCAPE

PV01 CONCRETE PAVING.
REFER ARCHITECTS.

PV02 CONCRETE PAVING.
REFER ARCHITECTS.

K PITCHER KERB WITH THREE PITCHER CHANNEL.
YARRA STANDARD: YSD309

VC STANDARD CONCRETE VEHICLE CROSSING.
YARRA STANDARD: YSD601

FEATURE ROCK.
CUT AND NATURAL FACE GRANITE OR GNEISS STONE.

RANDOM UNIT PAVERS.
BLUESTONE 20mm THICK SAWN TOP FACE, SPLIT OR NATURAL SIDES. LAID ON SAND BEDDING AND COMPACTED SUB-GRADE.

BRICK FENCE.
REFER TO ARCHITECTS DOCUMENTATION.

MOVEABLE POTS
WICKING WATERING SYSTEM.

SOFTSCAPE

VG01 PROPOSED NATIVE GARDEN.
RIPPED SITE SOIL AND PREP FOR 300mm DEEP IMPORTED TOP SOIL SUITABLE FOR NATIVE PLANTS. 'Blended Organic Soil' BY BURDETTS. 70mm DEEP ORGANIC MULCH LAYER. 'Blackwood Mulch' BY BURDETTS. ALLOW FOR 6 PLANTS PER sqm120mm POT SIZE. AS DETAILED AND SPECIFIED.

VG02 EXTENSIVE ROOF GARDEN.
150mm DEPTH LIGHTWEIGHT ROOF TOP GROWING MEDIA. GEOFABRIC FILTER LAYER, 20mm DEPTH DRAINAGE CELL, WATERPROOFING LAYER. ALLOW FOR 6 PLANTS PER SQM 120MM POT SIZE. MIX OF SPECIES AS PER EXTENSIVE ROOF PLANTER MIX.

PROPOSED TREES

TPZ
SRZ
CANOPY
EXISTING TREE. REFER TO ARBORISTS REPORT. Rob Galbraith B.For.Sci.(Melb.) N.C.H. (Arb) UK **Tree Consultants & Contractors** Tel (03) 9888 5214

EXISTING TREES TO BE REMOVED.

PLANTING KEY

GRASSES. STRAPPY & GROUNDCOVERS

PoEns	*Poa labillardierei*	Common Tussock-grass
AnYel	*Anigozanthos 'Yellow Gem'*	
CrGlo	*Craspedia globosa – Billy Buttons*	
CoAlb	*Correa alba*	
CaGla	*Casuarina glauca Cousin It.*	
DiAd	*Dianella admixta Spreading Flax-lily*	

SHADE TOLERANT PLANTS

Asp	*Aspadistra*	Cast Iron Plant
CliMin	*Clivia miniata*	Fire lily
BleGib	*Blechnum gibbum*	Silverlady
AspAus	*Asplenium australasicum*	Birds Nest Fern
StrNic	*Strelitzia nicolai*	Bird of Paradise
SchArb	*Schefflera arboricola*	Dwarf Umbrella Tree
RhaEx	*Rhapis excelsa*	Rhapis Palm

EXTENSIVE ROOF PLANTER MIX.

PM01
- *Arthropodium milleflorum* Pale Vanilla-lily
- *Isotoma axillaris* Rock Isotome
- *Stypandra glauca* Nodding Blue Lily
- *Arthropodium strictum* Chocolate Lily
- *Aristida behriana* Wallaby Grass
- *Craspedia globosa Billy Buttons*

LoLo	*Lomandra longifolia*	Spiny-headed Mat-rush
HarVio	*Hardenbergia violacea Sarsaparilla, Purple Coral Pea*	
ChrSe	*Chrysocephalum semipapposum*	Clustered Everlasting

TRAILING AND CLIMBING

CarRos	*Carpobrotus rossii*	Karkalla
TraJas	*Trachelospermum jasminoides*	Star jasmine
ParQui	*Parthenocissus quinquefolia*	Virginia Creeper
FiPu	*Ficus pumilia*	Creeping fig
RosOf	*Rosmarinus officinalis prostratus*	Groundcover Rosemary
DiRep	*Dichondra repens*	Kidney-weed

SENSORY ROOF TOP GARDEN

StLa	*Stachys lanata*	Lambs ears
LaPe	*Lavandula pedunculata French Lavender, SENROS,*	

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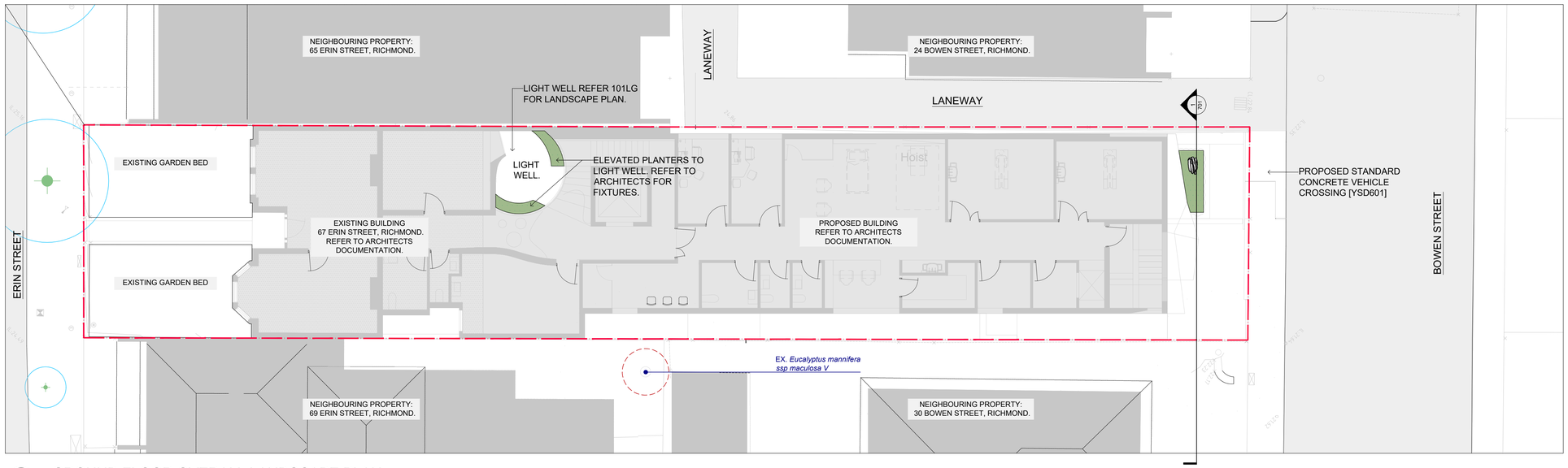
DRAWING TITLE
LEGEND

DRAWN	CHECKED	SCALE
MZ/MF	MF	NA

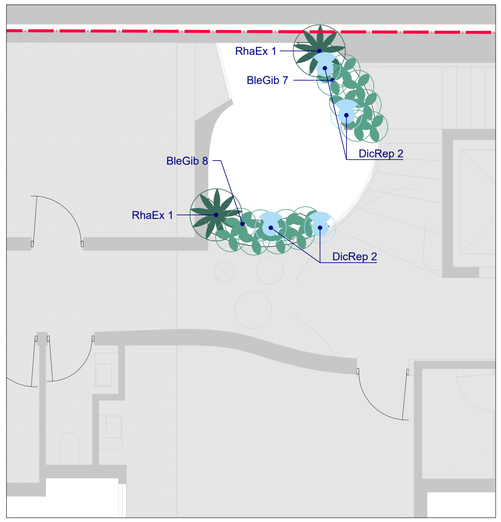
JOB.NO	DRAWING.NO	REVISION
F00123	101G	P1



1
101G

GROUND FLOOR OVERALL LANDSCAPE PLAN

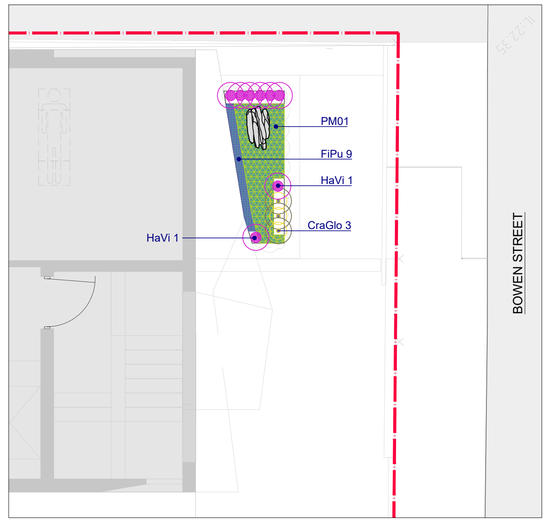
1:100 @ A1, 1:200 @ A3



2
101G

INTERNAL COURTYARD PLANTING PLAN.

1:50 @ A1, 1:100 @ A3.



3
101G

CAR LIFT ROOF TOP GARDEN PLANTING PLAN.

1:50 @ A1, 1:100 @ A3.

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P1	ISSUE FOR APPROVAL	07.05.2024

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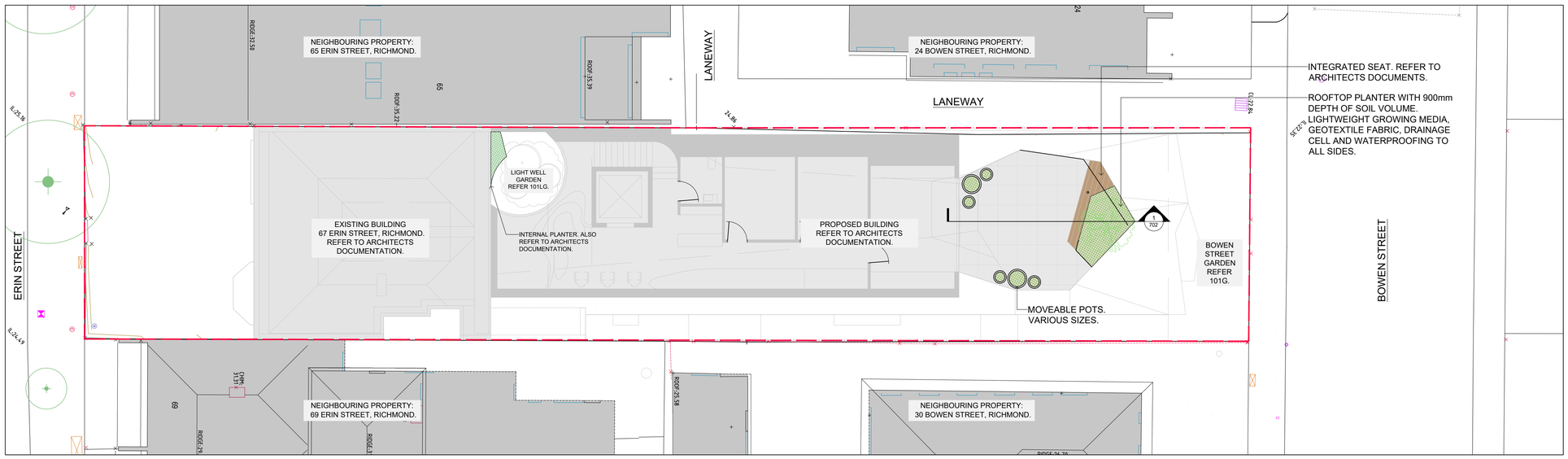
PROJECT
67 ERIN STREET, RICHMOND MEDICAL CENTRE REDEVELOPMENT.

STATUS
ISSUE FOR APPROVAL

DRAWING TITLE
LANDSCAPE PLAN - GROUND

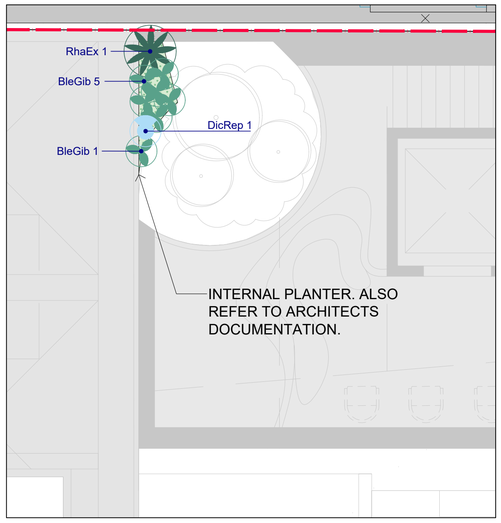
DRAWN	CHECKED	SCALE
MZ/MF	MF	AS NOTED.

JOB.NO	DRAWING.NO	REVISION
F00123	101G	P1



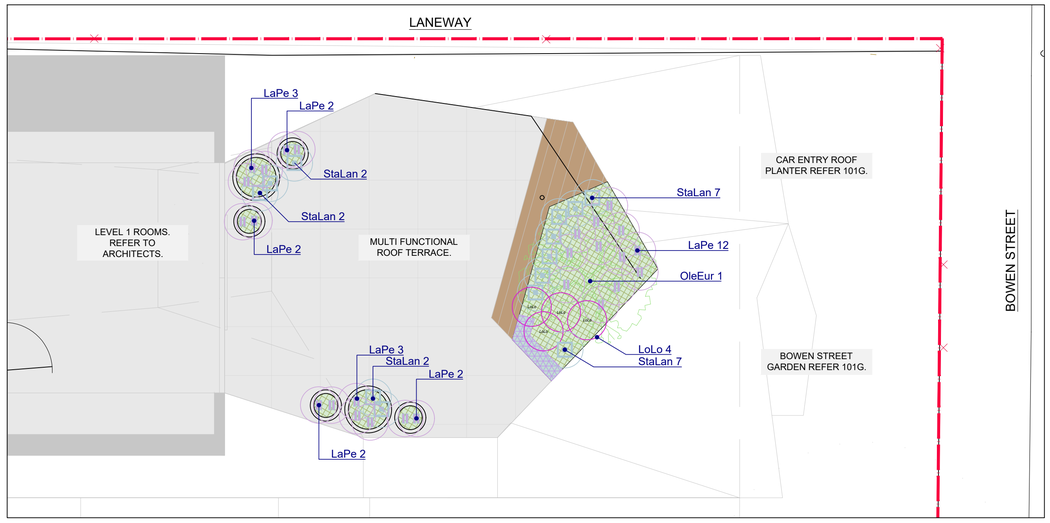
1 101L1 LEVEL 1 [L1] OVERALL LANDSCAPE PLAN

1:100 @ A1, 1:200 @ A3



2 101L1 INTERNAL COURTYARD [L1] PLANTING PLAN.

1:50 @ A1, 1:100 @ A3.



3 101L1 TERRACE GARDEN [L1] PLANTING PLAN.

1:50 @ A1, 1:100 @ A3.

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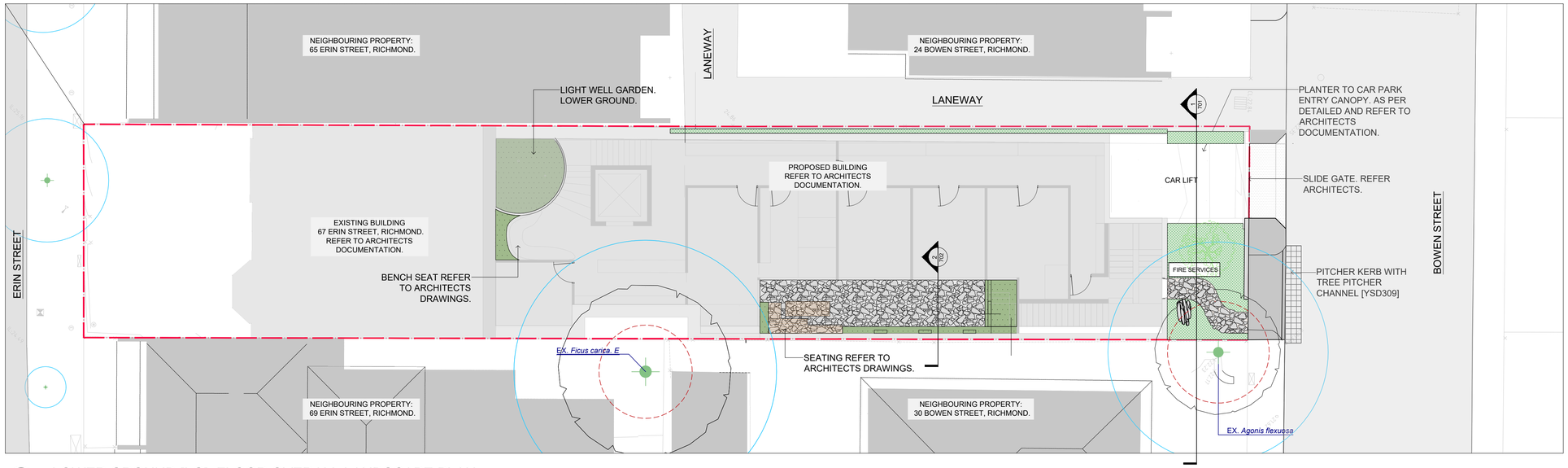
PROJECT
67 ERIN STREET, RICHMOND MEDICAL CENTRE REDEVELOPMENT.

STATUS
ISSUE FOR APPROVAL

DRAWING TITLE
LANDSCAPE PLAN - LEVEL 1

DRAWN	CHECKED	SCALE
MZ/MF	MF	AS NOTED

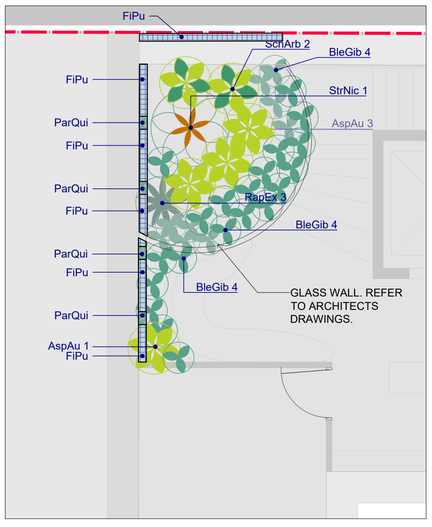
JOB.NO	DRAWING.NO	REVISION
F00123	101L1	P1



1 / 101LG

LOWER GROUND [LG] FLOOR OVERALL LANDSCAPE PLAN

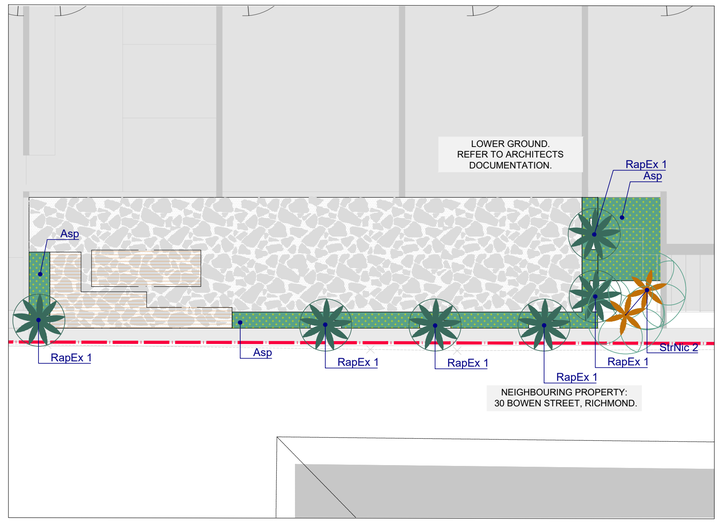
1:100 @ A1, 1:200 @ A3



2 / 101LG

INTERNAL COURTYARD [LG] PLANTING PLAN.

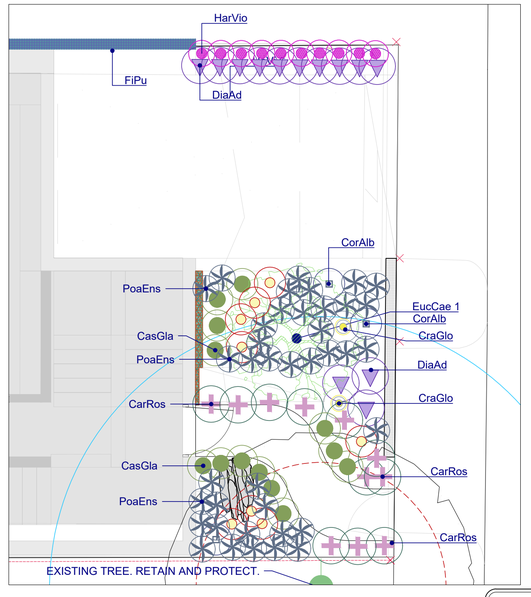
1:50 @ A1, 1:100 @ A3.



3 / 101LG

LIGHT WELL EAST [LG] PLANTING PLAN.

1:50 @ A1, 1:100 @ A3.



4 / 101LG

BOWEN ST GARDEN [LG] PLANTING PLAN.

1:50 @ A1, 1:100 @ A3.

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PROJECT
67 ERIN STREET, RICHMOND MEDICAL CENTRE REDEVELOPMENT.

STATUS
ISSUE FOR APPROVAL

DRAWING TITLE
LANDSCAPE PLAN - LOWER GROUND

DRAWN	CHECKED	SCALE
MZ/MF	MF	AS NOTED

JOB.NO	DRAWING.NO	REVISION
F00123	101LG	P1

PLANT SPECIES SCHEDULE.

Abbr.	Scientific Name	Common Name	Install size (Pot Dia.)	Plant Densities	Mature (H x W)	Shade Tolerant
Trees						
EucCae	*Eucalyptus caesia*	Silver princess	45L	As drawn.	8 x 4m	Full Sun
OleEur	*Olea europaea*	Olive Tree	75L	As drawn.	6-9 x 6-9m	Full Sun
Native perrenial						
PoaLab	*Poa labillardierei*	Common Tussock-grass	140mm	6 per sqm	0.5 x 0.5m	Full Sun
AnYel	*Anigozanthos Anigozanthos 'Yellow Gem'*	Kangaroo paw Yellow	140mm	6 per sqm	0.6 x 0.6 m	Full Sun/Part Shade
CrGlo	*Craspedia globosa (Pycnosorus globosus)*	Billy buttons	140mm	6 per sqm	0.5 x 0.5m	Full Sun
CinAlb	*Correa alba*	White Correa - Topiary to ball.	140mm	9 per sqm	1-2m H x 1m W	Full Sun, Semi Shade
CasGla	*Casuarina glauca*	Casuarina glauca	140mm	10 per sqm	0.5 x 0.5m	Part Shade
DiaAdm	*Dianella admixta*	Spreading Flax-lily	140mm	15 per sqm	0.3 x 0.7m	Full Sun, Semi Shade
Shaded planters						
Eup	*Aspadistra*	Cast iron plant	140mm	7 per sqm	0.3-0.5 x 0.3-0.6m	Shade
ClMi	*Clivia miniata*	Fire lily	140mm	6 per sqm	0.5 x 0.5m	Shade
Ble Gib	*Blechnum gibbum*	Silverlady	140mm	6 per sqm	1 x 2m	Shade
Asp Aus	*Asplenium australasicum*	Birds Nest Fern	140mm	0.5 x 0.5m	1 x 1	Shade
Stre Nic	*Strelitzia nicolai*	Bird of Paradise	140mm		7 x 4m	Shade
SchArb	*Schefflera arboricola*	Dwarf Umbrella Tree	300mm			Shade
RhaExc	*Rhapis excelsa*	Rhapis Palm	300mm		4m X 1.m	Shade
Extensive roof planter MIX.						
Arth Mill	*Arthropodium milleflorum*	Pale Vanilla-lily	100mm	11 per sqm	0.6-1 x 0.3-0.6m	Full Sun
IsoAxi	*Isotoma axillaris*	Rock Isotome	140mm	12 per sqm	0.3-0.6 x 0.3-0.6m	Full Sun
StyGla	*Stypandra glauca*	Nodding Blue Lily	150mm	13 per sqm	1m H	Full Sun
ArtStr	*Arthropodium strictum*	Chocolate Lily	Tubestock	9 per sqm	0.3 x 0.7m	Full Sun/Part Shade
AriBip	*Aristida behriana*	Wallaby Grass	Tubestock	11 per sqm	0.3 x 0.7m	Full Sun/Part Shade
LomLon	*Lomandra longifolia*	Spiny-headed Mat-rush	140mm	14 per sqm	0.6-1 x 0.3m	Full Sun, Semi Shade
CraGlo	*Craspedia globosa (Pycnosorus globosus)*	Billy buttons	140mm	6 per sqm	0.5 x 0.5m	Shade
HarVio	*Hardenbergia violacea*	Sarsaparilla, Purple Coral Pea	140mm	6 per sqm	0.5 x 0.5m	Full Sun/Part Shade
ChrySem	*Chrysocephalum semipapposum*	Clustered Everlasting	Tubestock	6 per sqm	0.3 x 0.7m	Full Sun/Part Shade
Sensory roof top garden						
StaLan	*Stachys lanata*	*Lambs ears*	70mm	8 per sqm	0.15-0.3 x 0.6-1m	Full Sun, Semi Shade
LaPe	*Lavandula pedunculata Sensation Rose*	*French Lavender, SENROS,*	140mm	6 per sqm	1 x 1	Full Sun, Semi Shade
RosOff	*Rosmarinus officinalis prostratus*	Groundcover Rosemary	140mm	6 per sqm	0.5 x 0.5m	Full Sun
Trailing and climbing						
CarRos	*Carpobrotus rossii*	Karkalla	Tubestock	7 per sqm	0.3 x 0.7m	Full Sun
TraJas	*Trachelospermum jasminoides*	Star jasmine	140mm	8 per sqm	2-4 x 2-4m	Semi Shade
ParQui	*Parthenocissus quinquefolia*	Virginia Creeper	140mm	9 per sqm	10-12 x 1-2m	Full Sun, Semi Shade
FiPu	*Ficus pumilia*	Creeping fig	140mm	10 per sqm	2-4 x 2-4m	Full Sun, Semi Shade
RosOff	*Rosmarinus officinalis prostratus*	Groundcover Rosemary	140mm	6 per sqm	0.5 x 0.5m	Full Sun

NOTE:
_ THESE SPECIES ARE PROVIDED FOR TOWN PLANNING APPLICATION ONLY.
_ FINAL PLANT QUANTITIES TO BE PROVIDED WITH DETAILED DESIGN DOCUMENTATION.
_ PLANT SPECIES ARE SUBJECT TO ALTER TO SUIT STOCK AVAILABILITY AT THE TIME OF PLANTING.

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PROJECT
67 ERIN STREET, RICHMOND MEDICAL CENTRE REDEVELOPMENT.

STATUS
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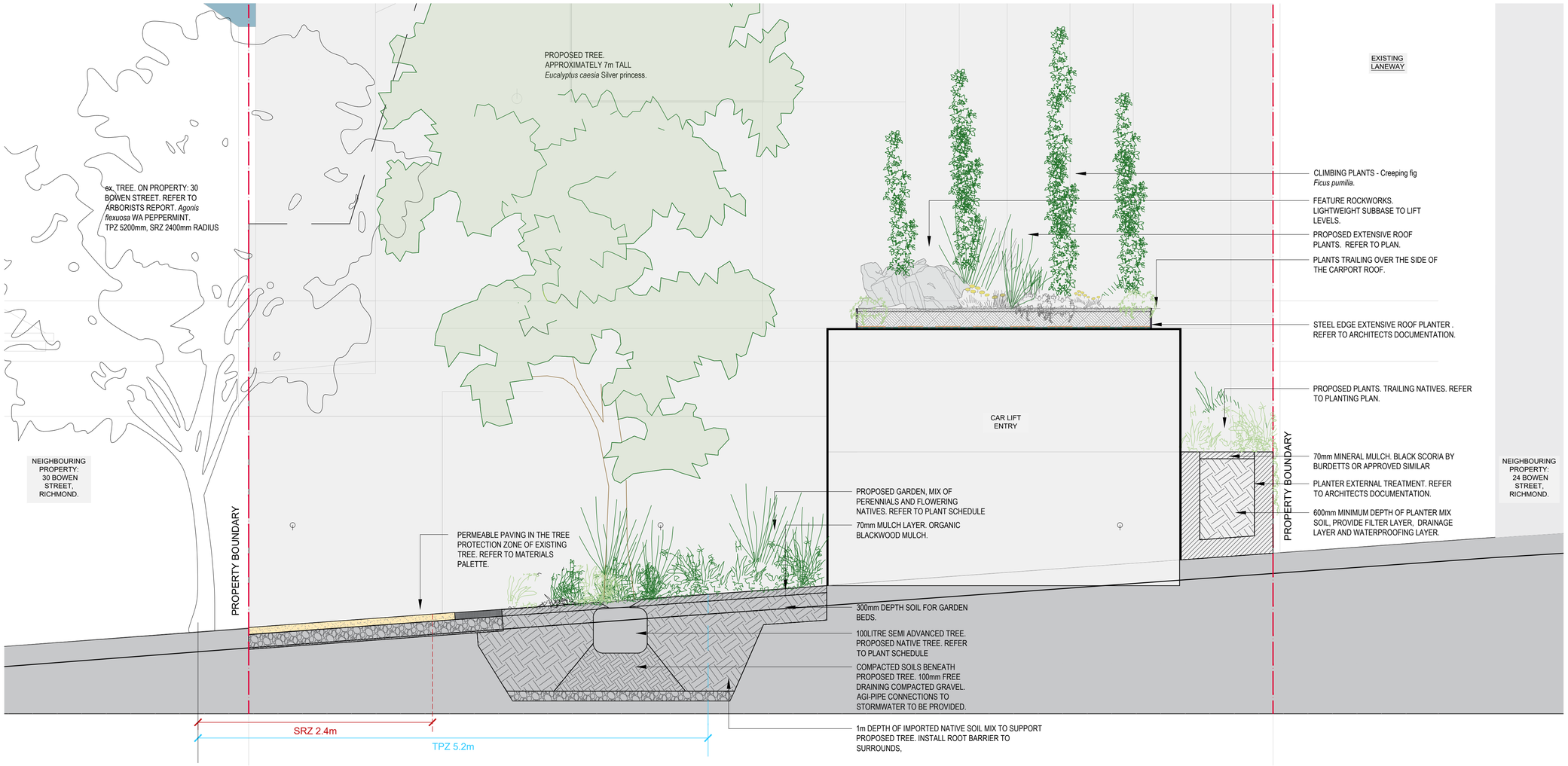
DRAWING TITLE
PLANTING SCHEDULE

DRAWN	CHECKED	SCALE
MZ/MF	MF	NA

JOB.NO	DRAWING.NO	REVISION
F00123	600	P1



1
701

SECTION 01 - FRONT GARDEN AND 'ROCKY OUTCROP'

1:20 @ A1, 1:40 @ A3.

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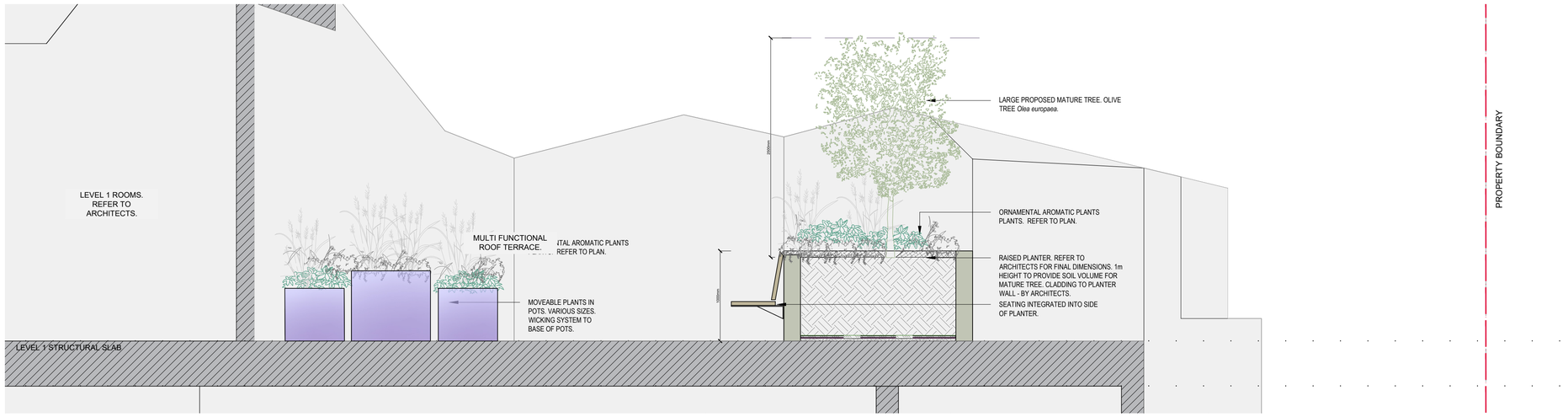
PROJECT
67 ERIN STREET, RICHMOND MEDICAL CENTRE REDEVELOPMENT.

STATUS
ISSUE FOR APPROVAL

DRAWING TITLE
SECTIONS AND ELEVATIONS - SHEET 01

DRAWN	CHECKED	SCALE
MZ/MF	MF	AS NOTED

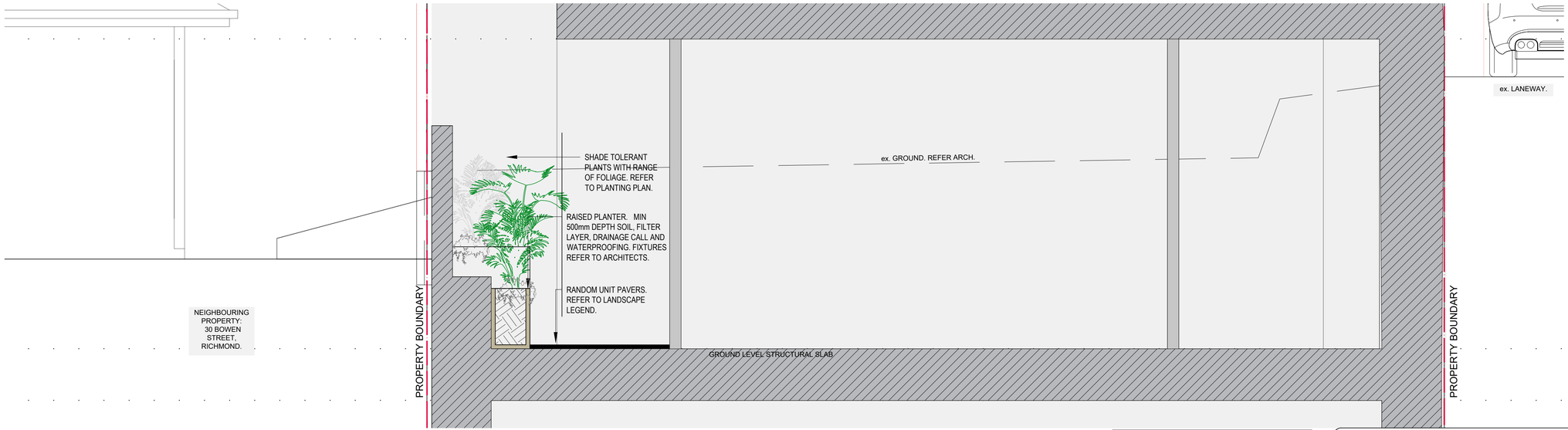
JOB.NO	DRAWING.NO	REVISION
F00123	701	P1



1
702

SECTION 02 - LEVEL 1 ROOFTOP GARDEN SECTION

1:20 @ A1, 1:40 @ A3.



2
702

SECTION 03 - GROUND LEVEL BOUNDARY PLANTER

1:20 @ A1, 1:40 @ A3.

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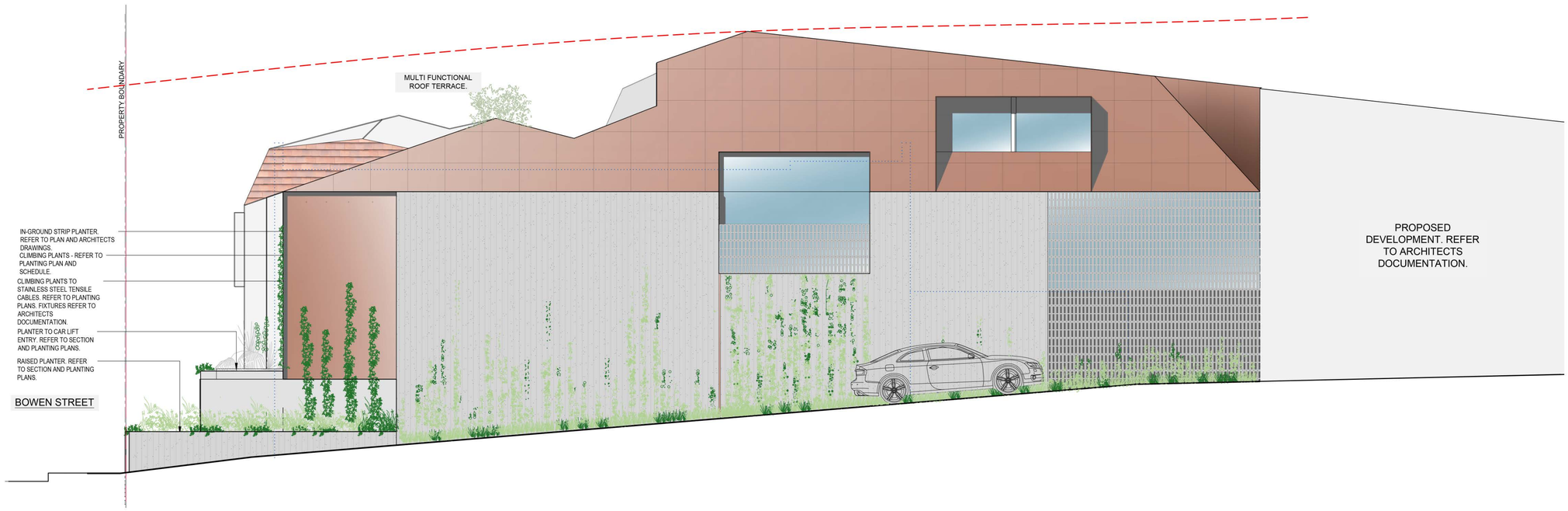
PROJECT
67 ERIN STREET, RICHMOND MEDICAL CENTRE REDEVELOPMENT.

STATUS
ISSUE FOR APPROVAL

DRAWING TITLE
SECTIONS AND ELEVATIONS - SHEET 02

DRAWN	CHECKED	SCALE
MZ/MF	MF	AS NOTED

JOB NO	DRAWING NO	REVISION
F00123	702	P1



1
703

ELEVATION - WEST

1:50 @ A1, 1:100 @ A3.

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PROJECT
67 ERIN STREET, RICHMOND MEDICAL CENTRE REDEVELOPMENT.

STATUS
ISSUE FOR APPROVAL

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SECTIONS AND ELEVATIONS - SHEET 03

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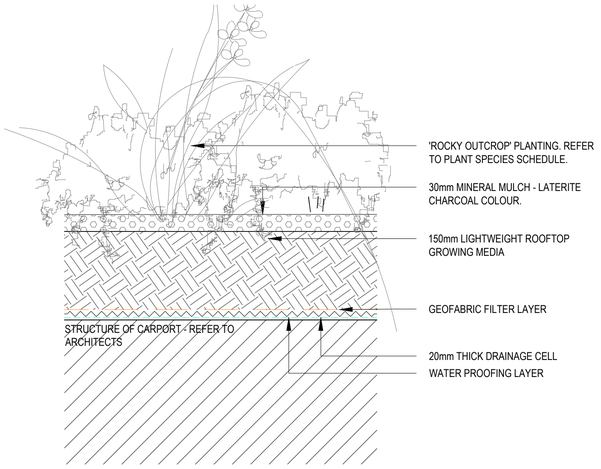
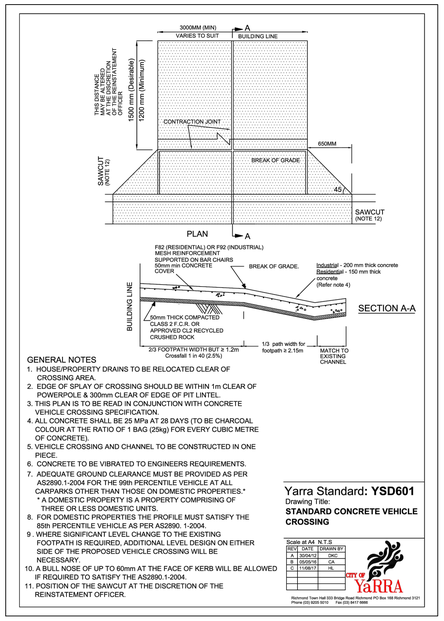


1 / 801 EXTENSIVE GREEN ROOF GARDEN TYPICAL DETAIL

1:5 @ A1, 1:10 @ A3.



GENERAL NOTES

1. HOUSE/PROPERTY DRAINS TO BE RELOCATED CLEAR OF CROSSING AREA.
2. EDGE OF SPLAY OF CROSSING SHOULD BE WITHIN 1m CLEAR OF POWERPOLE & 300mm CLEAR OF EDGE OF PIT LINTEL.
3. THIS PLAN IS TO BE READ IN CONJUNCTION WITH CONCRETE VEHICLE CROSSING SPECIFICATION.
4. ALL CONCRETE SHALL BE 25 MPa AT 28 DAYS (TO BE CHARCOAL COLOUR AT THE RATIO OF 1 BAG (25kg) FOR EVERY CUBIC METRE OF CONCRETE).
5. VEHICLE CROSSING AND CHANNEL TO BE CONSTRUCTED IN ONE PIECE.
6. CONCRETE TO BE VIBRATED TO ENGINEERS REQUIREMENTS.
7. ADEQUATE GROUND CLEARANCE MUST BE PROVIDED AS PER AS2890.1-2004 FOR THE 99th PERCENTILE VEHICLE AT ALL CARPARKS OTHER THAN THOSE ON DOMESTIC PROPERTIES.* * A DOMESTIC PROPERTY IS A PROPERTY COMPRISING OF THREE OR LESS DOMESTIC UNITS.
8. FOR DOMESTIC PROPERTIES THE PROFILE MUST SATISFY THE 85th PERCENTILE VEHICLE AS PER AS2890. 1-2004.
9. WHERE SIGNIFICANT LEVEL CHANGE TO THE EXISTING FOOTPATH IS REQUIRED, ADDITIONAL LEVEL DESIGN ON EITHER SIDE OF THE PROPOSED VEHICLE CROSSING WILL BE NECESSARY.
10. A BULL NOSE OF UP TO 60mm AT THE FACE OF KERB WILL BE ALLOWED IF REQUIRED TO SATISFY THE AS2890.1-2004.
11. POSITION OF THE SAWCUT AT THE DISCRETION OF THE REINSTATEMENT OFFICER.

Yarra Standard: **YSD601**
Drawing Title:
STANDARD CONCRETE VEHICLE CROSSING

Scale at A4 N.T.S		
REV	DATE	DRAWN BY
A	30/04/12	DHC
B	09/05/16	CA
C	11/08/17	RL

CITY OF YARRA

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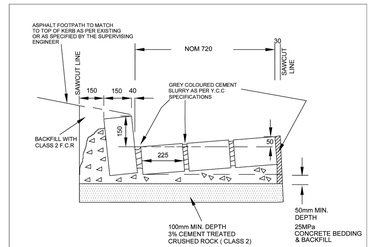
2 / 801 STANDARD CONCRETE CROSSING YSD601

NTS



GENERAL NOTES

1. PITCHERS ARE NOMINALLY 300*225*150mm. (KERBSTONE 1500*300*300)
2. WHEN RECONSTRUCTING EXISTING BLUESTONE KERB & CHANNEL THE NUMBER AND PATTERN OF BLUESTONE IS TO MATCH THE ORIGINAL DETAIL. WHEN CONSTRUCTING NEW BLUESTONE KERB AND CHANNEL, BLUESTONE MUST BE LAID IN PATTERN CONSISTENT WITH THE SURROUNDING AREA (OR AS DIRECTED BY THE ENGINEER)
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH COUNCILS SPECIFICATION " CONSTRUCTION OF PITCHER KERB & CHANNEL AND PRAM CROSSINGS".
4. DAMAGED AND UNSUITABLE BLUESTONE BLOCKS(PITCHERS) TO BE REPLACED
5. ALL BLUESTONE JOINTS TO BE NO MORE THAN 15mm WIDE.
6. ALL MORTAR JOINTS TO HAVE A BRUSH FINISH
7. CEMENT TREATED CRUSHED ROCK BEDDING BELOW THE CHANNEL SHALL HAVE A MINIMUM COMPACTED DENSITY OF 90% OF THE MODIFIED AASHO VALUE. CEMENT TREATED CRUSHED ROCK IN FRONT OF THE CHANNEL SHALL HAVE A MINIMUM COMPACTED DENSITY OF 95% OF THE AASHO VALUE.

Yarra Standard: YSD309
Drawing Title:
PITCHER KERB WITH THREE PITCHER CHANNEL

Scale at A4 N.T.S		
REV	DATE	DRAWN BY
A	30/04/12	DHC
B	10/04/13	RC
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D	15/10/15	CK

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3 / 801 PITCHER KERB WITH THREE PITCHER CHANNEL YSD309

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REV	AMENDMENTS	DATE
P1	ISSUE FOR APPROVAL	07.05.2024

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PROJECT
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RedSquare Traffic

Creativity in Transport Engineering

67 Erin Street, Richmond
Traffic Impact Assessment

Prepared for Benjamin Burt

24 June 2024

Reference J536O604-1123

Revision 01

REVISION HISTORY

Revision No.	Date	Prepared By	Reviewed By	Approved For Issue By
1.0	24/06/2024	Sachini H.	Dane W.	Dane W.

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Benjamin Burt	24 June 2024

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1 INTRODUCTION

1.1 BACKGROUND

RedSquare Traffic has been engaged by Benjamin Burt ('Client') to prepare a Traffic Impact Assessment (TIA) to accompany the Planning Permit Application of the proposed Medical Centre at 67 Erin Street, Richmond ('Subject Site', 'Site').

This package of work includes the preparation of a Traffic Impact Assessment report to investigate traffic, parking, and road safety related implications, to consider parking layouts, access, loading and waste collection arrangements, to analyse car/bicycle parking demands together with the adequacy of proposed provisions and to provide transport engineering solutions to mitigate any adverse outcomes on the surrounding road network.

This document has been prepared in accordance with the requirements specified in Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments and applicable Department of Transport Guidelines.

1.2 REFERENCES

The following documents have been reviewed and referred to in this report:

- Austroads Guide to Traffic Management (AGTM) Part 3: Transport Studies and Analysis Methods.
- Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments.
- NSW Roads and Traffic Authority Guide to Traffic Generating Developments.
- VicRoads Traffic Volumes – Open Data Hub.
- VicRoads Map of Declared Road – Open Data Hub.
- Yarra City Council Planning Scheme – Clause 52.06.
- Yarra City Council Planning Scheme – Clause 52.34.
- Traffic Engineering and Management, K W Ogden and S Y Taylor, 2017, Section 34.6.
- Australian Standard Parking Facilities Part 1: Off-Street Parking Facilities AS2890.1-2004.
- Australian Standard Parking Facilities Part 3: Bicycle Parking AS2890.3-2015.
- Australian Standard Parking Facilities Part 5: On-Street Parking AS2890.5-2020.
- Australian Standard Parking Facilities Part 6: Off-street Parking for People with Disabilities AS2890.6-2009.

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2 EXISTING CONDITIONS

2.1 SUBJECT SITE

Subject Site is located at 67 Erin Street, Richmond; to the north of Erin Street in the block between Normanby Place in the west and Lennox Street in the east. Subject Site is accessible via a pedestrian gate from Erin Street while vehicular access is achieved from a vehicle crossing connecting with Bowen Street at the rear of the facility. Aerial view of the Subject Site provided in Figure 1.

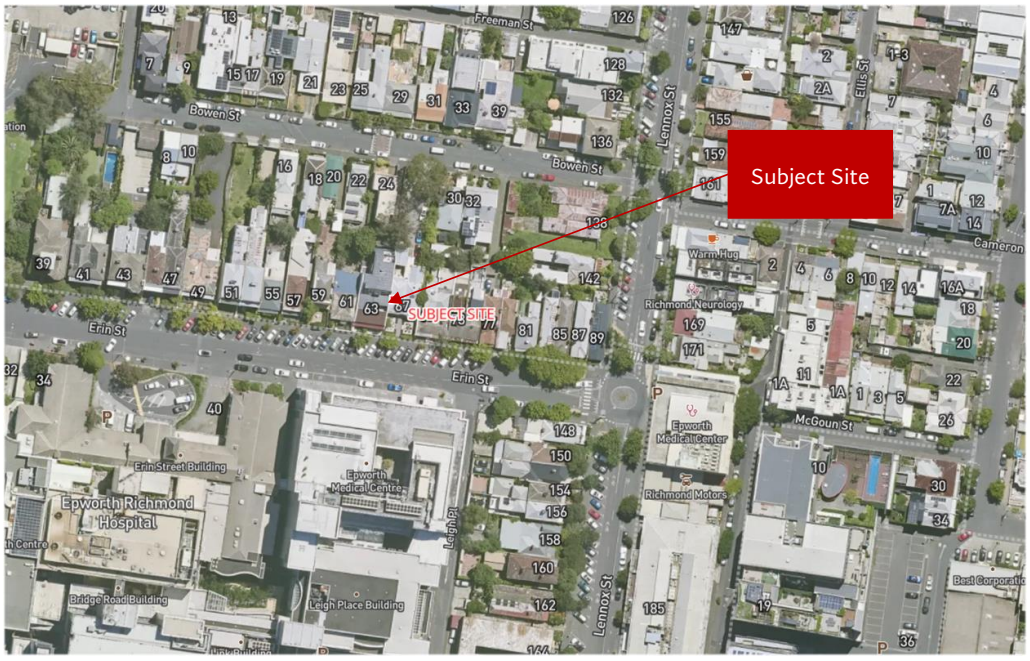

FIGURE 1: SUBJECT SITE (SOURCE: METROMAP)

2.2 PLANNING SCHEME

The subject land belongs exclusively to a Neighbourhood Residential Zone (NRZ1) and also falls within the Principal Public Transport Network (PPTN) of Yarra.

Both Erin Street and Bowen Street forming southern and northern boundaries of the site, respectively, fall within the same Neighbourhood Residential Zone (NRZ1). A Special Use Zone (SUZ5) is located to the immediate south of Subject Site, which is the land allocated for Epworth Hospital Richmond.

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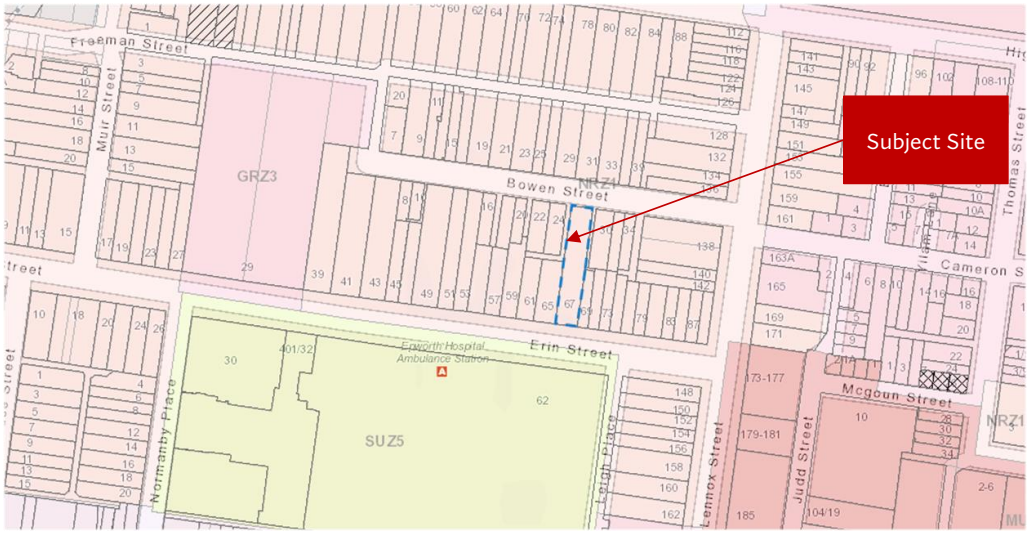

FIGURE 2: PLANNING ZONES (VICPLAN)

2.3 ROAD NETWORK

2.3.1 Erin Street

Erin Street is classified as a Local Council Street, aligned generally in an east-west direction commencing at its intersection with Hoddle Street in the west before terminating at it's intersection with Lennox Street in the east. Along the site frontage, Erin Street comprises an approximate 14.5-metre-wide road pavement providing two-way traffic flows with time-restricted kerbside parking provisions as shown in Figure 3.

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FIGURE 3: ERIN STREET (LOOKING WEST)

In the vicinity of the subject site, Erin Street is classified as an Access Street – Level 2, meaning the street has an environmental capacity of up to 3,000 vehicles per day (Clause 56.06).

2.3.2 Bowen Street

Bowen Street forming the northern boundary of Subject Site is also classified as a Local Council Street and is oriented parallel to Erin Street. With a road pavement of approximately 9 meters, Bowen Street facilitates two-way traffic flows and kerbside street parking provisions. The road offers dual footpaths and a raised speed hump, while operating at a default speed limit of 50km/h.

A typical cross-section of Bowen Street is shown in Figure 4.

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FIGURE 4: BOWEN STREET

Bowen Street also shows characteristics of an Access Street – Level 2, meaning the street has an environmental capacity of up to 3,000 vehicles per day (Clause 56.06).

2.4 PUBLIC TRANSPORT

The subject site has excellent connectivity with public transport services. Within a walking distance from 67 Erin Street, Richmond, the following public transport services are available.

- Route 75 Vermont South – Central Pier Docklands Tram Services.
- Route 48 Victoria Harbour Docklands – North Balwyn Tram Services.
- West Richmond Railway Station – Hurstbridge and Mernda metropolitan train services.
- Route 246 Elsternwick – Clifton Hill via St Kilda Bus Services.

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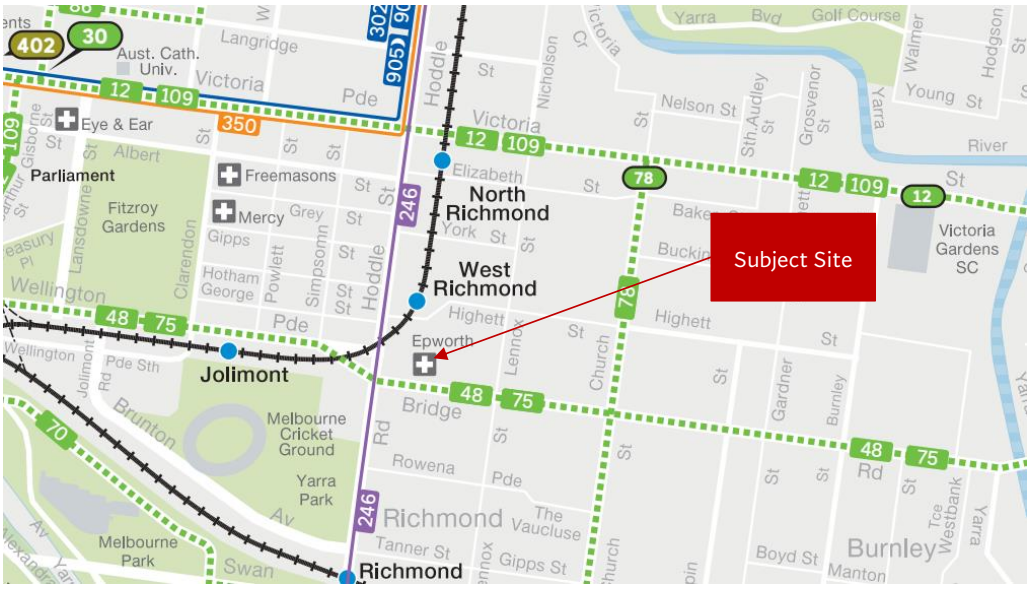

FIGURE 5: NEARBY PUBLIC TRANSPORT SERVICES

WalkScore database rates the subject location with a score of 96 – Walker's Paradise (Daily errands do not require a car) and with a Transit Score of 100 – Rider's Paradise (World Class Public Transportation). This one of the best scores that is assigned for a location within the entirety of the State of Victoria.

2.5 ACTIVE TRANSPORT

Subject Site is surrounded by multiple facilitates that support active transport modes. This includes on-road bicycle lanes on Lennox Street and Highett Street in addition to an informal bike route on Bridge Road.

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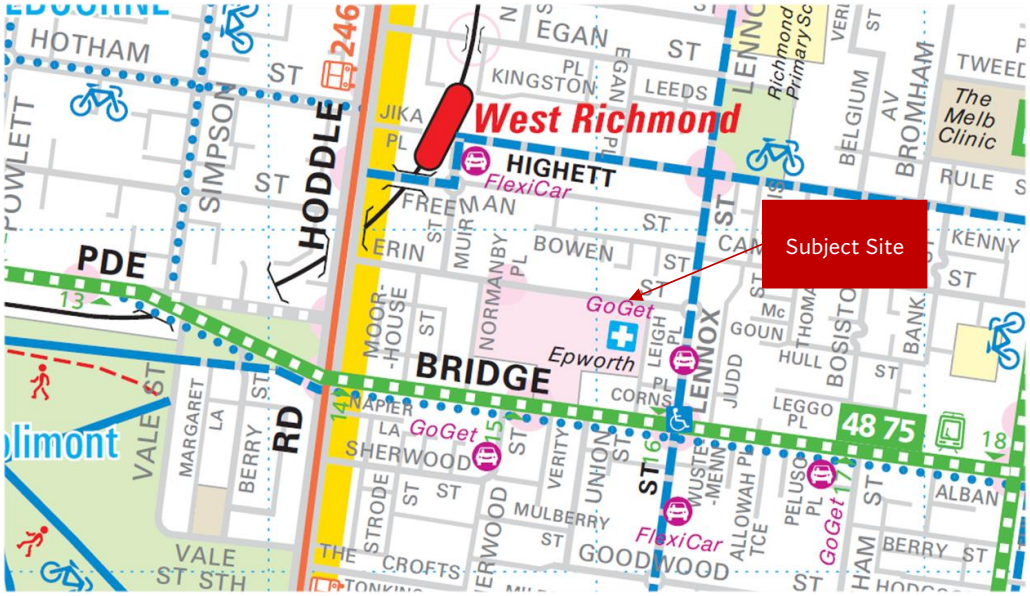

FIGURE 6: NEARBY ACTIVE TRANSPORT PROVISIONS

2.6 CAR SHARE

The location is also benefitted with numerous Car Share Pods in the surroundings including a GoGet Car Share Pod on Lennox Street and a FlexiCar Car Share Pod on Highett Street. Whilst these are the Car Share Pods located in the immediate vicinity, several other facilities are available in the surroundings.

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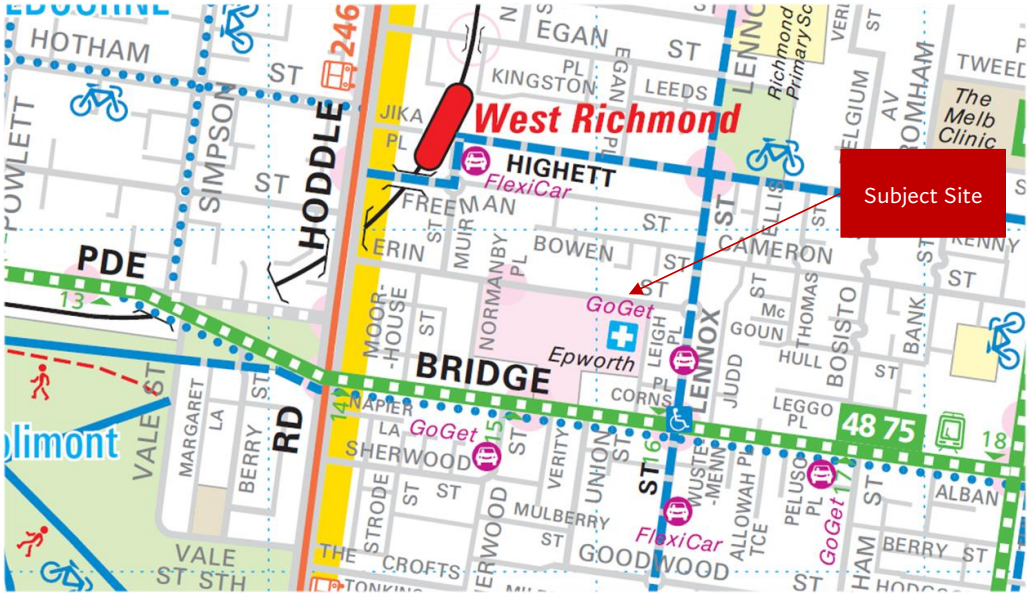

FIGURE 7: CAR SHARE PODS

2.7 PARKING SUPPLY

67 Erin Street, Richmond is a location that is surrounded by public and street car parking offerings that are ideally suited for a medical clinic which generally trigger short-stay parking demands. The following car parking establishments are available in the immediate vicinity of the Subject Site.

- Eastbound Erin Street between Hoddle Street and Lennox Street (85 Spaces).
- Westbound Erin Street between Hoddle Street and Lennox Street (27 Spaces).
- Northbound Lennox Street between Bridge Road and Erin Street (27 Spaces).
- Southbound Lennox Street between Bridge Road and Erin Street (15 Spaces).
- Northbound Lennox Street between Bowen Street and Erin Street (14 Spaces).
- Southbound Lennox Street between Bowen Street and Erin Street (8 Spaces).

Indicated in Figure 8 are the parking restrictions that generally apply to within the aforementioned areas.

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FIGURE 8: NEARBY STREET CAR PARKING

- Area 1 – 60 x 2P Meter 7am to 7pm & 15 x Permit Zone.
- Area 2 – 19 x 2P Meter 7am to 7pm & 8 x Other (Loading, 5-min, Reserved).
- Area 3 – 25 x 2P Meter 7am to 7pm & 2 x Car Share.
- Area 4 – 13 x 2P Meter 7am to 7pm & 2 x 5-minute.
- Area 5 – 14 x 2P Meter 7am to 7pm.
- Area 6 – 7 x 2P Meter 7am to 7pm & 1 x 1/4P Parking.

Surveys conducted in the areas concluded that **at least 32 spaces** were available out of a total of 138 car spaces at any given time during business hours of weekdays. The data gathered during the surveys were verified with aerial imagery from MetroMap, and similar observations were found.

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3 DEVELOPMENT PROPOSAL

Applicant is proposing to re-develop the existing medical centre into a brand-new medical centre at 67 Erin Street, Richmond with 6-8 practitioners operating at any given time.

A basement car park accessible via a car lift which will provide on-site car parking provisions for staff members with the capacity to cater for up to 7 cars. This includes a double stacker (4 cars), a single stacker (2 cars) and a single car space within the basement in addition to a turntable providing access in and out car parking facilities including the car lift.

Existing southern vehicle crossing connecting with Bowne Street will be removed while a new crossing will be formed at the northern end of the site, to provide access to the car lift which is able to be closed off by a sliding gate. The turntable located within the basement will allow for forward entry and forward exit movements for all vehicles.

A lift connecting with the basement will provide access to the lower ground, ground and first floors offering facilities such as consulting rooms, waiting areas, receptions etc. Customers will exit from a gate that will connect with Erin Street, similar to existing conditions.

Refer to the Planning Application for further details.

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4 STATUTORY CONTROLS

The traffic and transport related Statuary Controls of this development are as follows.

- Clause 52.06 – Car Parking.
- Clause 52.34 – Bicycle Facilities.

4.1 CLAUSE 52.06 – CAR PARKING

4.1.1 Car Parking Requirements

The objectives of Clause 52.06 are:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

To satisfy the above purposes, Clause 52.06 of the Yarra Planning Scheme specifies requirements relating to the provision and design of car parking. Table 1 to Clause 52.06-05 of the Yarra Planning Scheme provides rates for various land uses. The following rates apply to the medical centre contemplated on the site:

- Medical Centre: 3.5 car spaces to each 100sqm of leasable floor area (Within PPTN).

With a leasable floor area of 398sqm, the development proposal triggers a requirement of 13 spaces. The development is planned with 7 spaces on site which is 6 less than the statutory requirement. This proposal therefore seeks approval to reduce the number of parking spaces required under Clause 52.06-5.

4.1.2 Application Requirements & Decision Guidelines

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 must be accompanied by a Car Parking Demand Assessment.

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The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposal and must also address the following matters, to the satisfaction of the responsible authority.

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:

- The Car Parking Demand Assessment.
- Any relevant local planning policy or incorporated plans.
- The availability of alternative car parking in the locality of the land, including:
- Efficiencies gained from the consolidation of shared car parking spaces.
- Public car parks intended to serve the land.
- On-street parking in non-residential zones.
- Streets in residential zones specifically managed for non-residential parking.
- On-street parking in residential zones in the locality of the land that is intended to be for residential use.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.
- The future growth and development of any nearby activity centre
- Any car parking deficiency associated with the existing use of the land.
- Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.
- 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.
- The need to create safe, functional and attractive parking areas.

- Access to or provision of alternative transport modes to and from the land.
- The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.
- The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.
- Any other matter specified in a schedule to the Parking Overlay.
- Any other relevant consideration.

Considering the foregoing, we have undertaken the following car parking demand assessment which outlines our expectations of likely parking demand.

4.1.3 Car Parking Demand Assessment

As outlined in Section 3, a total of 6-8 practitioners will operate from this facility. Whilst it is likely that practitioners will rely on the extremely convenient public transport offerings, 7 car spaces are located within the basement to cater for long-stay demands of practitioners, should they choose to drive to work.

Whilst over 150 car spaces are found in the immediate vicinity, all car spaces are time-restricted to 2 hours. Finding a long-stay parking space is generally not possible in inner metropolitan areas such as Richmond. Therefore, any long-stay parking demands are appropriately catered for via the basement.

The medical centre has been developed with the intention that visitors will not rely on on-site parking, rather use the large amounts of street parking and public/active transport offerings. With pedestrian gates connecting with Erin Street and car park entry located in Bowen Street, it is unlikely that visitors will try to find on-site car parking spaces.

Thus, with the proposed provision of 7 car parking spaces for staff members, we believe the site will not trigger a parking shortfall that is detrimental to the surroundings. Nonetheless, provided below are responses to relevant supporting factors of Clause 52.06-7.

The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.

Being a large medical precinct with a number of medical facilities, it is likely that a major proportion of trips are likely to be multi-purpose trips. Similarly, the large amount of residencies in the area will also contribute to multi-purpose nature of parking demands. As the car parking demand is shared between the two land use types, “dwelling” and “medical centre”, this is to be considered as a valid multi-purpose trip.

The variation of car parking demand likely to be generated by the proposed use over time.

Higher car parking demands are typically expected to be triggered before 9am, during lunchtimes or after 4pm on weekdays, which is usually when medical related land uses are generally busy. During in-between

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times, car parking demands are expected to be on the lower end. A long term variation is unlikely for this land use.

The short-stay and long-stay car parking demand likely to be generated by the proposed use.

All car parking spaces of patients/customers are expected to be short-stay whilst staff members will generate long-stay parking demands for the duration of their working shift.

The availability of public transport in the locality of the land.

Subject Site has excellent connectivity with the public transport network as outlined in Section 2.

The convenience of pedestrian and cyclist access to the land.

Subject Site is surrounded by multiple active transport facilities as outlined in Section 2.

The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.

Analysis of the car ownership of the households in the City of Yarra in 2021 compared to Greater Melbourne shows that 75.4% of the households owned at least one car, while 19.3% did not, compared with 87.0% and 8.2% respectively in Greater Melbourne.

Of those that owned at least one vehicle, there was a larger proportion who owned just one car; a smaller proportion who owned two cars; and a smaller proportion who owned three cars or more.

Overall, 50.7% of the households owned one car; 19.8% owned two cars; and 4.8% owned three cars or more, compared with 35.6%; 35.1% and 16.3% respectively for Greater Melbourne.

4.1.4 Empirical Assessments

Area is surrounded by many medical centres in addition to a prominent hospital i.e. Epworth Richmond Hospital. Many medical facilities located in the area relies heavily on street parking and public transport facilities to cater for customer parking demands. Subject Site's car parking demands will blend into the cumulative parking demands derived from medical facilities creating no noteworthy impacts.

4.1.5 Adequacy of Proposed Car Parking Provision

It is understood that the most medical centres are not necessarily able to satisfy the entire statutory car parking requirement by providing on-site car spaces. Nonetheless, satisfying long-stay parking requirements is generally considered essential as long-stay street parking spaces are generally absent in areas such as Richmond. With the proposal satisfying this requirement adequately, customers are expected to rely on street parking or public transport. In the context of this site, this is considered an appropriate outcome, noting the following:

- A high likelihood of multi-purpose trips expected at the premises located within a large medical precinct.

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- All customer parking demands are able to absorbed by the large number of street parking spaces available in the area.
- Convenient pedestrian access to nearby residential areas which is where the customer base is likely to be generated from.

Based on the preceding, we are satisfied that the proposal does not compromise the intent of Clause 52.06-09.

4.1.6 Car Park Design

Clause 52.60 of the Yarra Planning Scheme specifies design guidelines with respect to accessways, access points and car parking spaces which are relevant to this development.

4.1.6.1 Design Standard 1 – Accessways

Accessways must:

TABLE 1: DESIGN STANDARD 1 REVIEW

Requirement	Design Response
Be at least 3m wide.	Complies. All accessways are at least 3m wide.
Have an internal radius of at least 4m at changes of direction or intersection or be at least 4.2 meters wide.	A turntable is provided to compensate for the shortfall of space at changes of direction.
Allow vehicles parked in the last space of a dead end accessway in public car parks to exit in a forward direction with one manoeuvre.	Complies. All vehicles parked in the last space of a dead-end accessway are able to exit in a forward direction with one manoeuvre (using the turntable).
Provide at least 2.1m headroom beneath overhead obstructions, calculated for a vehicle with a wheelbase of 2.8m.	Complies. Design provides sufficient headroom beneath overhead obstructions.
If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or a Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.	Complies. Accessway are designed such that all vehicles are able to exit the site in a forward direction.

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Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more carparking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or a Transport Zone 3.	Not applicable.
Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Complies. Appropriate corner splay areas are available.

4.1.6.2 Design Standard 2 – Car Parking Spaces

TABLE 2: DESIGN STANDARD 2 REVIEW

Requirement	Design Response
Car parking spaces and accessways must have minimum dimensions as per Table 2 of Design Standard 2 – Clause 52.06.	Complies. Car parking spaces and accessways meet minimum dimensions specified in Table 2 of Design Standard 2 – Clause 52.60.
A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1 – Clearance to car parking spaces (Clause 52.06-9), other than: - A column, tree, or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.	Complies. No structures are abutting car spaces nor encroaching on to the areas marked as 'clearance required'.

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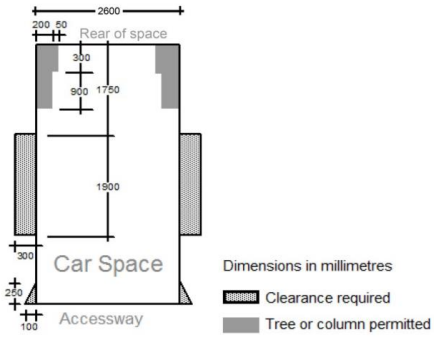
- A structure, which may project into the space if it is at least 2.1 metres above the space. **Diagram 1 Clearance to car parking spaces** 	
Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.	Not applicable. No car spaces are not provided in garages or carports.
Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	Not applicable. No car spaces are provided in tandem.

4.1.7 Swept Path Analysis

Presented below are several swept path diagrams undertaken using AutoTurn which tests the ability for B85 Vehicles to use the car parking related facilities of the basement.

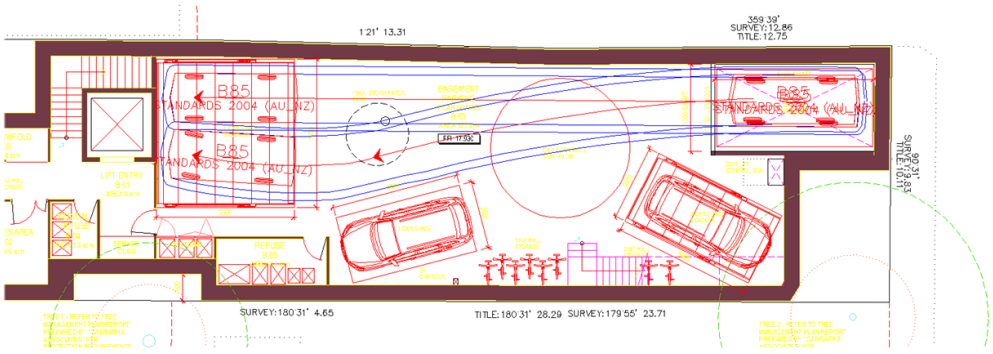


FIGURE 9: ENTRY INTO THE DOUBLE STACKER

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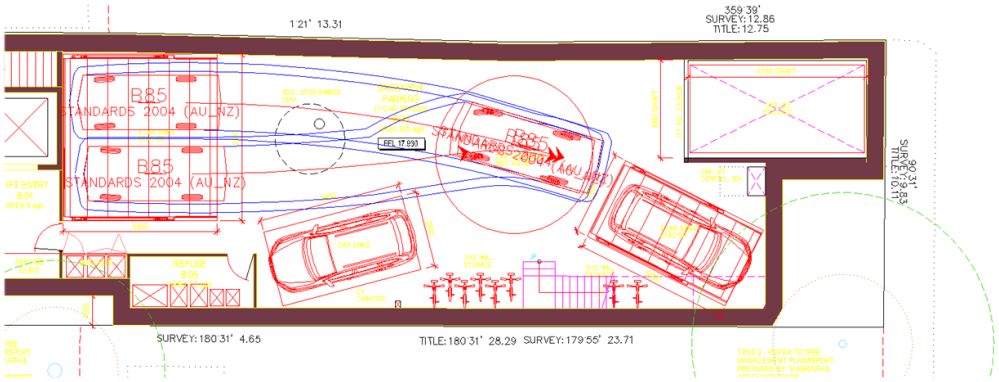

FIGURE 10: REVERSING ONTO THE TURNTABLE FROM DOUBLE STACKER

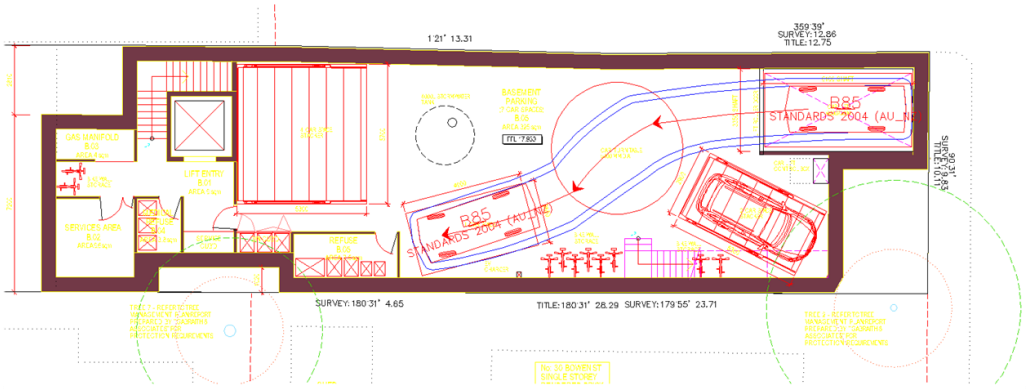

FIGURE 11: ENTRY TO CAR SPACE 5

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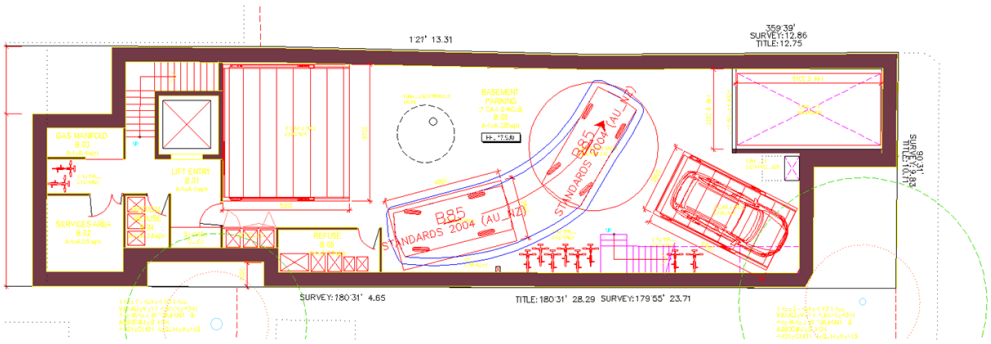

FIGURE 12: REVERSE OUT OF CAR SPACE 5 TO TURNTABLE

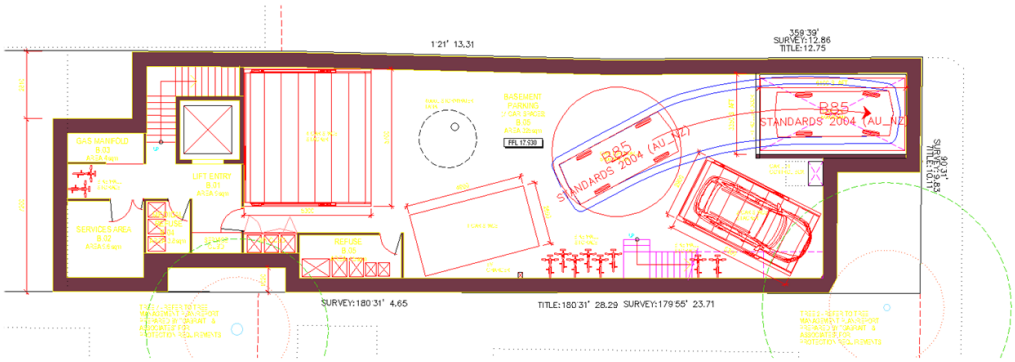

FIGURE 13: ENTERING CAR LIFT FROM TURNTABLE (ALL CARS)

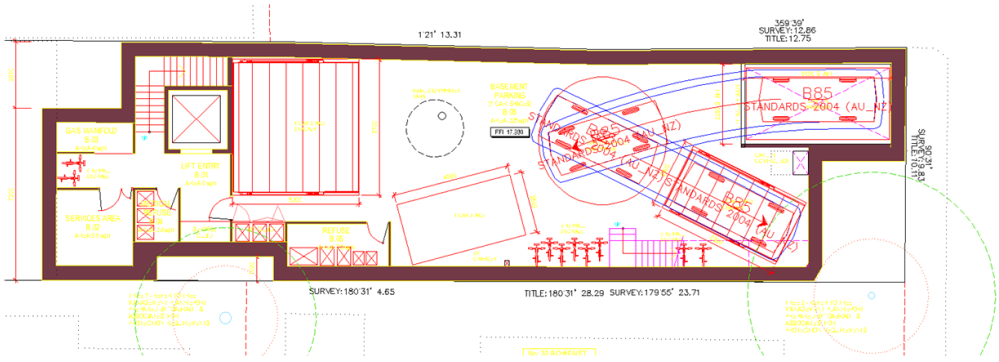

FIGURE 14: ENTRY AND EXIT OF SINGLE STACKER

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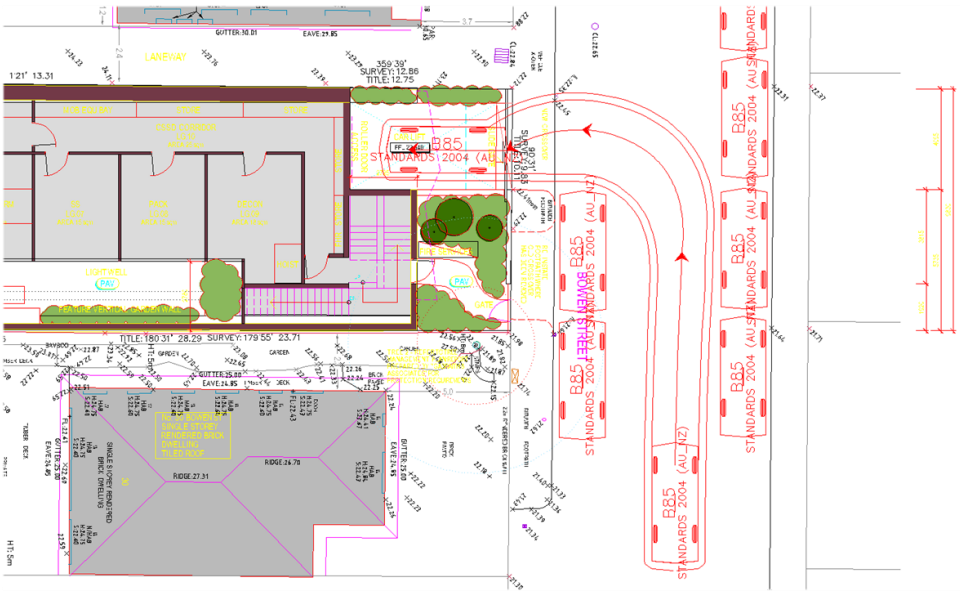

FIGURE 15: ENTRY ON TO THE CAR LIFT FROM BOWEN STREET

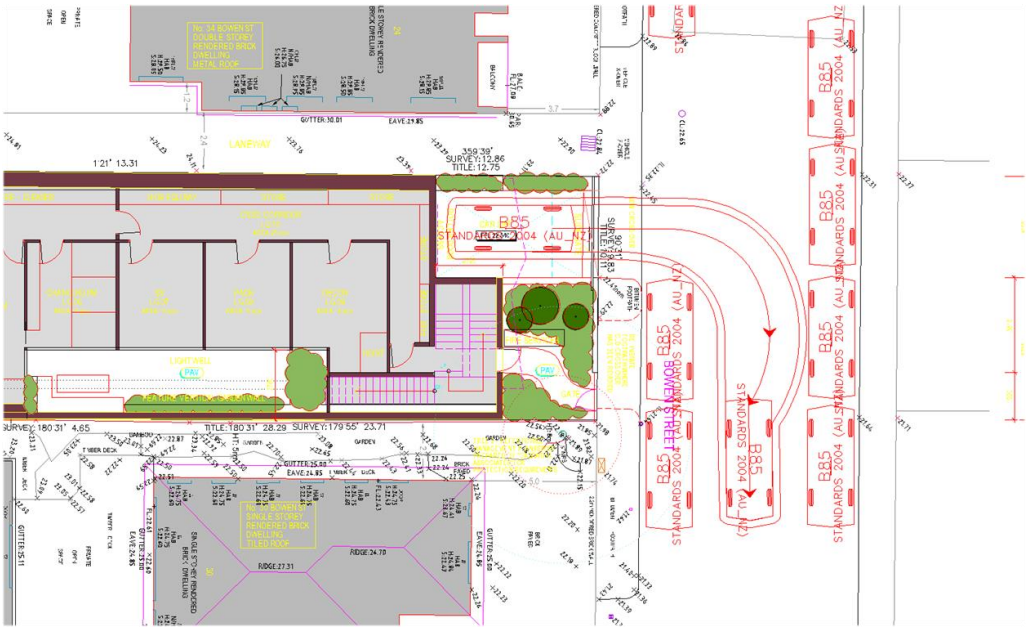

FIGURE 16: EXIT FROM THE CAR LIFT ON TO BOWEN STREET

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4.1.8 Conclusion – Car Parking Provision

We can conclude that an adequate number of spaces are provided to cater for the projected demand and the design is in compliance with Clause 52.06's requirements.

Accordingly, the development proposal satisfies the purpose of Clause 52.06, specifically:

- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

4.2 CLAUSE 52.34 – BICYCLE FACILITIES

4.2.1 Bicycle Requirements

The purpose of Clause 52.34 is to encourage cycling as a mode of transport, and provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

To satisfy the above purpose, Clause 52.34-3 of the Yarra Planning Scheme specifies the bicycle parking provision requirements for a variety of different uses within Table 1.

Clause 52.34 specifies 1 employee bicycle parking space for each 8 practitioners, and 1 visitor bicycle parking space for each 4 practitioners. As the centre will only have 6-8 practitioners operating at any given time, the development has a statutory bicycle parking requirement of 3 spaces.

4.2.2 Conclusion – Bicycle Parking

In the context of this site, we expect cycling to form a secondary mode of transport to / from the subject land, as reflected by the requirement and proposed provision. We recommend that additional space is set aside somewhere within the subject land where future bicycle parking could be provided (in the form of rails, or racks) should the need / demand arise. Nonetheless, at least 2 spaces should be provided to satisfy the statutory requirements.

We can conclude that bicycle parking provided as part of this development satisfies the purpose of Clause 52.34, specifically:

- To encourage cycling as a mode of transport, and provide secure, accessible and convenient bicycle parking spaces.

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5 TRAFFIC IMPACT ASSESSMENT

5.1 TRAFFIC GENERATION

Traffic is chiefly a function of car parking offerings. With 7 car spaces provided on-site, it is anticipated that the level of traffic generated will be associated with these car spaces and in particular the arrival and departure of staff. For the purposes of this assessment, it will be assumed that 50% of the car spaces fills and empties in the morning and afternoon respectively. Based on this, the resulting traffic generation is outlined below.

- AM Peak – Inbound 4.
- PM Peak – Outbound 4.

5.2 TRAFFIC IMPACT

For the purpose of this assessment, the peak hour environmental capacity is taken to be 10% of the daily capacities identified in Section 2. Furthermore, it is assumed that;

- It is appropriate to add the traffic generation to the existing peak values.
- Conservatively, 100% of the site's generated traffic will drive through Bowen Street (inbound and outbound).

5.2.1 Traffic Capacity Analysis

Bowen Street has a capacity of 2000-3000vpd, which translates to a peak capacity of 200-300 vehicles per hour. Pre-development on-site observations suggests that Bowen Street is operating well-below its capacity. Due to its dead-end configuration, it is unlikely the numbers will change in the future.

Following the development, these volumes are expected to rise by 4 in the AM Peak and 4 in the PM Peak (based on the assumptions derived in Section 5.1). Traffic movements on Bowen Street are currently well-within its capacity and are expected to continue in the same manner.

As such, the proposed traffic generated by the medical centre development is expected to fall well within traffic capacity thresholds for Bowen Street and nearby intersections and is therefore expected to be sufficiently absorbed by the local and surrounding road network.

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6 CONCLUSION

RedSquare Traffic has been engaged by Benjamin Burt ('Client') to prepare a Traffic Impact Assessment (TIA) to accompany the Planning Permit Application of the proposed Medical Centre at 67 Erin Street, Richmond ('Subject Site', 'Site').

Provided below is a summary of the findings of this Traffic Impact Assessment.

- A deficit of 6 car parking spaces is recorded against the Statutory Car Parking Requirements specified under Clause 52.06 of Yarra Planning Scheme. The car parking shortfall is considered appropriate due to reasons cited in Section 4.1.
- Design of the car parking spaces, accessways and access points are generally in compliance with the Design Standards specified under Clause 52.06.
- Swept path diagrams have demonstrated the ability for all vehicles to perform the required turning movements and to enter/exit the site in a forward direction.
- RedSquare Traffic is satisfied that the traffic generated from the development can be generally accommodated by Bowen Street and surrounding roads without causing a discernible change to traffic conditions.

Subject to any recommendations provided via this assessment report, RedSquare Traffic considers the proposed development at 67 Erin Street, Richmond to be satisfactory under traffic and parking engineering considerations.

RedSquare Traffic Pty Ltd

Dinith (Dane) Wanninayake

Principal Traffic Engineer

B.Eng. (Civ)(Hons)/B.Com

DoT (VIC) & TMR (QLD) Accredited Road Safety Auditor

DoT (VIC) Recommended Safe System Assessor

23 June 2024

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7 APPENDICES

7.1 APPENDIX A – PRODUCT SPECIFICATIONS

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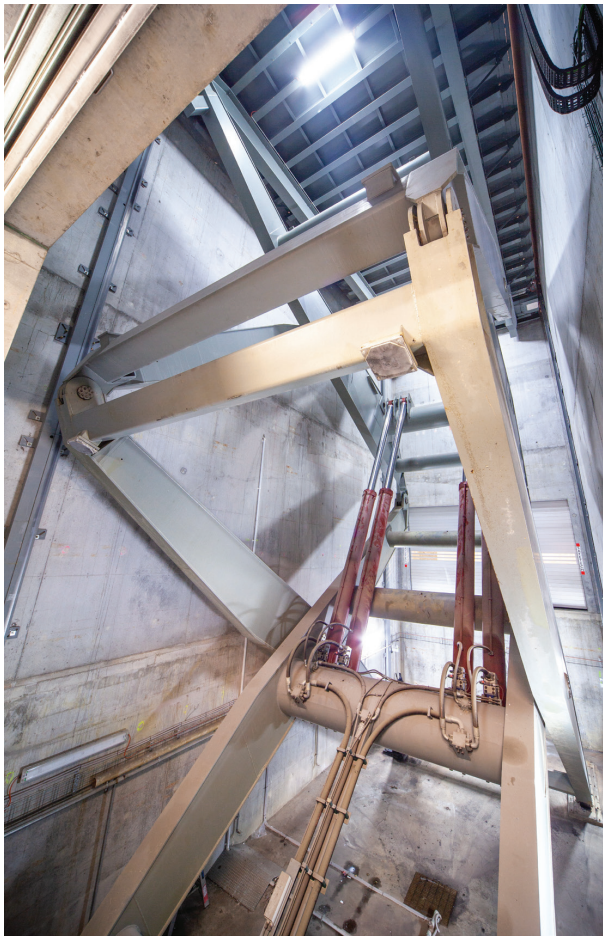


For more than 30 years Safetech has been lifting Australian business with our award-winning range of lifting products and solutions.
From large 30 tonne truck lifts in shopping centres to custom car lifts that complement your home and your lifestyle. We make them all.

Our Vehicle Lifts are built with the same engineering excellence and tradesman's care that is trusted by many Australian retailers, factories and warehouses.

Lifts that work for you, not the other way around

Many Vehicle Lifts are industrial relics. Safetech lifts are simple intuitive and modern.

Riding one of our lifts requires the same skill as any commercial or residential personnel lift.

One touch/no touch controls schemes and automatic sensing.

Creating Value

Lifting your investment

For many people, a house or apartment is their most valuable investment and access to secure, reliable parking is essential for many buyers.

Safetech are Australia's most trusted supplier of lifting solutions with national 24/7 support.

Lift your profile

For builders and owners the quality and finish of a building and its utilities add value and prestige.

Safetech offers a variety of standard and bespoke features and surface treatment to enhance appearance and function.

Safety & Security

Lifts that keep you safe

Security and safety are at the core of any Safetech design.
Passengers feel secure in the well lit Safetech cabin. Refined controls provide instant feedback on the lifts progress.

- **Non-powered descent**
- **Onboard phone support**
- **Control panel feedback during travel**
- **Optional landing lock pins**
- **Warning lights and alarms**
- **Manual override controls to prevent intruders**

Park Assist

The Safetech Park Assist system provides intuitive feedback about the position of your vehicle.

Various integrated mounting options are available upon request.

Buyers Guide To Car lift Selection

Making the right decision

Choosing a vehicle lift is one of the most important decisions you will make for your building. The lift should be easy to use, reliable, efficient, safe and add value to the property.

Standardised Australian Design

- Is the car lift locally manufactured and supported?
- Does it comply with Australian mechanical, electrical, hydraulic and controls standards?

A Single Trusted Supplier

- Does the manufacturer make the lift, doors and controls?
- Who do you call? Managing multiple suppliers reduces accountability.

Safety & Security

- Is the lift WorkSafe compliant?
- Can you safely exit in a power outage?
- Any risk of entrapment?
- Can strangers use it to enter the building?

Performance & Reliability

- Check the suppliers history. Ask other customers for a reference.
- Does the lift run smoothly?
- What is the lift cycle time?
  - Including door opening/closing?

Quality Finishes

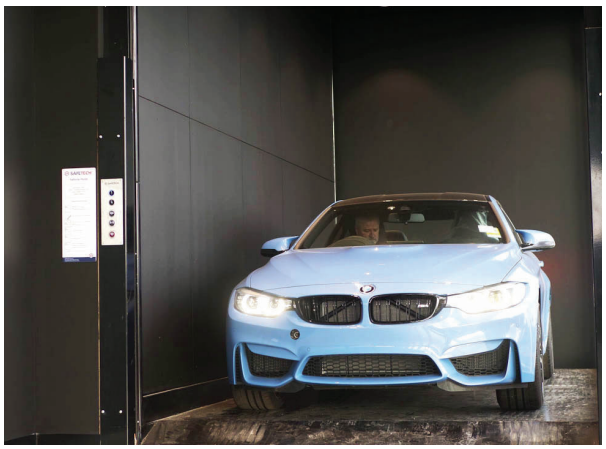
- Does the lift design match the finish of your building?

User Experience

- Are the controls modern and attractive?
- Is it easy to use?
- Can you stay in your car?

Support & Service

- Is 24/7 local support available?
- Are design and controls engineers in Australia or overseas?
- Are parts available locally?



Configurations

A lift for every space

AutoMate

Our refined vehicle lift package has been designed with existing industry specifications in mind, combined with Safetech's proven quality lifting components.

Dual Rail

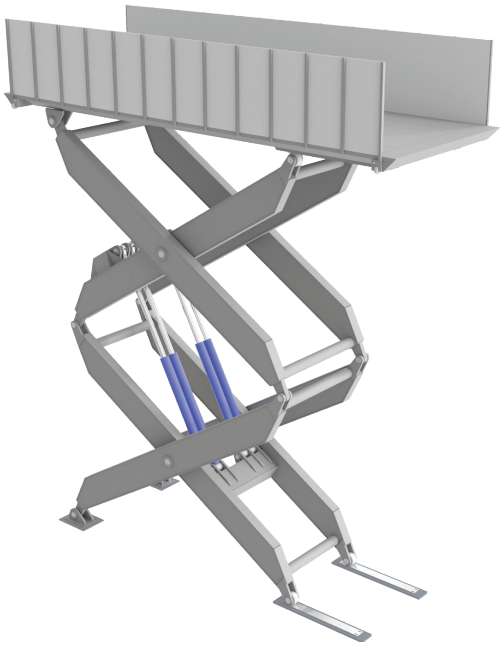
Our Dual Rail system provides all the benefits of the AutoMate, with higher capacity and versatility.

Scissor Lift

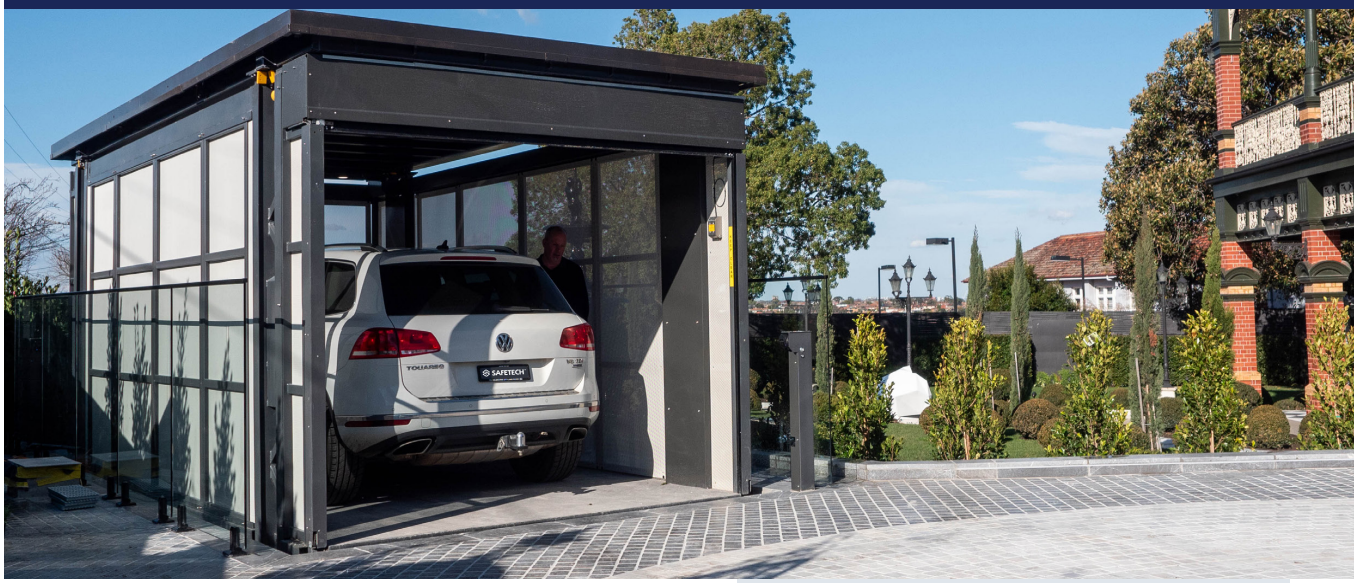
Scissor options in general allow for minimum shaft width, maximising floor space for the rest of the building. This option requires a pit to house the legs when lowered.

Double Scissor

Double scissors allow for longer travel, but a deeper pit is required.



Roll Over Roof

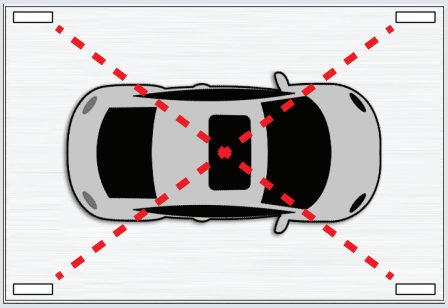


The Space Saver

Park or Play: One up, One down

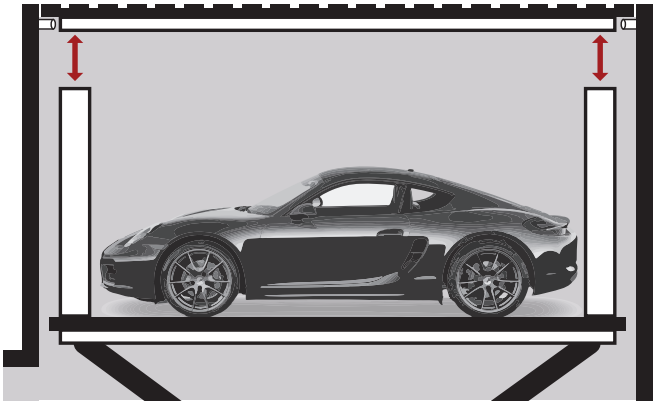
Safetech roll-over Car Lifts provide extra car parking space on the roof of the lift.

When closed two cars can be accommodated. One on the roof and a second parked below on the lift or driving through to a basement garage.



Vehicle Presence Sensors

Our unique sensor array protects the user by preventing the lift from rising when objects or people are on the car roof.



Longer Travel

Affordable longer travel is made possible by Safetech's custom roof design.

Our modular roof can be separated from the lift during descent, making access to deeper basement levels possible.

Locking pins ensure that loads remain safe and secure on the upper level.

Control - Residential System

Controller: Safetech Designed Control Access

	Vehicle Access	Pedestrian Access
Ground Level	**2 BUTTON ELSEMA REMOTE**	No controls as standard.
Onboard	For all vehicle based travel. Including opening doors.	**KEYPAD & RFID READER** To enable controls.
Other Levels		**CALL BUTTON** Where security is not an issue inside the building.

Options

4 BUTTON ELSEMA REMOTE

To separate door and lift with raise/lower control.

GROUND LEVEL KEYPAD & RFID

For pedestrian access

Controls can be set up to have the hoist waiting at ground level. So as you approach home simply press the up control and drive in like any other garage.

Close the door behind you and proceed to your basement or mezzanine level without the need to reach outside of your vehicle.

Control - Multi User System

Controller: Industry Standard Access Controller

	Vehicle Access	Pedestrian Access
Ground Level	**RFID 4 BUTTON REMOTE** For destination input.	**KEYPAD & RFID READER** To enable landing control panel.
Onboard	No input required. Destination is pre-programmed.	**KEYPAD & RFID READER** To enable onboard control panel.
Other Levels	**PHOTOELECTRIC SENSOR** For automatic return to ground.	**CALL BUTTON** Where security is not an issue inside the building.

Drivers simply press their destination level, wait for the door to open and proceed onto the platform.

The onboard controls will illuminate to confirm its destination and the occupied lift will automatically proceed to the level and open the level door.

Safetech Multi User controls are web based and provide building administrators with control over access, default levels and help improve cycle times.

Options

RFID TAGS/FOBS

For pedestrian travel. Enables use of onboard controls

Finishes

Lifts that match your style

Vehicle lifts may be hidden from the street but that doesn't mean they should be dark and industrial.
Users shouldn't feel like they are riding in a rubbish chute when they arrive home.
Safetech offers you quality finishes and custom touches.

Non Slip Paint
Matte finish enamel paint in our standard colours

Grid Mesh
Low maintenance and durable. Available on scissor lift variants

Chequerplate
Standard treatment in our standard colours

Sand Grit Enamel
For a non-slip gloss finish

Versaboard Paneling
Versatile, easy to maintain and replace

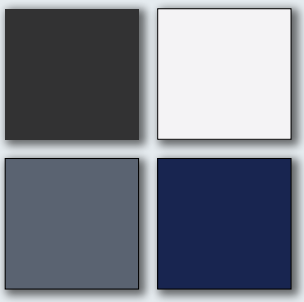
Laminex Board
Wide range of colour options and finishes

Stainless Steel
For the modern high end look

Chequerplate
Aluminium reflective finish

Paint

Standard colour options.
Custom colours available upon request.



Doors

Lifts that don't keep you waiting

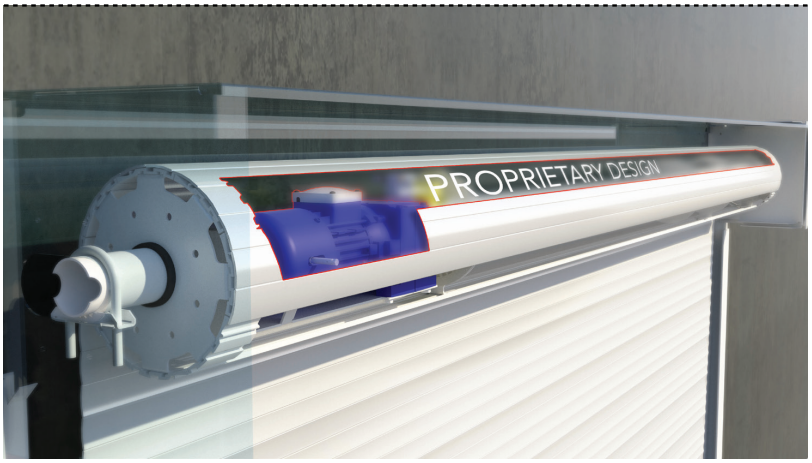
Contact Safetech for more information and advice on what may suit your needs best.

DuraFast™

High speed roller door

Our DuraFast™ door has been designed from the ground up.

They are faster, quieter and tougher. Tested to more than 100,000 cycles



Sectional Doors

Architecturally sensitive designed door panels

Insulated, transparent and ventilated sectional door options available in various colours for all applications.

Custom Doors

Nested Roller Doors

- Roof integrated housing to maximise clear door opening

Sliding Doors

- Hotel personnel lift style doors

Swing Doors

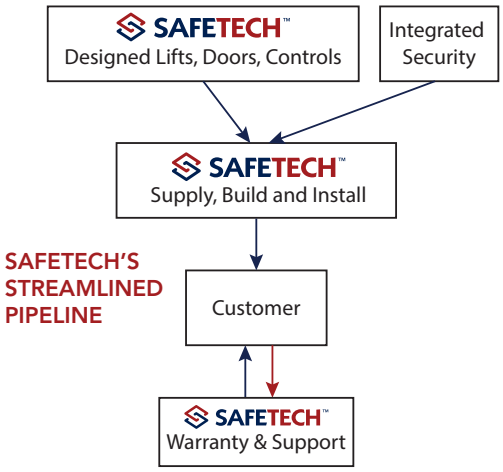
- For extremely low roof scenarios

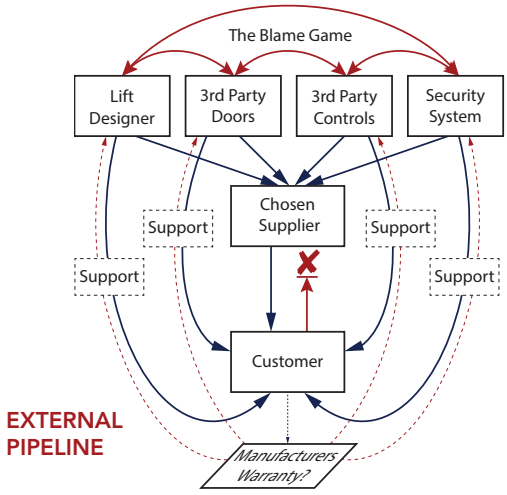
Personnel Door Interlock

- Recessed lock for secure pedestrian access

Performance & Reliability

A single trusted supplier that supports you before and after the sale





What we provide;

- The lift
- Doors
- User controls
- Electrical components
- Security system
- Custom sizes
- A range of booth finishes
- Ongoing servicing
- 24/7 breakdown support
- Emergency assistance
- A suite of optional extras
- & much more

What we don't do;

- Sell cheap, substandard imports
- Fail to meet Australian Worksafe standards
- Rely on 3rd party suppliers
- Disappear after the sale
- Blame others when issues arise

Scheduled servicing agreements for peace of mind

- ✓ Safetech will track & schedule when your equipment is due for service
- ✓ A full service history ensures correct diagnosis and management of your product
- ✓ Receive priority attendance to any breakdowns / call outs
- ✓ Receive a 10% Discount on the total of any invoice for a breakdown / call out attendance
- ✓ Intervals to match your usage

Safetech Customer Care provides all of this and more!

39-45 Della Torre Road, Moe Victoria 3825
9-11 Paramount Drive, Henderson 0654
t: 1800 674 566
e: sales@safetech.com.au
e: info@cremeriifts.co.nz

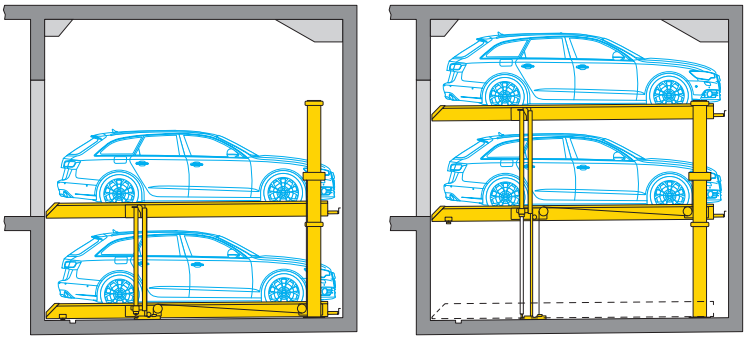
39-45 Della Torre Road, Moe Victoria 3825
t: 1800 674 566
e: sales@safetech.com.au

12 | safetech.com.au

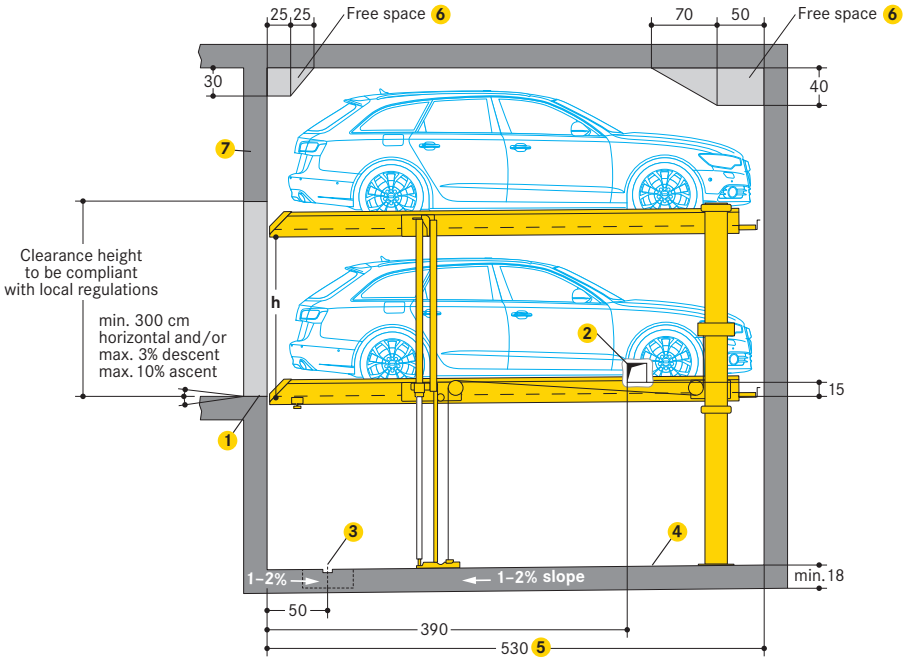
SAFETECH™
Servicing customers across Australia and New Zealand

Data Sheet
WÖHR PARKLIFT 450

- **Single units: 2 cars**
  Double units: 4 cars
- **Platform load options:**
  – max. 2000 kg, load per wheel 500 kg
  – max. 2600 kg, load per wheel 650 kg
- **Platform slopes for drive-on:**
  – upper level: 0,5° = 1% ascent
  – lower level: 0,5° = 1% ascent
  Platform slopes help drainage



Length dimensions underground car park (height dimensions see page 2)



1. Yellow-black safety marking (performed by the customer):
   – compliant to ISO 3864, 10 cm wide, along the pit edges (see page 5 »Static calculations and construction works requirements«)
2. In case of intermediate walls (performed by the customer):
   – 15 x 15 cm opening for electric and hydraulic system cables and piping
   – after installation, do not close the opening
3. Drainage channels (performed by the customer):
   – 10 x 2 cm, with a 50 x 50 x 20 cm drainage pit
   – in case of installation of a sump pump, it is necessary to comply with the drainage pit dimensions specified by the pump manufacturer
   – above-ground garages: if there is a slope on the entrance side, a drainage channel in front of the pit edge is recommended
4. Channels or undercuts/concrete haunches (performed by the customer):
   – not allowed along the pit floor-to-wall joints
   – should channels or undercuts be necessary, the system width needs to be reduced or the pit needs to be wider
5. 500 cm vehicle length = 530 cm pit length
   – for longer vehicles:
   vehicle length + 30 cm safety distance = pit length
   (pit length max. 550 cm)
6. Free spaces:
   – please ask WÖHR for the dimension sheets
7. Lintel

Dimensions

– all dimensions specified are the minimum, finished dimensions
– tolerances must be taken into consideration
– all dimensions are given in cm

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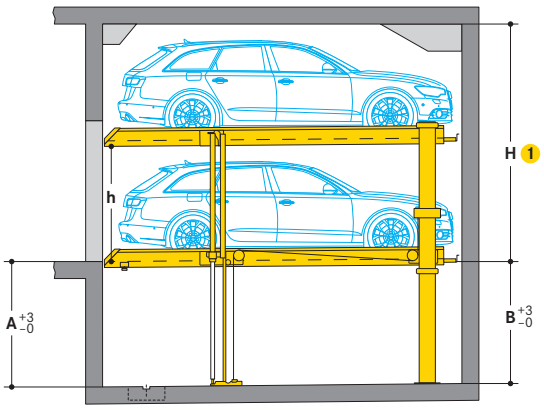
+49 [0] 7044 46-0 | +49 [0] 7044 46-149 | info@woehr.de | woehr.de

Height dimensions Standard type

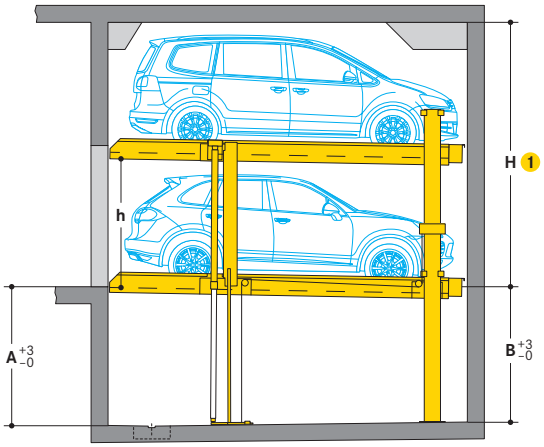


Type	Height (H) 1	Pit depth A	Pit depth B	Vehicle height 2 UL	Vehicle height 2 LL	Platform distance (h)
450-170	320	170	165	L+S 150	L+S 150	155
450-175	325	175	170	L+S 150	L+S 155	160
	330	175	170	L+S 155	L+S 155	160
450-180	330	180	175	L+S 150	L+S 160	165
	340	180	175	L+S 160	L+S 160	165
450-185	335	185	180	L+S 150	L+S 165	170
	350	185	180	L+S 165	L+S 165	170
450-190	340	190	185	L+S 150	L+S 170	175
	360	190	185	L+S 170	L+S 170	175
450-195	345	195	190	L+S 150	L+S 175	180
	370	195	190	L+S 175	L+S 175	180
450-200	350	200	195	L+S 150	L+S 180	185
	380	200	195	L+S 180	L+S 180	185

1 With an increase in headroom available, correspondingly taller cars will be able to park on the upper platform.

2 UL= upper level / LL = lower level
L = Limousine / S = Station wagon

Height dimensions Premium type

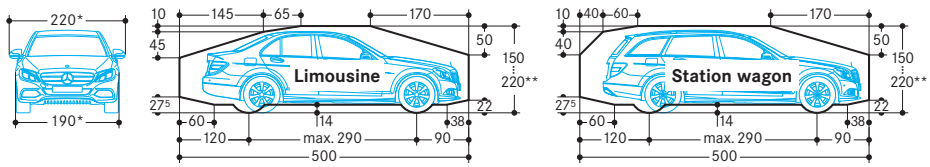


Type	Height (H) 1	Pit depth A	Pit depth B	Vehicle height 2 UL	Vehicle height 2 LL	Platform distance (h)
450-205	355	205	200	L+S 150	L+S 185	190
	390	205	200	L+S 185	L+S 185	190
450-210	360	210	205	L+S 150	L+S 190	195
	400	210	205	L+S 190	L+S 190	195
450-215	365	215	210	L+S 150	L+S 195	200
	410	215	210	L+S 195	L+S 195	200
450-220	370	220	215	L+S 150	L+S 200	205
	420	220	215	L+S 200	L+S 200	205
450-225	375	225	220	L+S 150	L+S 205	210
	430	225	220	L+S 205	L+S 205	210
450-230	380	230	225	L+S 150	L+S 210	215
	440	230	225	L+S 210	L+S 210	215
450-235	385	235	230	L+S 150	L+S 215	220
	450	235	230	L+S 215	L+S 215	220
450-240	390	240	235	L+S 150	L+S 220	225
	460	240	235	L+S 220	L+S 220	225

1 With an increase in headroom available, correspondingly taller cars will be able to park on the upper platform.

2 UL= upper level / LL = lower level
L = Limousine / S = Station wagon

Clearance profile (for standard vehicles)



* for a 250 cm platform width

** The overall vehicle height including roof luggage rails an antenna mounts must not exceed the max. vehicle height dimensions specified

© WÖHR Autoparksysteme GmbH

Width dimensions

Platform widths:

250 cm (single units), 500 cm (double units):
– for 190 cm vehicle width (without outside mirror)

260–300 cm (single units), 520–540 cm (double units):
– for vehicles wider than 190 cm (without outside mirror)
– for units with intermediate walls
– for units at the end of the driving aisle

For comfortable parking, entry and exit conditions platform widths upon 270 cm are recommended.

Reduced platform width means reduced parking comfort depending on the vehicle width, vehicle type, individual driving style, access situation of the garage.

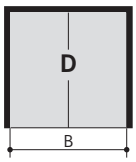
Width dimensions (underground car park)

Intermediate walls

Single unit (2 cars)

Space requirements B	Clear platform width
260	230
270	240
280	250
290	260
300	**270**
310	**280** (1)
320	**290** (1)
330	**300** (1)

Double unit (4 cars)



Space requirements B	Clear platform width
490	460
510	480
530	500
550	520
570	**540**

Combined unit (6 cars)

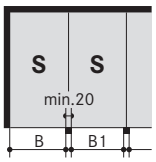
Space requirements B	Clear platform width
750	460+230
780	480+240
810	500+250
840	520+260
870	**540+270**
880	**540+280**
890	**540+290**
900	**540+300**

It is possible to combine different widths

(1) Only with platform load 2600 kg

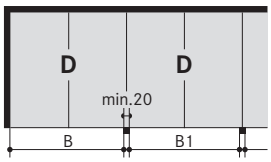
Columns external to the pit

Single unit (2 cars)



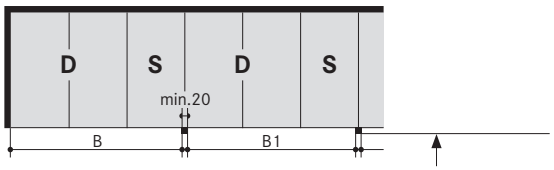
Space requirements wall-column B	Space requirements column-column B1	Clear platform width
250	240	230
260	250	240
270	260	250
280	270	260
290	**280**	**270**
300	**290**	**280** (1)
310	**300**	**290** (1)
320	**310**	**300** (1)

Double unit (4 cars)



Space requirements wall-column B	Space requirements column-column B1	Clear platform width
480	470	460
500	490	480
520	510	500
540	530	520
560	**550**	**540**

Combined unit (6 cars)



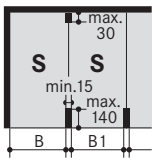
Space requirements wall-column B	Space requirements column-column B1	Clear platform width
740	730	460+230
770	760	480+240
800	790	500+250
830	820	520+260
860	**850**	**540+270**
870	**860**	**540+280**
880	**870**	**540+290**
890	**880**	**540+300**

It is possible to combine different widths

(1) Only with platform load 2600 kg

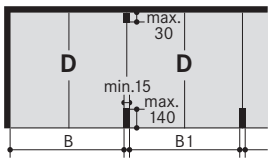
Columns in the pit

Single unit (2 cars)



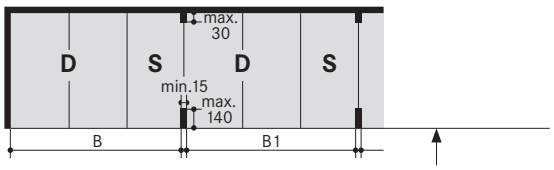
Space requirements wall-column B	Space requirements column-column B1	Clear platform width
255	245	230
265	255	240
275	265	250
285	275	260
295	**285**	**270**
305	**295**	**280** (1)
315	**305**	**290** (1)
325	**315**	**300** (1)

Double unit (4 cars)



Space requirements wall-column B	Space requirements column-column B1	Clear platform width
485	475	460
505	495	480
525	515	500
545	535	520
565	**555**	**540**

Combined unit (6 cars)



Space requirements wall-column B	Space requirements column-column B1	Clear platform width
745	735	460+230
775	765	480+240
805	795	500+250
835	825	520+260
865	**855**	**540+270**
875	**865**	**540+280**
885	**875**	**540+290**
895	**885**	**540+300**

It is possible to combine different widths

(1) Only with platform load 2600 kg

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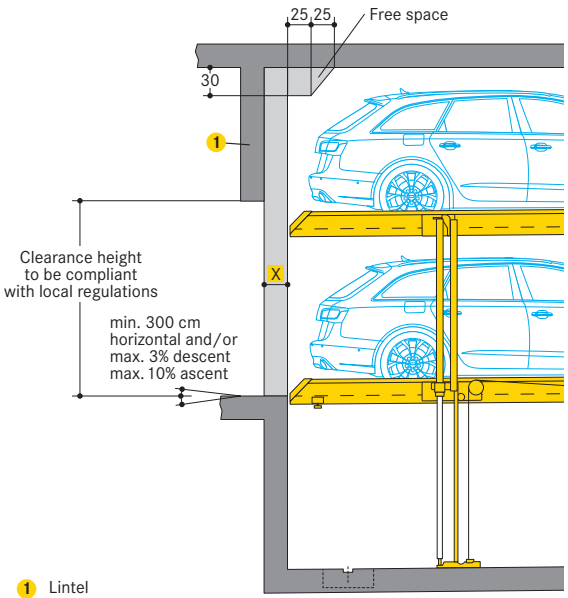
Garages with doors

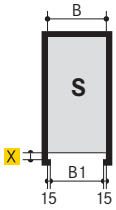


1 Lintel

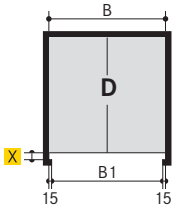
X = 10/15 cm for roller shutters

Dimension X to be defined by customer with the door supplier.

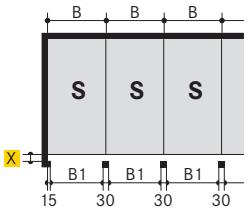
Single unit (2 cars)



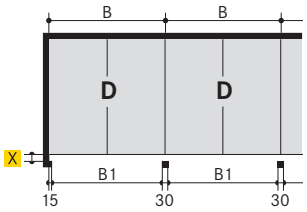
Double unit (4 cars)



Garage rows with single doors (2 cars each)



Garage rows with double doors (4 cars each)



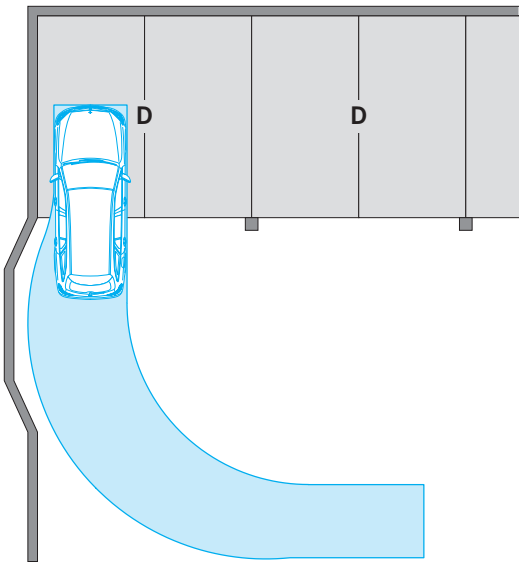
Space requirements B	Space requirements B1 [2]	Clear platform width
260	230	230
270	240	240
280	250	250
290	260	260
300	**270**	**270**
310	**280**	**280** [3]
320	**290**	**290** [3]
330	**300**	**300** [3]

Space requirements B	Space requirements B1 [2]	Clear platform width
490	460	460
510	480	480
530	500	500
550	520	520
570	**540**	**540**

2 B1 = drive-in passage width

3 Only with platform load 2600 kg

Wall recess



According to GaVo for Baden-Württemberg (07.07.1997/26.01.2011):

For parking places with a 90° arrangement at the end of the driving aisle, the entrance width must be min. 275 cm.

At the end of the driving aisle, we recommend to provide a wall recess, if technically possible.

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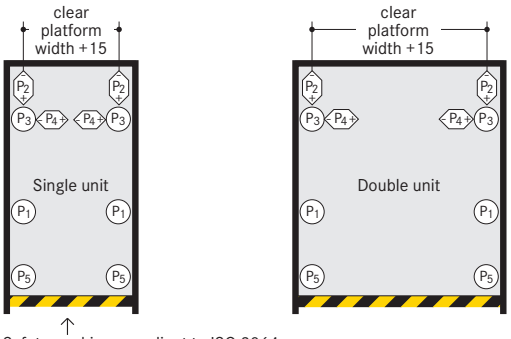
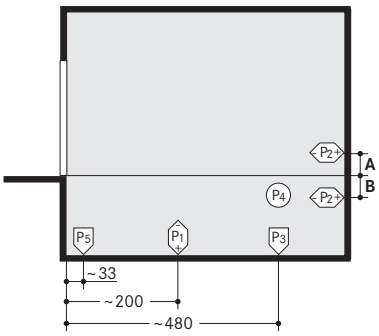
Static calculations and construction works requirement





P1	+ 41 kN* – 14 kN
P2	± 3 kN
P3	+ 18 kN
P4	± 1,5 kN
P5	+ 1,5 kN

*specified load bearing data includes the vehicle weight (2600 kg)

P1	+ 71 kN* – 23 kN
P2	± 3 kN
P3	+ 26 kN
P4	± 1,5 kN
P5	+ 2,5 kN

Standard type	A	B
Parklift 450-170	–	0
Parklift 450-175	–	5
Parklift 450-180	–	10
Parklift 450-185	–	15
Parklift 450-190	–	20
Parklift 450-195	–	25
Parklift 450-200	–	30

Premium type	A	B
Parklift 450-205	20	–
Parklift 450-210	15	–
Parklift 450-215	10	–
Parklift 450-220	5	–
Parklift 450-225	–	0
Parklift 450-230	–	5
Parklift 450-235	–	10
Parklift 450-240	–	15

Fixing of the system frames to the floor slab:
- using base plates (approx. 140 cm²)
- using adhesive anchor bolts
- hole depth to 12–14 cm
- concrete thickness of at least 18 cm

Concrete quality grade:
- compliant to the static requirements of the construction
- min. C20/25 grade (for dowel fastening)

Walls:
- front drive-in wall, rear and side walls in concrete
- perfectly flat wall surfaces
- without protruding sections such as border edgings, pipes and tubes, etc.
- concrete thickness of at least 18 cm

Frame bearing points:
- the specified lengths are expressed as mean value
- for the exact data, specific TÜV-tested data sheets are available

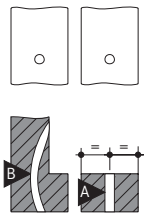
Extra space for hydraulic power packs

Dimensions in cm	1–5 Parklifts	6–10 Parklifts
Length:	100	150
Height:	140	140
Depth:	35	35

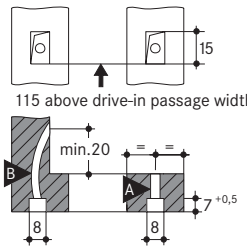
Hydraulic power pack placement options:
- located either on the top platform so that it moves with unit or on the wall
- where this is not possible, it is necessary to arrange for an extra space above drive-in level (i.e. for a wall recess or a niche)

Operating panel recesses and empty piping requirements

Flush mounted



Recess mounted



A M20 plastic or steel-armoured piping

B M20 flexible, plastic-insulated piping

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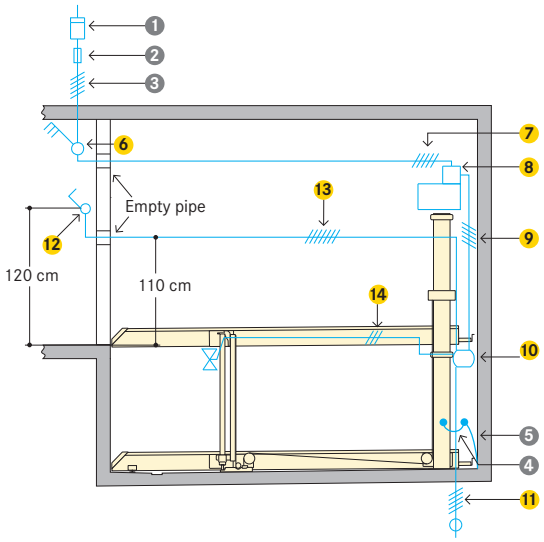
Electrical specifications

Installation diagram



Cabling preparation to be performed by the customer:
- up to the main switch to be in place prior to starting the installation operations
- connection to the main switch during installation
- system functional check testing can be performed by WÖHR together with the electrician provided by the customer
- if requested at a later date, functional check testing can be performed by WÖHR at extra-cost

Grounding and potential equalisation (to be performed by the customer):
- compliant to DIN EN 60204
- connections required every 10 metres

To be performed by the customer

Item	Quantity	Description	Position	Recurrence
1	1 piece	power meter	in the feed cable	
2	1 piece	fuse protection or automatic circuit breaker compliant to DIN VDE 0100 part 430: – 3 x 16 A slow blow for 3.0 kW power pack (starting current 24 A) only single units – 3 x 25 A slow blow for 5.5 kW power pack (starting current 57 A)	in the feed cable	1 x per power pack
3	based on site conditions	compliant to local power supply regulations 3 phases + N + PE* 230/400 V, 50 Hz	feed cables to main switch	1 x per power pack
4	every 10 m	grounding and potential equalisation lead-out connection	along pit floor edges/rear wall	
5	1 piece	grounding and potential equalisation compliant to DIN EN 60204	from lead-out connection to system	1 x per system

* to DIN VDE 0100 sections 410 and 430 (no permanent load) 3 phases + N+ PE (three phase current)

Note: for garages with doors the door manufacturer must be consulted before the electrical feed cabling is laid.

Scope of delivery by WÖHR (unless otherwise specified)

Item	Description
6	Lockable main switch
7	5 x 2.5 mm² PVC control cable leading from the main switch to the 3.0 kW power pack 5 x 4.0 mm² PVC control cable leading from the main switch to the 5.5 kW power pack
8	Hydraulic power pack with three-phase motor 3.0 kW or 5.5 kW. Ready-wired switching cabinet with motor safety contactor
9	5 x 1.5 mm² PVC control cable
10	Branch connector
11	5 x 1.5 mm² PVC control cable lead-out to the system alongside
12	UP/down operating unit with EMERGENCY STOP. Possibly located on the left, but always out of the platform's range of movement. Cable feed-in strictly from below leading upwards (2 keys for each parking space).
13	7 x 1.5 mm² PVC control cable
14	3 x 1.5 mm² control cable for the cylinder valve lead

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Notes and directions

Scope of application

- suitable for residential buildings, office buildings and business premises, hotels
- only for long-term users that have been instructed on how to use the system
- for frequently changing users (e.g. for office, hotel and business premises or similar):
  - only parking on top platform
  - performance of technical system adjustments is necessary
  - consultation with WÖHR is mandatory

Noise protection

Basis is the German DIN 4109 “Noise protection in buildings”.

With the following conditions required 30 dB (A) in rooms can be provided:

- noise protection package from our accessory
- insulation figure of the construction of min. $R'_w = 57$ dB
- walls which are bordering the parking systems must be done as single wall and deflection resistant with min. m’= 300 kg/m²
- solid ceiling above the parking systems with min. m’= 400 kg/m²

At differing constructional conditions additional sound absorbing measures are to be provided by the customer.

The best results are reached by separated sole plates from the construction.

Increased sound insulation (separate agreement):

It is based on VDI 4100 „Sound insulation in building construction“ Assessment and proposals for increased sound insulation.

Under the following conditions, 25 dB (A) can be complied with in living spaces and bedrooms:

- sound insulation package according to offer/order
- Sound insulation value of the building structure of min. $R'_w = 62$ dB (to be performed by the customer)

Note:
User noises are not subject to the requirements (see VDI 4100, Scope - Notes). User noises are basically noises that can be individually influenced by the user of the parking systems (e.g. driving on the platform, closing of vehicle doors, engine and brake noises).

Drainage

Water leaks into the pit:

- in the winter, up to 40 litres of snow water can possibly come with the wheel housings in just one parking process

Drainage channels:

- along the front end sections of the pit
- connecting to a floor drain or drainage pit (50 x 50 x 20 cm)
- with manual emptying out of the drainage pit
- alternatively installation of a pump or drainage channel into the sewerage system, to be performed by the customer

Sideways slope drainage:

- only into a gutter
- not possible in the remaining pit section

Lengthways slope drainage:

- provided according to specified construction dimensions

Environmental safety:

- coating of the pit flooring is recommended
- installation of an oil and/or petrol separator unit between the drainage connection and the main sewerage system is recommended

Temperature

- system operating range: –10° bis +40°C (with unloaded platforms lowering speed is reduced if less than +5° C)
- humidity: 50 % at +40° C
- in the event of changes to system conditions please consult with WÖHR

Conformity examination (TÜV)

- voluntary conformity assessment by the TÜV SÜD

The parking systems are compliant to:
- EC Machinery Directive 2006/42/EC
- DIN EN 14010

Lighting

- sufficient lighting of the driving aisle and of the parking places must be performed by the customer

Fire safety

- all fire safety requirements and all mandatory equipment (fire extinguisher and fire alarm systems, etc.) must be performed by the customer

Railings

The units need to be provided acc. EN ISO 13857 with safety railings if the gap between unit and wall exceeds 20cm. If walkways are arranged directly to the side or behind the systems, railings have to be provided by client acc. to local requirements, height min. 200 cm – this is applicable during the construction phase too.

Maintenance

- WÖHR and all the WÖHR partners abroad provide an installation and customer service network
- regular, annual maintenance is provided subject to the stipulation of a maintenance agreement

Prevention of corrosion damage

- all operations listed in the WÖHR Cleaning and Maintenance Instructions are to be performed regularly (independently of maintenance operations)
- zinc-plated parts, components and platforms are to be kept clean of dirt, road-salt and any other debris (due to corrosion hazards)
- always keep the garage well ventilated and deaerated

Surface protection

- please consider the information on surface protection!

Tender specification

- please consider the specifications!

Parking Place-Profile

- please consider the product information Parking Place-Profile!

Electromobility

- please consider the product information E-charging!
- depending on the position of the charging point on the electric vehicle, collision points with protruding plugs and charging cables can occur

Construction formalities

- the documentation necessary for construction permit applications is provided by WÖHR on demand

Construction alterations and/or modifications

- the right to construction or model modifications and/or variations is hereby reserved
- the right to any subsequent part modification and/or variation and amendments in procedures and standards due to technical and engineering progresses or due to environmental regulation changes is also hereby reserved

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GALBRAITH & Associates

Tree Consultants & Contractors
Tel (03) 9888 5214

6 Sep 2024

Doctor Benjamin Burt
67 Erin St, Richmond VIC
C/- Marcus D`Amico
Platform Architecture

re: 67 Erin Street, Richmond – RFI Response

Introduction
An upgrade and expansion of the medical facility is proposed for 67 Erin Street Richmond, including renovations of the front of the existing building, demolition of the rear of the existing building, construction of a basement and partial basement and two above ground floors. Galbraith and Associates provided a report dated the 22/04/2024 on the trees which are on and close to the site, including an impact assessment. The proposal necessitates that all trees within the subject site, namely Trees 1 and 3-6 are removed.

The City of Yarra has provided an RFI dated the 22/July/24. Galbraith and Associates has now been requested by Platform Architecture to address Item 7 of the RFI, namely to provide:
Percentage of tree protection and structural root zone encroachment detailed on the plans for Tree 2 and 7.

The design plans upon which I base my assumptions are the Rev A drawings by Platform Studios.

Trees 2 and 7 are located in the neighbouring property to the east as shown on the accompanying extract of the existing site conditions survey on page 2.

Extracts from the basement plan showing the % TPZ encroachment into each of trees 2 and 7 are provided on page 4, along with a short discussion of the likely impact on page 5.

2

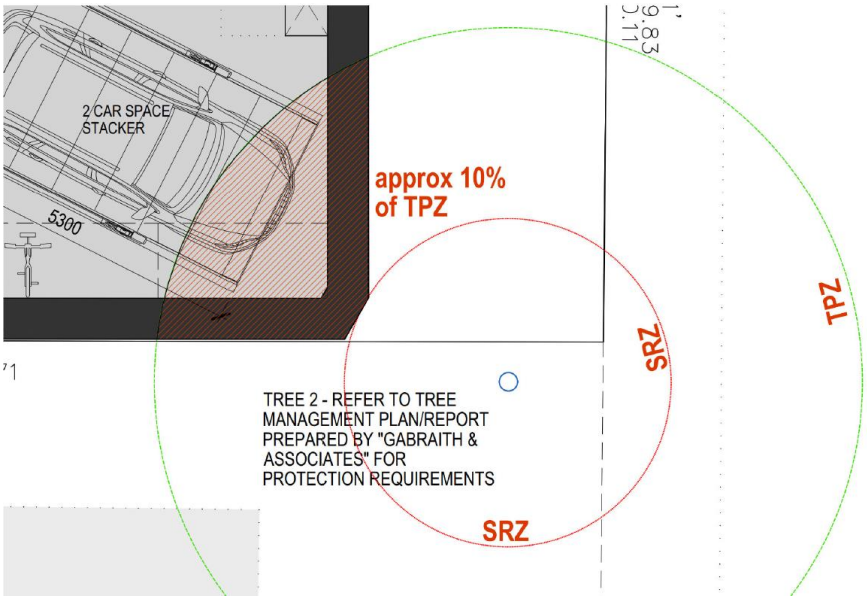
3

TREE SURVEY

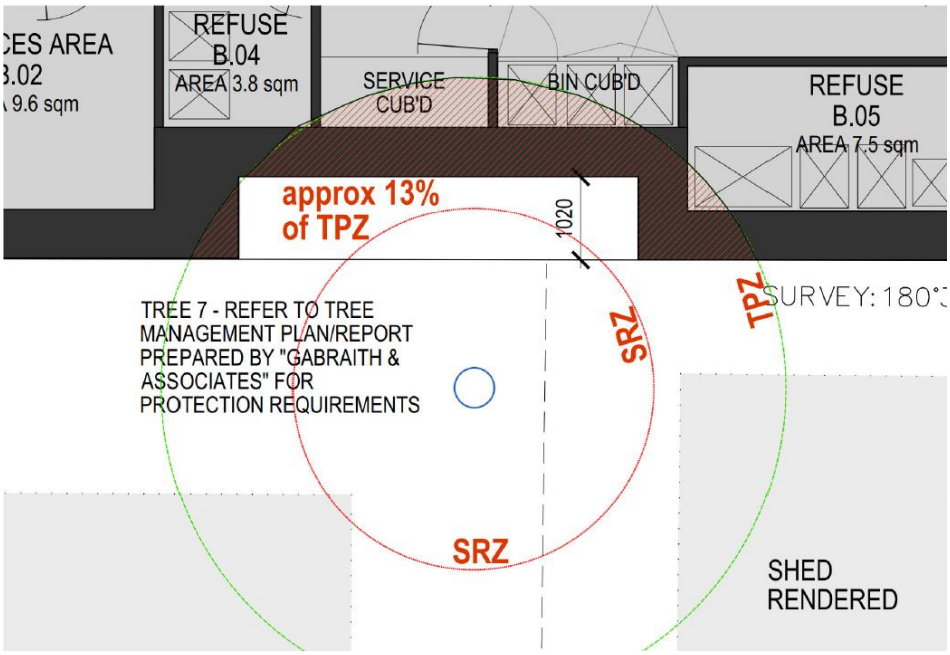
Tree No.	Species Indigenous (I) Victorian (V) Australian (A) Exotic (E) Weed (W)	DBH (cm)	HxS (m)	Comments, WOR, TPZ(m), SRZ(m)
1	Corymbia citriodora A Lemon Scented Gum	63	20x14	High crowned tree in good health, probably 40 years of age. The roots of the tree are lifting and cracking the concrete car park, a problem which will increase over time. WOR 6 TPZ 7.5 SRZ 2.9
2	Agonis flexuosa A Willow Myrtle	43	7x7	Small to medium healthy mature tree, probably of the order of 35 years of age. The trunk is in the neighbouring property, hard up against the boundary brush fence. Over time this tree will develop a very thick wide trunk which will push out the fence. TPZ 5.2 SRZ 2.4
3	Corymbia ficifolia A Flowering Gum	55	10x10	Mature tree in fair-poor condition with thinly foliated crown and dead extremities. WOR 3 TPZ 6.6 SRZ 2.8
4	Eucalyptus mannifera ssp maculosa V Brittle Gum	55, 43	18x14	Poor condition – thinly foliated with extensive die-back. WOR 2
5	Eucalyptus mannifera ssp maculosa V	45	14x10	Healthy but leans heavily over the property next door. WOR 4 TPZ 5.4 SRZ 2.6
6	Eucalyptus mannifera ssp maculosa V	52	11x9	Leans heavily southwards towards the existing clinic, however it has been lopped back hard in the past. WOR 4 TPZ 6.2 SRZ 2.7
7	Ficus carica E European Fig	23, 15, 10, 13	6x8	Multi-stemmed young vigorous neighbouring fruit tree which straddles the boundary between two neighbouring properties. TPZ 3.8 SRZ 2.2

4

Tree 2



Tree 7



Tree 2 The only excavation required near Tree 2 is for the basement (see extract of the basement plan upper page 4). The basement has been marginally altered so that there is now no encroachment into its SRZ and only a 10% encroachment into the TPZ of the tree. This is acceptable according to the relevant Australian Standard 4970:'Protection of trees on development sites:2009.

Tree 7 The encroachment into the TPZ of this neighbouring multi-stemmed fig is approx. 13% (see extract of the basement plan lower page 4). Although slightly over the 10% Aust Std guideline, in this situation it is readily acceptable. As discussed in the 22/04/24 report, most of the roots entering the subject site are likely to be within the 30cm wide garden bed adjacent to the boundary. They are unlikely to spread westwards far beneath the concrete carpark as there is nothing but concrete and building to the west, beneath which root conditions will be poor due to factors such as:

- absence of topsoil,
- high soil compaction and difficult conditions for root penetration.
- Reduced soil air and moisture.

Thus one can be very confident that the metre wide gap opposite the tree will be sufficient not to impact the viability of the tree.

Notes on Terminology
In order to understand the column headings of the tables of data, I have provided the following explanations:

DBH diameter of trunk over bark at breast height In a number of cases where the tree has forked into multiple trunks below breast height (1.3-1.5m) the diameter is measured below the fork and an estimate is made for the single trunk equivalent at breast height, or else figures for each of the individual stems can be given.

HxS This is the estimated height (H) of the tree and its average crown spread (S).

SULE Safe useful life expectancy in years. Taken in the context that the area is to be developed for residential use, and that sensible distances are maintained between the buildings and the trees, this is the estimate of time that the tree will continue to provide useful amenity without imposing an onerous financial burden in order to maintain relative safety, and avoid excessive nuisance.

Worthiness of Retention (WOR):
The worth for retention of a tree is based on the assumption that the site is to be re-developed, and that there is the opportunity for new tree planting. It is based on a number of factors. These factors are:

1. structure, health, form and safe useful life expectancy,
2. size, prominence in the landscape,
3. species rarity,
4. whether indigenous,
5. whether an environmental weed.
6. importance for habitat of native wildlife
7. whether of historical or cultural interest

Any tree with a WOR rating of 3 or less should be seriously considered for removal before development begins because it is dead, nearly dead or dangerous, a weed, is causing or is likely to

cause a severe nuisance in the near future, or just of very little significance and readily replaceable with new plantings. Trees rated 4-6 are of some significance. Some of these trees may respond to treatments such as formative pruning, removal of dead wood, weight reduction pruning etc. Trees rated 7 or higher are of high significance (the higher the ranking the more so), primarily because of their good health, structure, form, prominence in the landscape and SULE, although all they still may need substantial works done on them as already detailed, if they are to be retained.

Tree Protection Zone (TPZ) According to the Australian Standard AS 4970-2009 'Protection of Trees on Building Sites', the TPZ is the principal means of protecting trees on development sites. It is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.' The radius of the TPZ is calculated by multiplying the DBH by 12. The radius is measured from the centre of the stem at ground level. An area of 10% of the TPZ is deemed acceptable to violate if 10% of the *area* of the TPZ is made up in other directions. *Thus if encroachment is from one side only, encroachment to as close as approximately 8.3 times the DBH (~ 69% the listed TPZ radius) is permissible according to the Standard.*

Where the tree has more than one trunk, the TPZ is deduced by taking the square root of the sum of the squares of each of the DBHs, and multiplying this figure by 12

The TPZs as determined by the AS 4970-2009 approach should be construed as a rough guide. Many factors such as the type of encroachment on the TPZ, species tolerance, age, tree height, presence of spiral grain, soil type, soil depth, tree lean, the existence of onsite structures or root directional impediments, level of wind exposure, irrigation and ongoing tree care and maintenance are each highly influential on the size and success of the TPZ estimation.

Structural Root Zone
According to the Aus Std. AS 4970:2009, the structural root zone is the area of the root plate required for a tree`s stability. In order to calculate the indicative radius of such a zone from the trunk centre, according to the Aus Std., one uses the following formula: SRZ radius is $(D \times 50)^{0.42} \times 0.64$, where D is the trunk diameter in metres taken from just above the root buttress. The minimum indicative SRZ radius is 1.5m for any tree, irrespective of how small. A graph is provided in the Aust Std, with a curve depicted relating the SRZ to trunk diameter. Unfortunately, the calculated figures do not match those derived from the graph. The Aust Std. does not mention from where this formula is taken although acknowledges the publication 'Mattheck, C. & Breloer, H. (1994) *The Body Language of Trees* HMSO Publications' in the preface and bibliography. The figures derived from the graph for the indicative SRZs are far greater than those implied from the curve of 95% fit for the results from studies of upturned root plates of windblown and winched over German trees (see Mattheck, C. & Breloer, H. (1994). Furthermore the figures derived from the graph for the indicative SRZs are far greater than what one calculates them to be, using the formula provided by the Standard i.e. $(D \times 50)^{0.42} \times 0.64$. The calculated figures according to the Aust Std. are considerably greater for small and large trunks than those of Mattheck & Breloer.

In reality, the radii calculated whether by graph or using the formula, are much larger than necessary, except in cases such as where the soils are very shallow or where the structural root development is unidirectional or highly asymmetric for some reason, and the excavation is to be within the zone of the roots. **The structural stability generally depends far more on what proportion of the circumference of the tree is to be excavated than the actual distance of excavation from a tree, and this is often not taken into account quite when using the SRZ.**

Tree Origin Categories
Each tree has been classified as to whether it is indigenous (**I**), native to Victoria (**V**), native to Australia (**A**), exotic (**E**) or an environmental weed (**W**).

An indigenous species (**I**) is one that is known to grow naturally in the local area, even if the individual tree has been planted and is from a seed source or provenance foreign to the area.

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A species classified **V** is one which has a part or all, even if very small, of its natural range within Victoria, although it may occur outside the state as well. It does not however occur naturally in the local area.

A species classified **A** is native elsewhere in Australia than Victoria. It does not occur naturally in the local area.

A species classified **E** has its natural range occurring outside Australia.

A species classified **W** is a seriously invasive environmental weed.

GALBRAITH & ASSOCIATES

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lid Low Impact Development Consulting

Environmentally Sustainable Design

Sustainable Design Assessment for:

67 Erin St, Richmond

Prepared for: Platform Studios
Prepared by: ZZ – Low Impact Development Consulting

10/09/2024

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Version	Date	Description	Drawings	Prepared	Checked
1.0	09/05/2024	Coordination issue	Rev. A	ZZ	CH
1.1	10/09/2024	Updated STORM Area Proof	Rev. A	ZZ	ZZ

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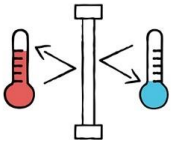
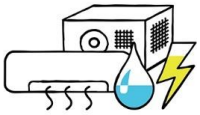
Development highlights

Energy efficient hot water heat pump systems



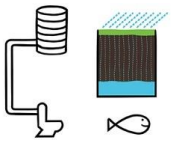
Improved energy efficiency - use of double glazed windows



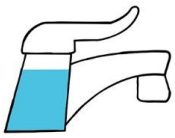
Energy and water efficient heating and cooling

Energy and water efficient appliances

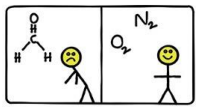
Potable (drinking) water savings - 4000L Rainwater tank connected to toilets



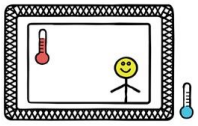
Onsite water use and infiltration - Best Practice Stormwater treatment



Potable (drinking) water efficient fixtures



Improved indoor air quality due to reduced use of off-gassing materials



Well insulated building fabric and windows

Avoidance of use of rainforest timbers

Undercover bicycle parking – in basement carpark

Excellent public transport access

Lower embodied carbon concretes

Environmentally friendly materials choices

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LID acknowledges and pays respect to the Australian Aboriginal and Torres Strait Islander people, to their ancestors and elders, past, present and emerging, as the traditional custodians of the lands upon which we work and live. We recognise Aboriginal and Torres Strait Islander people's deep cultural and spiritual relationships to the water, land and sea, and their rich contribution to society.

Executive summary

Project summary

This ESD report is for the proposed commercial development of a medical centre at 67 Erin St, Richmond and is based on the drawing set provided by Platform Studios on the 15th of April, 2024.

Figure 1: Proposed Site Layout

This report addresses the environmentally sustainable development requirements under the City of Yarra Planning Scheme (relevant clauses listed below), specifically per clause 15 Built environment and heritage:

Planning should promote development that is environmentally sustainable and minimise detrimental impacts on the built and natural environment.

Planning should facilitate development that:

- *Is adapted and resilient to climate related hazards*
- *Supports the transition to net zero greenhouse gas emissions*
- *Minimises waste generation and supports resource recovery*
- *Conserves potable water*
- *Supports the use of, and access to, low emission forms of transport*
- *Protects and enhances natural values*
- *Minimises off-site detrimental impacts on people and the environment.*

This sustainability report details measures that meet and often exceed mandatory Environmentally Sustainable Design (ESD) requirements for this type of commercial development.

The body of the report contains a full list of ESD initiatives to be included in the development. A summary of the major ESD initiatives committed to are included below:

- Net Zero carbon / carbon neutral capability
    - The development will be future proofed and built to enable net zero carbon emissions capability in operation. The project has electricity rather than gas as the fuel source for all of energy uses: space heating and hot water heating.

- Energy
  - Energy efficient electric reverse cycle heat pump/air-conditioning heating and cooling systems beyond minimum standards (within one star of best available)
  - Energy efficient electric heat pump storage hot water units
- Water and Stormwater
  - On-site water use and infiltration measures to meet CSIRO Best Practice Stormwater Management (Water Sensitive Urban Design) treatment quality requirements
  - Rainwater tank(s) of size 4000L connected to all toilets to reduce potable water consumption and assist with stormwater quality management requirements.
  - Potable (drinking) water saving measures including low flow toilets and taps
- Indoor Environment Quality (IEQ)
  - Minimised indoor pollutants from the use of low off-gassing materials such as low VOC paints, carpets and adhesives, and low formaldehyde products
- Sustainable materials
  - Avoidance of the use of endangered rainforest timbers in this development.
  - Use of lower embodied carbon/energy alternatives for concrete.
  - More environmentally friendly material alternatives for insulation and other building components
- Sustainable transport
  - The development will incorporate higher capacity circuits for faster electric vehicle (EV) charging to enable potential zero carbon emissions electric vehicle transport.
  - The development design encourages cycling as it includes substantial, readily accessible bicycle parking.
- Urban ecology
  - Inclusion of climbing plants for Urban Heat Island (urban cooling) and biodiversity benefits

Generally, other non-mandatory guidelines and good design principles (eg. Green Star) have also been incorporated where deemed to be relevant in respect to the scope and nature of this development. This encourages further levels of sustainability above and beyond the mandatory requirements.

The proposed development advances basic sustainability principles by increasing the potential use of the site, in line with the surrounding environment. In the context of a need to limit use of material, energy and land resources, the proposed development enables a more affordable and energy efficient model of development. The expected design life of this development would be in excess of 40 years.

Mandatory guidelines and tools addressed in this report as relevant to sustainability include:

- National Construction Code (NCC) / Building Code of Australia (BCA) Volume One Section J;
- Victorian Planning Policy (VPP) and Local Planning Policy (LPP) clauses including
  - 11 Settlement
  - 12 Environmental and Landscape Values
  - **15 Built Environment and Heritage**

- **15.01-2L Environmentally Sustainable Development**
- **15.01-2S Building Design**
- 18.02 Movement Networks
- **19.03-3S Integrated Water Management**
- **53.18 Stormwater Management in Urban Development**

- Built Environment Sustainability Scorecard (BESS); and
- The STORM assessment.

The proposed development will address the relevant ESD requirements of the above planning scheme provisions.

Results summary

Further to the above initiatives and in conjunction with others listed in this report, the development was assessed using the 'Built Environment Sustainability Scorecard' (BESS), obtaining a total score of **60% and passing all mandatory categories.** A score of 50% or greater (including compliance under water, energy, stormwater and IEQ categories) demonstrates a Best Practice environmentally sustainable development.

Commitment & documentation on plans

Where possible the "ESD initiatives" in each section **should be included on the plans**. Examples include (where relevant):

- Water tank retention size(s) and location including whether above ground or underground
- Shading devices
- The openable component of a window
- Air-conditioning indoor and outdoor units
- Hot water system location and type
- Bicycle racks (including in garages)
- External materials
- Electric Vehicle (EV) charging station connection points
- Location for waste bins (should allow for separation of comingled recycling, and landfill as a minimum)
- Other relevant readily shown items.

Where items are not usually shown on town planning plans, these can be included on a notes box on the drawings to ensure they flow through to construction drawings, or included in the specification.

As a minimum this ESD report must be referenced in a single note, such as:

> "Plans are to be read in conjunction with the endorsed ESD report (which forms part of the town planning permit submission), and all initiatives contained within must be implemented to the satisfaction of the responsible authority"

Abbreviations used in this report include:

- BCA – Building Code of Australia
- SDAPP – Council Sustainable Design Assessment in the Planning Process
- BESS – Built Environment Sustainability Scorecard

1 Net zero carbon emissions - Carbon neutral energy capability

Goals

- To support the transition to net zero greenhouse gas emissions (planning scheme cl15)

Minimising greenhouse gas emissions means reducing carbon dioxide (carbon) and other greenhouse gas emissions. Actions to minimise emissions can occur during the operation of a building, and also during the construction of that building/development.

Minimised greenhouse gas emissions from operational energy consumed – Energy source selection

Net zero carbon/carbon neutrality in operational energy consumption is not difficult to achieve in new developments.

Developments can be built to be net zero carbon/carbon neutral emissions capable in terms of operational energy consumption where the energy source can readily be supplied from a renewable, fossil free fuel source. Electricity is an energy source for buildings that can readily be sourced from renewable energy whether from onsite solar photovoltaic (PV) panels, or offsite solar PV systems or wind via readily accessible GreenPower or carbon neutral energy purchasing. Installing electricity infrastructure ensures building occupants can readily choose when they wish to purchase 100% renewable zero carbon energy.

In addition, standard business-as-usual purchasing of electricity from the electricity grid is increasingly relying on more renewables for electricity generation. In the last year 42% of Victoria's grid electricity came from renewable electricity[1]. By 2030 this will be beyond 50%[2]. All electric services and appliances will automatically become greener due to the greening of the electricity network.

Natural gas on the other hand is methane and produces carbon dioxide when burned in heating, hot water or cooking. While trials are occurring for introducing clean burning hydrogen into our gas network, no clear path is confirmed on how and when all of the network could deliver beyond 10% hydrogen.

Installing gas infrastructure into buildings ties the development to burning a greenhouse gas fuel until the infrastructure is replaced. It is better for the environmentally conscious tenants and future users not to install gas infrastructure at the time of building development.

Carbon neutral energy supply ready	The development will be built to facilitate going net zero carbon emissions in operation. To achieve this, no gas will be included within the development. • Space heating and cooling will be heat pump technology, not gas.	Additional sustainability practice

[1] OpenNEM https://opennem.org.au/energy/vic1/?range=1y&interval=1M 23 April – 23 April 2024.
[2] Victorian Government legislated Renewable Energy (Jobs and Investment) Act 2017 https://www.energy.vic.gov.au/renewable-energy/victorias-renewable-energy-targets

	• HWS will be electric heat pump with storage tanks.	

2 Energy Efficiency

Goals

- To improve the efficient use of energy and reduce total operating greenhouse gas emissions
- To reduce energy peak demand through particular design measures (e.g. appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling
- Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades

Initiatives

Focus area	Initiative Description	Reference
Building sealing	Building sealing will be in accordance with NCC 2022 Volume 1 Part J5 *Building Sealing*.	NCC2022 Volume 1 Part J5
Building fabric, heating and cooling, and hot water supply	The proposed development will meet the Deemed to Satisfy (DtS) requirements of NCC 2022 Section J, including: • Meet NCC2022 insulation levels (total R-value upwards and downwards) for all exposed floors and ceilings (forming part of the envelope); • Wall insulation and glazing systems within NCC2022 allowances for wall-glazing fabric; • Heating and cooling systems within 85% of the best CoP/EER available (or within one star) for the required capacity; and • Water heating systems within one star of the best available, or 85% of the performance of the best available for the required capacity. Alternatively, if JV3 modelling is undertaken to verify building fabric performance, the proposed building will demonstrate equivalent or better energy efficiency when compared to NCC 2022 reference building.	NCC2022 Part J, BESS Energy
Hot water supply	**Efficient electric heat pumps** - The hot water supply will be from efficient electric heat pump storage units.	Additional sustainability practice

Space heating and cooling	**Efficient electric inverter reverse cycle air-conditioner/heat pump units** - Heating and cooling will be delivered via efficient electric inverter air-conditioner/heat pump units selected to be within 1 star of the best available system on the market of relevant size/capacity.	SDAPP - Energy efficiency / BESS Energy
Windows	Windows will be specified as required to meet energy efficiency requirements of Part J4.	NCC2022 Part J4
External shading	Effective shading is proposed to relevant facades, accounting for around 80% of the total glazing areas. Window shrouds and perforated metal screens are provided to northern facing windows facing to Bowen St. Western facing windows are effectively shaded by window shrouds and brick shading screens. Eastern facing windows are effectively shaded by window shrouds and projection shadings to the lower ground floor light well.	BESS IEQ
Downlights	Downlights will not require gaps in ceiling insulation. Downlights will be LED IC rated (Insulation Contact) type, running cooler and allowing for insulation to be directly installed over the downlight fitting itself (as per manufacturer's instructions).	Additional sustainability practice
Lighting	Lighting density throughout the development will be within the Building Code of Australia (BCA) 2022 maximums. The very significant improvement in LED lighting over recent years allows the use of low wattage fixtures without a loss in illuminance.	NCC2022 Part J7 – Mandatory
External lighting	External lighting to paths and driveways/carparks will have a daylight sensor and either timer or motion sensors installed.	NCC2022 Part J7
Skylights	Skylights will be provided above the upper floor reception and GP rooms.	Additional sustainability practice
Encouraging stair use rather than lift	The stairwells are open to the reception and lobby, and encouraging easy movement between each levels. This reduces the use and energy consumption of the lift.	Additional sustainability practice

Energy efficient appliances	Where domestic appliances are installed or provided by the developer, they will be within one star of the best available.	Additional sustainability practice

Additional Details

Hot water heat pumps	As there are currently no star ratings for hot water heat pumps, different bands have been nominated within BESS based on the number of Small Scale Technology Certificates (STCs) available. STC availability is updated each calendar year. The number of STCs available for a specific model of hot water heat pump can be confirmed from the Clean Energy Regulator website: https://www.rec-registry.gov.au/rec-registry/app/calculators/swh-stc-calculator
Building sealing	Building sealing prevents un-intended air movement through the thermal envelope (infiltration and exfiltration). Air gaps in the building fabric result is uncontrolled heating and cooling demands in addition to high risk of structural damage due to condensation internally in well insulated envelope walls. It is important to ensure air-tight connections between internal lining on exterior walls, ceiling and floor plate, around electrical and hydraulic penetrations going through the air-tight barrier by using a system of grommets, membranes and tapes. Alternatively, a combination of plasterboard and caulking with high level attention to detail can make a large difference to the air leakage rate of the building To address air leakage through doors and windows, the following measures are recommended: • Compressible foam or similar seals provided around doorways from conditioned to non-conditioned spaces; • Draft protection devices along the bottom edge of external swing doors; • Multi-fit cable and pipe seals/adhesive membrane grommets for sealing around pipes or conduits passing through the building envelope; and • Self-closing dampers fitted to exhaust fans.
Space heating and cooling	Heating and cooling will be provided by reverse cycle air-conditioner units (which incorporate heat pump technology). BESS Energy Efficiency commitments require heating and cooling system efficiency to be of the best 15% of available products within a certain size range, or within 1 star of the best available relevant system. Air-conditioners will be reviewed against the following government website to confirm their performance prior to specification. For simple availability checking use the Basic search under Energy Rating.gov.au

	selecting the Energy Rating calculator or Registration database https://reg.energyrating.gov.au/comparator/product_types/64/search/
Windows	When selecting a window system, attention must be paid to all components of the system, not just the average thermal values of the glass. Framing material with low thermal conductivity must be selected to ensure the internal surface of the frame remains at a temperature higher than dew point of the indoor air in winter. The spacer material between the glass panes must also be detailed in a material with low thermal conductivity to ensure the temperature along the edge of the glazing does not drop below dew point. If such details are not in place, condensation will form on the internal side of the frames in winter. This will provide good growing conditions for mould and is likely to damage the construction.

3 Indoor Environment Quality

Background

Access to daylight and sunshine is advantageous to the wellbeing of humans.

Many paints, adhesives, sealants and flooring types contain Volatile Organic Compounds (VOCs) which are released into the indoor air. Joinery has, over the last 30 years, contained high levels of formaldehyde. VOCs and formaldehyde are recognised as potentially harmful to humans as well as contributors to atmospheric pollution.

Goals

- To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals levels.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

Initiatives

Focus area	Initiative Description	Reference
Exhaust fans	To ensure moisture is removed, reducing the chance of mould build up, for occupant health benefits, bathroom exhaust fans will run on	Additional sustainability practice

	inexpensive commonplace timers built into switches that operate for a predetermined time (eg 5 minutes) after the fan has been turned off. Alternatively, bathroom extract fans will run on humidity sensors.	
Ventilation	Mechanical ventilation is proposed for the development. The outdoor air flow to all relevant spaces shall exceed the minimum requirements of AS1668.2 by minimum 50% to achieve BESS compliance. The ventilation system will include CO_2 monitoring facilities to monitor and maintain a concentration not greater than 800ppm. In addition, there will be openable windows to the stairwell lightwell to provide access to ventilation and connection with the outdoors.	BESS IEQ
Daylight	Daylight levels will meet SDAPP and BESS Framework achieving at least 33% of regularly occupied areas have at least 2% daylight factor. This will be achieved through windows and skylights in GP and consult rooms.	BESS IEQ
	Light coloured walls internally will help to maximise daylight levels.	Additional sustainability practice
Glare (external sources)	**Internal blinds** (eg. motorised concealed shade cloth inside of glass) will be installed to manage glare rather than rely on tinted glass.	Green Star - Visual Comfort Additional sustainability practice
Mechanical system maintenance	Mechanical ventilation systems will be designed to allow easy access for maintenance and cleaning of moisture and debris. Further, ventilation ducts will be cleaned prior to use.	Green Star
Low VOC paints and adhesives	**Low VOC (Volatile Organic Compounds) paints and adhesives** will be used for reduced off gassing and improved occupant health. These will comply with the limits as outlined in additional details. Contractors are required to provide evidence of these commitments.	Green Star / BESS tool
Low VOC carpets and flooring	**Low VOC (Volatile Organic Compounds) carpets and flooring** will be used. These will comply with the limits as outlined in additional details.	Green Star / BESS tool

	Contractors are required to provide evidence of these commitments.	
Low formaldehyde timber based products	For occupant health benefits, engineered wood products (including MDF, particleboard and plywood) will be Class E1 formaldehyde or better.	Green Star

Additional details

Low VOC

Volatile Organic Compounds is the term used to describe several hundred petrochemical solvent type compounds found in paints, adhesives, sealants, carpets, reconstituted wood products, and new furniture. Newer buildings generally have higher concentrations of these VOC's that contribute to headache, lethargy etc. in occupants.

Low VOC paints, adhesives and sealants – the VOC content of paints, adhesives and sealants will not exceed the levels listed in the table below (VOC limits are less water and exempt compounds) (from the Green Star Design and As Built v1.1 guidelines). Low VOC adhesives and sealants are readily available and can be purchased in bulk to minimise the price premium. Mapei adhesives offer a full low VOC adhesives range.

Product category	Maximum VOC content (g/litre)
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One & two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membrane and sealant, fire retardant sealant and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesive and sealants	100

Low VOC paints are readily available at all suppliers:

- Wattyl ID Eco System Low VOC
- Haymes - www.haymespaint.com.au
- Porters Paints - www.porterspaints.com
- Bio Products Aust - www.bioproducts.com.au
- Ecolor - www.ecolour.com.au
- Livos - www.livos.com.au
- Murobond - www.murobond.com.au
- Oikos non toxic Paints - http://www.nontoxicpaint.com.au

- The Natural Paint Company

Low VOC carpets – the VOC content of carpets will not exceed the levels listed in the table below in accordance with the relevant test protocols (from Green Star Design and As Built v1.1 guidelines).

Test protocol	Limit
ASTM D5116 – Total VOC limit	0.5mg/m² per hour
ASTM D5116 – 4-PC (4-Phenylcyclohexene)	0.05mg/m² per hour
ISO 16000/EN13419 – TVOC at three days	0.5mg/m² per hour
ISO 10580 / ISO/TC 219 (document N238) – TVOC at 24 hours	0.5mg/m² per hour

Low formaldehyde products

Formaldehyde is used in the production of resins that act as glues for engineered wood products and is a colourless gas with a strong odour. Exposure to formaldehyde can cause irritation in the eyes, nose and throat with various authorities recommend E1 as a maximum emissions class.

Reduced formaldehyde emissions in engineered wood products are classed as below:

Class	Limits (mg/L)
Super E0	Less than or equal to 0.3
E0	Less than or equal to 0.5
E1	Less than or equal to 1.0
E2	Less than or equal to 2.0
E3	Greater than 2.0

Companies offering low formaldehyde engineered wood products include:

- Polytec offers E1 and E0.
- Nikpol offers E1, E0 and Super E0 for select products.
- Austral Plywood E1, E0 and Super E0 for select products.
- Laminex Australia offer E1, E0, Super E0 and no added formaldehyde for select products.

4 Water Conservation

Background

As populations increase and global warming contributes to fast climate change, the access to clean potable water will become more of an issue to Australians and the world. Inefficient use of water can lead to the destruction of habitat for dams, over-use of artesian water supplies creating a rising water table or intensive energy use for desalination plants.

Goals

- To ensure the efficient use of water.
- To reduce total operating potable water use.
- To encourage the collection and re-use of stormwater
- To encourage the appropriate use of alternative water sources.
- To minimise associated water costs.

Initiatives

Focus area	Initiative Description	Reference
Water efficient fixtures, fittings and appliances	Water saving, water efficient fixtures, fittings and appliances have been selected in line with the following WELS ratings: • 4 star toilets • 5 star bathroom taps • 5 star kitchen taps	BESS, Green Star
Rainwater collection and use	Rainwater collection will reduce potable water (drinking water) consumption. Rainwater collection and use will involve the installation of a rainwater tank of minimum 4,000L retention capacity, collecting water from all roof areas and supplying it to all toilets in the development.	STORM, BESS tool, Green Star
Accessibility of pumps	Water pumps and manual over-ride switches will be readily accessible for access in the event of malfunction.	Additional sustainability practice

Additional details

Water efficient fixtures & fittings	All fittings to be specified are based on recommendations from www.savewater.com.au or from the product search on the following site www.waterrating.gov.au and will be amongst the most efficient on the market, and a significant improvement on fittings historically used in most buildings. Further water efficient appliances will be determined from sources such as the following web site http://www.waterrating.gov.au.

5 Stormwater Management

Background

Pollutants that build up on impervious surfaces get washed into the stormwater system and end up in local waterways. Water Sensitive Urban Design is now a major goal of urban development to prevent this occurring.

The quality of water leaving a site (and peak and total stormwater run-off volumes) can be improved by collection of water in water tanks, natural infiltration through gardens and lawns into the soils, and minimisation of impervious pavements or the shedding of water from impervious surfaces into garden beds that have particularly good infiltration into the ground – known as infiltration beds. The following measures have been adopted to ensure these concerns are addressed.

Goals

- To reduce the impact of stormwater run-off
- To improve the quality of stormwater run-off
- To achieve best practice stormwater quality outcomes
- To incorporate the use of water sensitive urban design, including stormwater re-use

Initiatives

Focus area	Initiative Description	Reference
Best Practice Stormwater treatment	Stormwater run-off quality will be maintained in this development, and has been assessed using the Melbourne Water STORM calculator. The following is proposed to achieve Best Practice Environmental Management Guidelines (BPEMG) stormwater quality objectives: • Rainwater shed from roof areas (minimum 370m^2) will be collected in a rainwater tank of 4,000L capacity. • Rainwater tanks will be connected to all toilets within the development serving all toilets for flushing purposes. • Leaf diverting rain heads and first flush diverters will be included upstream of the tank to divert the initial sediment flow when rain events occur from entering the tank. • The roof terrace has been excluded from rainwater collection areas, as teraces typically contain more rubbish and other contaminants (eg. food scraps, cigarette butts, cleaning products). • In accordance with the Australian Rainfall and Runoff (ARR2019) guidelines, impervious areas are those which have an immediate rainfall runoff response (i.e. dedicated drainage from a surface or concentrated flows). Paved paths around	STORM, Planning scheme clause 53.18-5

	the site have been considered effectively pervious as runoff from these surfaces will drain directly into adjacent pervious landscaping.	
Erosion control	Silt fences, erosion control blankets, and/or drain filters will be utilised during construction to ensure top soil/earth is not eroded to drains and creeks.	Additional sustainability practice

Additional details

Water sensitive urban design - rainwater tanks	The proposed rainwater tank collection system provides benefits of reducing the peak and total stormwater run-off when it rains. Since the water tanks are connected to all of the toilets, the tank water volumes are run down regularly. This leaves spare capacity to collect new rainfall water and hence reduces the level of rain from the roofs going down the drains. In addition, the pollutants leaving the site to the stormwater system (and hence local creeks) is reduced, by water collected off the roofs, going via the toilets into the sewer system rather than stormwater system as would otherwise have been the case. The final design of the Stormwater system will meet council drainage engineers' requirements. The designed system complies with Melbourne Water STORM requirements, satisfying the BPEMG stormwater quality objectives.

6 Material Selection

Background

Careful selection of construction materials can help to limit the environmental impacts of the production, transport and incorporation of these materials in our buildings. In many cases there are similarly performing, comparable but more environmentally friendly product selection options available.

Goals

The goals in environmentally sustainable construction material selection should be to:

- Limit the use of new materials where possible - to help minimise the detrimental outcomes of product manufacture or modification
- Select durable materials and re-use materials where possible – increase the lifespan of all products.
- To minimise the environmental impacts materials used by encouraging the use of materials with a favourable lifecycle assessment based on the fate of materials, their recycling / reuse potential, their embodied energy, their biodiversity, human health, and environmental toxicity impacts.

Initiatives

Focus area	Initiative Description	Reference
Greener concrete mixes	The proposed concrete mix will have circular economy and lower embodied energy components. Waste product slag and/or flyash (Supplementary Cement materials SCMs)- will partially substitute carbon intensive Portland cement in concrete mixes. In addition recycled aggregate, water and/or sand will be included in the concrete mixes. 20-35% slag and/or flyash or similar geopolymer mixes will be incorporated in on-site on-ground poured structural and paving concrete mixes where vehicles will not be regularly driving over the concrete, subject to structural engineer's approval.	SDAPP / Green Star
Greener aggregate options	Aggregate and sand will be from circular economy and lower embodied energy sources. 50% recycled aggregate or recycled glass sand will be used as sub-base under paths and or roads and for free draining backfill, subject to design engineer's approval.	Additional sustainability practice
Greener pipe bedding options	Pipe bedding will be from circular economy and lower embodied energy sources. 100% recycled glass sand or equivalent will be used for plumbing pipe and electrical cable/conduit bedding (etc) In preference to mined virgin sand, subject to the design engineer's approval.	Additional sustainability practice
Greener structural steel	Structural steel used in the project will be sourced from a Responsible Steel manufacturer. Fabricators will be required to confirm their steel is sourced from one of the Responsible Steel member suppliers listed here https://www.responsiblesteel.org/about/members-and-associates/	Additional sustainability practice / Green Star
Accredited plantation timber	Framing timber will be sourced from accredited sustainable plantations (either FSC or PEFC/AFS accreditation) that mitigates damage to ecosystems for flora and fauna.	SDAPP / Green Star
Sustainable timbers	No unsustainable rainforest timbers will be incorporated i.e. no Oregon, Western Red Cedar, Meranti, Merbau, Teak or Luan as timbers sourced from unmanaged (often overseas) rainforests disrupt under threat ecosystems.	Green Star

Glasswool insulation	Where glasswool insulation is to be used, a circular economy and lower embodied energy product with 80% recycled glass will be used. In addition, the product will avoid negative health effects by not using formaldehyde as a binder.	Additional sustainability practice
Carpet underlay	Where carpet is installed, underlay with recycled content providing circular economy and lower embodied energy benefits will be used under carpets. Alternatively, a carpet underlay with third party GECA environmental certification will be used (e.g. Cloudwalk carpet cushion range).	Additional sustainability practice
Carpets	Installed carpet will have a rating of level 2 or greater under the Carpet Institute of Australia Environmental Classification Scheme (ECS), or will be certified by a third-party environmental accreditation scheme such as Ecospecifier GreenTag or GECA.	Additional good sustainability practice

Additional details

Greener concrete mixes - Partial cement replacement in concrete	Cement production is the single biggest industrial producer of greenhouse gas generating emissions. Cement production causes 8% of global emissions – more than the global car fleet. (*From page7 of the BZE Rethinking Cement report which references International Energy Agency 2015. Various data sources http://www.iea.org/statistics/*). The industry standard cement type has been Portland cement, for which the raw material is limestone. The first stage of cement making is to transform limestone (calcium carbonate - $CaCO_3$) into lime (CaO), thus releasing carbon dioxide (CO_2) a Greenhouse Gas as a waste product. This single process accounts for about half of the carbon emissions associated with cement making, and therefore around 4% of the world's total emissions. The rest comes from the heat required to drive the production processes and the energy to grind and transport material. Alternative supplementary cementious materials (SCM) concrete mixes have a complying strength, are a similar price and use a reduced amount of high greenhouse gas producing Portland cement when compared with standard cement mixes. They also incorporate the recycling of industrial waste products such as fly ash and slag and reduce the amount of raw resources required to produce the end product. Embodied energy levels:

Concrete Product	Embodied carbon TCO_2-e/m^3	Emboddied carbon as a percentage of OPC 32MPA
Generic 32MPA Ordinary Portland Cement	0.481	100%
With 20% flyash	0.397	82.5%
With 20% blast furnace slag	0.404	84.0 %
With 50% flyash	0.273	56.8%
With 50% blast furnace slag	0.288	60.0%
With 100% slag or flyash geopolymer replacement (must be structurally approved. Suitable for some applications)	0.120	25.0%
Holcim EcoPact (lowest non geopolymer we are aware of)	0.198	41.1%
Holcim EcoPact Zero (ECOPact with carbon offset)	0.028	5.8%

Source – The Green Book

Suppliers of geopolymer – Supplementary Cementitious Materials cement:

Company	Product	Contact
Hansen Concrete	Ask for the **Green Star mix**. Common mixes include 30-50% fly ash/slag component	Bob Aldersy 03 9274 3700 Kevin Skilling 9570 3244 Dave Miller 0418 548 321
Boral Concrete	**Envirocrete** **Envirocrete Plus** **Envisia**	Office 13 30 06 Tania Neil 0401 892 027
Barro Concrete	**Triple blend mix** is the fly ash/slag/cement mix - generally has 20-35% fly ash and/or slag	Tom Kovaks 9646 5520 Piero 0438 181 681
Holcim	**ECOPact** Low carbon concrete range offers between 30-60% reduction on embodied carbon. **Cost premium $4-6per cubic metre as at 2022. This premium can be minor in total cost for example where townhouse slabs are approximately 100m2 and require 20m3 of concrete, this amounts to a $100 per slab premium.**	Dylan Viviers 0429 790 600

	ECOPact ZERO is a full 100% Carbon Neutral product where ECOPact concrete mix is used and emissions are offset with a certified eligible carbon offset through the Climate Active program. **Cost premium $7-10 per cubic metre as at 2022.**
Greener aggregate options	Recycled rock is cheaper than virgin quarry product and less product is required for a job, hence also reducing the transport emissions. 100% recycled rock is able to be used in road and path sub-base and per Alex Frasers advice can constitute up to 65% saving on embodied emissions depending on the distance of transport from plant to site.
Greener pipe bedding options	Recycled glass sand is competitively priced with beach sand and has OHS benefits as the grains are larger and have lower potential to cause health issues compared to virgin sand. Alex Fraser have sites in Laverton, Epping and Dandenong to supply this product Melbourne wide.
Responsible Steel	The Responsible Steel Standard V1.1 was developed to recognise steel sites that are operated in a responsible manner. The 12 Principles of the Standard cover environmental, social and governance issues. 1. Corporate Leadership 2. Social, Environmental and Governance Management Systems 3. Occupational Health and Safety 4. Labour Rights 5. Human Rights 6. Stakeholder Engagement and Communication 7. Local Communities 8. Climate Change and Greenhouse Gas Emissions 9. Noise, Emissions, Effluents and Waste 10. Water Stewardship 11. Biodiversity 12. Decommissioning and Closure
Glasswool insulation	Recycled glass used for glasswool manufacture is typically glass that cannot be used in higher grade flat or container glass uses. If using glass based (glasswool/fibreglass) insulation batts the following products which have better environmental characteristics: • Earthwool by Knauf - Earthwool (Green Tag certified) is made using up to 80% recycled glass and with ECOSE® Technology a sustainable bio-based binder that contains no added formaldehyde or artificial colours or dyes, the brown colour is completely natural.

- CSR Bradford Gold batts (Green Tag certified) made from up to 80% recycled glass.

Carpet underlay	Carpet underlay with significant recycled content (per above) or other environmental benefits will be used. Suggested recycled underlay products include: • **Dunlop flooring** • **Airstep carpet underlay** • **Cloudwalk carpet cushion** The Cloudwalk carpet cushion range of underlay is third party GECA certified – it has very low VOC emissions avoids toxic or hazardous chemicals in the manufacturing and the underlays are fully recyclable if the user drops them off at Cloudwalk (TBC if collections also occur in Victoria). Their manufacturing processes are also ISO9001 Quality Management System and ISO14001 Environmental Management System certified.

7 Location and Transport

Goals

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport in that order.
- To minimise car dependency
- To promote the use of low emission vehicle technologies and supporting infrastructure

Location

The location of this development meets urban consolidation goals as set out in government policy documents. The development is relatively close to public transport and facilities.

The location achieves a **Walk Score** of 96 which is considered Walker's Paradise.

Initiatives

Focus area	Initiative Description	Reference
Bicycle parking	The proposed development includes the provision of 10 formal allocated bicycle parking spaces located in the basement carpark, 4 for employees and 6 for visitors. This number of bicycles exceeds by 100% the requirements of the Planning scheme which requires a total of 2 employee spaces, and 3 visitor spaces. This allocation supports promoting the use of sustainable personal transport and is especially	Planning Scheme clause 52.34 / SDAPP – Transport / BESS

	relevant given the suitable location of the development.	
Public transport	The proposed location is serviced by the following public transport options: • Train – 280 metres from the site (West Richmond Station) • Tram – 170 metres from the site (Route 75, 48) • Bus – 340 metres from the site (Route 246) These are able to be viewed on the public transport Local Area Map attached in the appendices.	Additional sustainability practice
Electric vehicle charging	To facilitate future zero carbon emissions transport, the basement carpark will have a power supply for electric vehicle charging. As a minimum this will involve a 30-32Amp circuit and junction box/isolator at the future charger location. A sign will be placed next to the junction box/isolator indicating the car space is EV ready.	Additional sustainability practice

Additional details

Green travel	Green travel options are dependent on the following factors: • Location of the site • Walking distance of facilities • Cycling facilities – paths and parking • Public transport facilities • Parking facilities for other motorised vehicles
Bicycle paths	Principal Bicycle Network (PBN) routes for each council area are available via the following link https://www.vicroads.vic.gov.au/traffic-and-road-use/cycling/bicycle-network-planning Strategic Cycling Corridors (SCCs) are a recent addition to bicycle network planning in metropolitan Melbourne. Identification of SCCs is part of the initiative in Plan Melbourne to 'Support Walking and Cycling in Central Melbourne'. They are corridors developed to improve cycling to an around major activity centres in metropolitan Melbourne. SCCs are a subset of the PBN.
Bicycle parking/storage	Our cities are experiencing a significant uptake in the use of electric versions of bicycles and scooters. These electric incarnations are ideal for short trips to connect with public transport, and their use will boost the demand for bicycle parking rails and appropriate scooter locker storage.

Public transport	Tram, bus and train timetables can be accessed from http://ptv.vic.gov.au/timetables/ A full range of Public Transport Victoria maps can be sourced from http://ptv.vic.gov.au/getting-around/maps/ For more train specific information visit www.metrotrains.com.au A Travel Smart map showing major local travel interchanges can be obtained for the councils listed on the site http://www.transport.vic.gov.au/projects/travelsmart/maps
Electric vehicle charging	Merri-bek City Council has recently published the **Merri-bek Zero Carbon Development Guidelines – Electric Vehicle Infrastructure**. This guideline provides good background and technical advice for installing EV infrastructure. The installation of EV charging infrastructure (EV Supply Equipment - EVSE) is cheaper and neater at the time of construction instead of retrofitting.

8 Waste Management

Goals

- To promote waste avoidance, re-use and recycling during the design, construction and operation stages of development.
- To ensure durability and long term re-usability of building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Initiatives

Focus area	Initiative Description	Reference
Demolition stage	The developer has committed to ensuring the demolition contractor recycles a minimum of 80% of materials from the existing building to be demolished. The demolition contractor will be required to identify in advance what materials will be recycled, and confirm in writing on company letterhead the percentage of materials by mass actually recycled on completion of works.	SDAPP - Waste
Removal of refrigerant from decommissioned air-conditioning units	**Refrigerant from decommissioned air-conditioning units will be recovered by a licenced contractor -** Before disposing of air conditioners, all units are to have the refrigerant 'recovered' by a licensed Australian Refrigeration Council (ARC) member technician.	Additional sustainability practice

	Escaping refrigerant gasses are hundreds of times more harmful as greenhouse / global warming gases than carbon dioxide so need to be contained by experts. See more details below.	
Construction waste	A minimum of 80% of materials will be recycled during construction. Written documentation will be required from contractor(s) in advance on company letterhead confirming items to be recycled, and on completion, confirmation of percentage of materials recycled.	SDAPP - Waste
PVC pipe and conduit offcuts will be recycled	**PVC pipe and conduit offcuts will be recycled** at one of the firms listed in Additional information below.	Additional sustainability practice
Separate waste stream collection	Space for bins will be allowed for in the bin store location to facilitate separation of • garbage (landfill waste) • co-mingled recycling (paper and plastic), • medical waste	SDAPP - Waste

Additional details

Recyclable materials	The following materials can generally be recycled: • Bricks • Concrete products (ie. Blocks, roof tiles, pavers etc) • Unpainted or treated timber • Steel / metal products • Glass • Plasterboard • Plastics • Carpet underlay • Carpet tiles • Asphalt • Cardboard • Green waste Bin companies or similar that recycle more than others include: • EcoTrans https://www.ecotrans.com.au/ • Jobsite Recyclers. http://www.jobsiterecyclers.com.au/ • Wanless https://wanless.com.au/ • Mobius Waste http://www.mobiusmr.com.au/ • Eastern Recycling www.easternrecycling.com.au • BinGo Industries www.bingoindustries.com.au

PVC pipe and conduit for recycling	Companies that accept clean used PVC pipe and conduit for recycling. Check conditions before collecting and sending pipe and conduit. • Pipemakers Australia - 07 3344 3377 • Armstrong Flooring P/L - 03 9586 5548 • CryoGrind Australia - 03 9794 6608 • Emmans - 03 9462 1644 • NWC Recycling - 0438 565 640 • Rojo Pacific - 03 9872 1000 • Welvic Australia - 03 9361 8700 • PVC Separation - 03 5339-2096
Removal of refrigerant from decommissioned air-conditioning units	Air-conditioners on site to be decommissioned are likely to have CFC (ChloroFluouroCarbons), HCFC (HydroChloroFluouroCarbons) or HFC (HydroFluouroCarbons) as the refrigerant. These refrigerants are either very harmful to the ozone layer or are greenhouse gases with a very significant global warming potential (GWP). For example the common air-conditioning refrigerant R410A has a GWP figure of 2,088[3] ie 2,088 times the same global warming potential of the same unit volume of carbon dioxide. If units are not disposed of properly, refrigerant may escape into the atmosphere, contributing significantly to global warming. CFC and HCFCs have been banned for a while now. The alternative, HFCs are being gradually phased out. The federal government has started to cap the amount of refrigerant using HFCs that enters Australia as a start to outlawing such refrigerants including the common R-410A. http://www.environment.gov.au/protection/ozone/hfc-phase-down/hfc-phase-down-faqs Before disposing of air conditioners, all units are to have the refrigerant 'recovered' by a licensed Australian Refrigeration Council (ARC) member technician https://www.arctick.org/. ARC members must hold a Full Refrigerant and Air-conditioning (Full RAC) licence or Restricted Refrigerant Recoverer licence (RRRL). The recovered refrigerant is generally returned to a refrigerant gas retailer or wholesaler who will recycle the gas if possible. Where maintenance regimes have not used the manufacturers recommended gases or have used different gases over time, the refrigerant is less likely to be recyclable. If recycling is not possible, when enough gas is collected the retailer/wholesaler will forward the gas to the refrigerant gas product stewardship organisation Refrigerant Reclaim Australia (RRA) https://refrigerantreclaim.com.au/. RRA has a facility in Melbourne (the sole approved facility in Australia) for destroying refrigerant gases in an environmentally friendly manner. Gas is sent to this facility from all over Australia.

[3] https://www.dcceew.gov.au/environment/protection/ozone/rac/global-warming-potential-values-hfc-refrigerants

Operational waste - Separate waste stream collection	The **National Waste Policy Action Plan 2019** prepared by the federal, state and territory governments and the Australian Local Government Association. The key targets of this plan are: 1. Ban on export of waste plastic, paper, glass and tyres, commencing in the second half of 2020. 2. Reduce total waste generated in Australia by 10% per person by 2030. 3. 80% average resource recovery rate from all waste streams following the waste hierarchy by 2030. 4. Significantly increase the use of recycled content by governments and industry. 5. Phase out problematic and unnecessary plastics by 2025. 6. Halve the amount of organic waste sent to landfill for disposal by 2030. 7. Make comprehensive, economy-wide and timely data publicly available to support better consumer, investment and policy decisions.

9 Urban Ecology

Background

Urban development has seen the destruction and displacement of plant species and in turn wildlife habitat. With new developments there is an opportunity to redress this that should be taken up. In all infill development cases there should be an improvement on the current environment.

Goals

- To protect and enhance habitat bio-diversity of the urban environment
- To encourage the retention of significant trees
- To encourage the planting of indigenous vegetation.
- To reduce CO_2 in the atmosphere through increased vegetation
- Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation (cl15.02-1S)
- Encourage retention of existing vegetation and planting of new vegetation as part of development proposals (cl15.02-1S)

Initiatives

Focus area	Initiative Description	Reference
Vegetative cover	Approximately 21% of the proposed development has garden area, helping to minimise the urban heat island effect and increasing opportunities for biodiversity on site.	BESS tool

Vertical vegetation in lieu of horizontal vegetation	**Vertical vegetation (climbers)** will be provided to northern edge of the west elevation.	Additional sustainability practice
Climbing plants	Climbing plants will be planted at the base of walls and allowed to grow, providing another element of vegetation to the development. Climbing plants have been used to cover houses and create cooler surrounding micro-climates for generations.	Additional sustainability practice

Additional details

Climbing plants

Climbing plants are less dependent on irrigation and hence more reliable, easier to maintain, and less expensive than green walls. They are usually planted directly into the soil or larger planter boxes than green walls. Wall climbers can be self-clinging so that they suction directly to walls not requiring additional support, or may require wires, reinforcing or a more solid structure. Ensure a support structure is strong enough for the grown, mature plant. Steel concrete reinforcing mesh can be a suitable easy solution.

Popular climbing plants include:
Self-clinging:

- Creeping Fig - Ficus Pumila
- Virginia creeper – Parthenocissus quinequefolia
- Boston ivy – Parthenocissus tricuspidata
- Climbing Hydrangea – Hydrangea petiolaris – suitable for shaded areas.

Require a structure - tendrils (wires) or stronger:

- Hardenbergia or Coral Pea (Hardenbergia violacea) - A popular long flowering native climber that has many forms. A vigorous evergreen climber that can also be grown as a ground cover in full sun to dappled shade and well-drained soil.
- Bower Vine - Pandorea jasminoides – Evergreen. Grows with medium vigour. Likes full sun to dappled shade in well-drained soils.
- Pandorea pandorana – tropical to cool climate
- White Potato Creeper (Solanum jasminoides) - grows with medium to high vigour in most areas of Australia except for the coldest zones. A light evergreen twining habit which is hardy and fast growing, likes full sun, plenty of moisture but a well-drained soil.
- Ornamental Grape (Vitis vinifera) - A vigorous deciduous climber that provides summer shade and winter sun when grown over a pergola. It has brilliant orange, red, burgundy and yellow autumn foliage but does not produce fruit. Likes a position in full sun and well-drained soil.
- Passionfruit – twining plants

Star Jasmine (Trachelospermum jasminoides) - This is not a true jasmine so will not strangle other plants. Can be grown in a pot or the ground and grows with medium vigour but can be slow growing in the early years. An evergreen vine with thick glossy leaves that likes sun to semi-shade and grows in all but the coldest zones of Australia.

Wisteria (Wisteria sinensis and Wisteria floribunda) - There are several forms of wisteria. A deciduous climber that will grow over pergolas for summer shade and winter sun or can be trained to grow as a standard or over a fence. Likes a sheltered position in full sun and will grow in most of Australia except the tropical north.

Guinea Flower (Hibbertia scandens) - A native climber that has large, bright yellow flowers (7.5cm (3") in diameter) and thick leathery evergreen foliage. Can be used as a ground cover or grown over a fence but does not become rampant. Will take full coastal exposure and will grow in full sun to partial shade.

10 Management, Innovation, Climate Adaptation and Community Benefit

Goals

- To encourage design and innovation in the development, which positively influence the improved life of, and sustainability of, the building.
- To encourage a holistic and integrated design and construction process and ongoing high performance.

Initiatives

Focus area	Initiative Description	Reference
Climate Adaptation and Resilience	The development will address climate adaptation and resilience by ensuring the following risks are considered and addressed. • **Higher temperature threats -** Thermal envelope well insulated and shaded to offer comfort in any conditions • **Extreme wind threats** - external services will be installed so as to be protected from wind-blown vegetation or high wind loads • **Extreme rainfall events** - heating/cooling, services, lifts and energy supply services will be located to not suffer the effects of heavy rainfall, hail stones or flooding of roof drainage systems or flooding at ground level. • **Weather proofing** - Windows and doors will be designed to handle water from extreme rainfall events.	
Lift access	A lift will provide access to all floors.	Additional practice

Appendix 1 - BESS Report

BESS, 67 Erin St, Richmond VIC 3121, Australia 67 Erin St, Richmond 3121

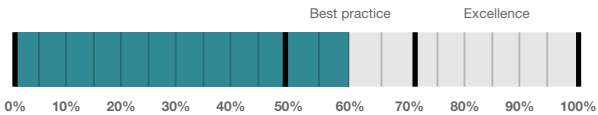
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 67 Erin St Richmond Victoria 3121. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Yarra City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score

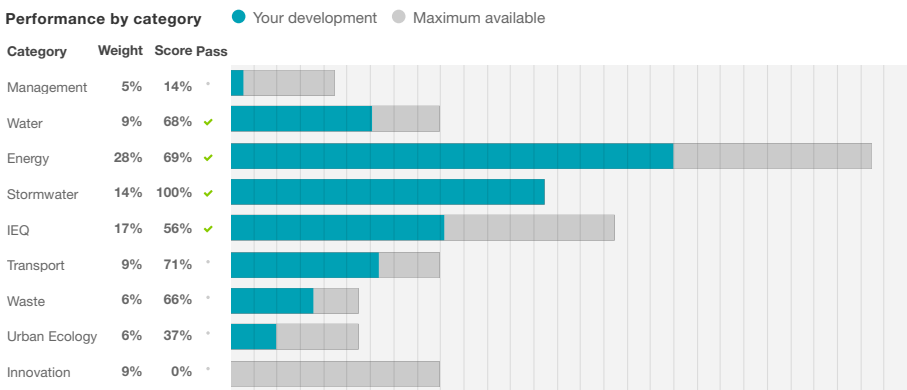


60%

Project details

Address	67 Erin St Richmond Victoria 3121
Project no	18B4A7C8-R2
BESS Version	BESS-8
Site type	Non-residential development
Account	info@lidconsulting.com.au
Application no.	
Site area	550.00 m²
Building floor area	720.00 m²
Date	10 September 2024
Software version	2.0.0-B.558

Performance by category



The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

BESS, 67 Erin St, Richmond VIC 3121, Australia 67 Erin St, Richmond 3121

Buildings

Name	Height	Footprint	% of total footprint
Medical centre	3	422 m^2	100%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Other building				
Medical centre	1	720 m^2	Medical centre	100%
Total	**1**	**720 m^2**	**100%**	

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 1.5	Location of non-residential visitor bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Waste 2.2	Location of recycling facilities		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting evidence

Credit	Requirement	Response	Status
Management 2.3a	Section J glazing assessment		-
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 1.4	A short report detailing assumptions used and results achieved.		-
Waste 1.1	Details regarding how the existing building is being reused on-site		-

BESS, 67 Erin St, Richmond VIC 3121, Australia 67 Erin St, Richmond 3121

Credit summary

Management Overall contribution 4.5%

	14%
1.1 Pre-Application Meeting	0%
2.3 Thermal Performance Modelling - Non-Residential	50%
3.2 Metering - Non-Residential	N/A ⌖ Scoped Out
	One tenant
3.3 Metering - Common Areas	0%
4.1 Building Users Guide	0%

Water Overall contribution 9.0%

	Minimum required 50%	**68%** ✔ **Pass**
1.1 Potable Water Use Reduction	81%	
3.1 Water Efficient Landscaping	0%	
4.1 Building Systems Water Use Reduction	N/A	⌖ Scoped Out
	no water based chiller or sprinkler system	

Energy Overall contribution 27.5%

	Minimum required 50%	**69%** ✔ **Pass**
1.1 Thermal Performance Rating - Non-Residential	37%	
2.1 Greenhouse Gas Emissions	100%	
2.2 Peak Demand	100%	
2.6 Electrification	100%	
2.7 Energy consumption	100%	
3.1 Carpark Ventilation	0%	
3.2 Hot Water	100%	
3.7 Internal Lighting - Non-Residential	100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)	N/A	⌖ Scoped Out
	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar	0%	⊘ Disabled
	No solar PV renewable energy is in use.	
4.4 Renewable Energy Systems - Other	N/A	⌖ Scoped Out
	No other (non-solar PV) renewable energy is in use.	

BESS, 67 Erin St, Richmond VIC 3121, Australia 67 Erin St, Richmond 3121

Stormwater Overall contribution 13.5%

	Minimum required 100%	100%	✔ Pass
1.1 Stormwater Treatment		100%	

IEQ Overall contribution 16.5%

	Minimum required 50%	56%	✔ Pass
1.4 Daylight Access - Non-Residential		33%	✔ Achieved
2.3 Ventilation - Non-Residential		66%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential		86%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	
4.1 Air Quality - Non-Residential		100%	

Transport Overall contribution 9.0%

	71%	
1.4 Bicycle Parking - Non-Residential	100%	
1.5 Bicycle Parking - Non-Residential Visitor	100%	
1.6 End of Trip Facilities - Non-Residential	0%	
2.1 Electric Vehicle Infrastructure	100%	
2.2 Car Share Scheme	N/A	◇ Scoped Out
		Not viable
2.3 Motorbikes / Mopeds	0%	

Waste Overall contribution 5.5%

	66%	
1.1 - Construction Waste - Building Re-Use	100%	
2.1 - Operational Waste - Food & Garden Waste	0%	
2.2 - Operational Waste - Convenience of Recycling	100%	

Urban Ecology Overall contribution 5.5%

	37%	
1.1 Communal Spaces	0%	
2.1 Vegetation	75%	
2.2 Green Roofs	0%	
2.3 Green Walls and Facades	0%	
3.2 Food Production - Non-Residential	0%	

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Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%

Credit breakdown

Management Overall contribution 1%

1.1 Pre-Application Meeting		0%	
Score Contribution	This credit contributes 42.9% towards the category score.		
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?		
Question	Criteria Achieved ?		
Project	No		
2.3 Thermal Performance Modelling - Non-Residential		50%	
Score Contribution	This credit contributes 28.6% towards the category score.		
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?		
Question	Criteria Achieved ?		
Other building	Yes		
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?		
Question	Criteria Achieved ?		
Other building	No		
3.2 Metering - Non-Residential		N/A	Scoped Out
This credit was scoped out	One tenant		
3.3 Metering - Common Areas		0%	
Score Contribution	This credit contributes 14.3% towards the category score.		
Criteria	Have all major common area services been separately submetered?		
Question	Criteria Achieved ?		
Other building	No		
4.1 Building Users Guide		0%	
Score Contribution	This credit contributes 14.3% towards the category score.		
Criteria	Will a building users guide be produced and issued to occupants?		
Question	Criteria Achieved ?		
Project	No		

BESS, 67 Erin St, Richmond VIC 3121, Australia 67 Erin St, Richmond 3121

Water

Overall contribution 6% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Fixtures, fittings & connections profile	
Showerhead:	Scope out
Bath:	Scope out
Kitchen Taps:	>= 5 Star WELS rating
Bathroom Taps:	>= 5 Star WELS rating
Dishwashers:	Default or unrated
WC:	>= 4 Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	Scope out
Which non-potable water source is the dwelling/space connected to?:	Tank 1
Non-potable water source connected to Toilets:	Yes
Non-potable water source connected to Laundry (washing machine):	No
Non-potable water source connected to Hot Water System:	No
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?: Tank 1	370 m²
Tank Size: Tank 1	4,000 Litres
Irrigation area connected to tank: Tank 1	-
Is connected irrigation area a water efficient garden?: Tank 1	-
Other external water demand connected to tank?: Tank 1	-

1.1 Potable Water Use Reduction		81%
Score Contribution	This credit contributes 83.3% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	656 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	492 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	286 kL	
Output	% Reduction in Potable Water Consumption	
Project	56 %	
Output	% of connected demand met by rainwater	
Project	95 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	70 kL	
3.1 Water Efficient Landscaping		0%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	No	
4.1 Building Systems Water Use Reduction		N/A ◇ Scoped Out
This credit was scoped out	no water based chiller or sprinkler system	

BESS, 67 Erin St, Richmond VIC 3121, Australia 67 Erin St, Richmond 3121

Energy

Overall contribution 19% Minimum required 50%

Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	Yes
Do all exposed floors and ceilings (forming part of the envelope) demonstrate meeting the required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes

1.1 Thermal Performance Rating - Non-Residential		37%
Score Contribution	This credit contributes 34.8% towards the category score.	
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?	

2.1 Greenhouse Gas Emissions		100%
Score Contribution	This credit contributes 8.7% towards the category score.	
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?	

2.2 Peak Demand		100%
Score Contribution	This credit contributes 4.3% towards the category score.	
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?	

2.6 Electrification		100%
Score Contribution	This credit contributes 13% towards the category score.	
Criteria	Is the development all-electric?	
Question	Criteria Achieved?	
Project	Yes	

2.7 Energy consumption		100%
Score Contribution	This credit contributes 17.4% towards the category score.	
Criteria	What is the % reduction in annual energy consumption against the benchmark?	

3.1 Carpark Ventilation		0%	
Score Contribution	This credit contributes 4.3% towards the category score.		
Criteria	If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?		
Question	Criteria Achieved ?		
Project	No		
3.2 Hot Water		100%	
Score Contribution	This credit contributes 4.3% towards the category score.		
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?		
3.7 Internal Lighting - Non-Residential		100%	
Score Contribution	This credit contributes 8.7% towards the category score.		
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?		
Question	Criteria Achieved ?		
Other building	Yes		
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A	Scoped Out
This credit was scoped out	No cogeneration or trigeneration system in use.		
4.2 Renewable Energy Systems - Solar		0%	Disabled
This credit is disabled	No solar PV renewable energy is in use.		
4.4 Renewable Energy Systems - Other		N/A	Scoped Out
This credit was scoped out	No other (non-solar PV) renewable energy is in use.		

Stormwater

Overall contribution 14% Minimum required 100%

Which stormwater modelling software are you using?:	Melbourne Water STORM tool	
1.1 Stormwater Treatment		100%
Score Contribution	This credit contributes 100% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Question	STORM score achieved	
Project	100	
Output	Min STORM Score	
Project	100	

IEQ

Overall contribution 9% Minimum required 50%

1.4 Daylight Access - Non-Residential		33%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the nominated floor area has at least 2% daylight factor?		
Annotation	Daylight levels will meet SDAPP and BESS Framework achieving at least 33% of regularly occupied areas have at least 2% daylight factor. This will be achieved through windows and skylights in GP and consult rooms.		
Question	Percentage Achieved?		
Other building	33 %		
2.3 Ventilation - Non-Residential		66%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the regular use areas are effectively naturally ventilated?		
Question	Percentage Achieved?		
Other building	-		
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?		
Question	Percentage Achieved?		
Other building	50 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Other building	800 ppm		
3.4 Thermal comfort - Shading - Non-Residential		86%	
Score Contribution	This credit contributes 17.6% towards the category score.		
Annotation	Window shrouds and perforated metal screens are provided to northern facing windows facing to Bowen St. Western facing windows are effectively shaded by window shrouds and brick shading screens. Eastern facing windows are effectively shaded by window shrouds and projection shadings to the lower ground floor light well.		
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?		
Question	Percentage Achieved?		
Other building	80 %		
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	
Score Contribution	This credit contributes 5.9% towards the category score.		
Criteria	What percentage of regular use areas in tenancies have ceiling fans?		
Question	Percentage Achieved?		
Other building	-		
4.1 Air Quality - Non-Residential		100%	
Score Contribution	This credit contributes 5.9% towards the category score.		

Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

Transport Overall contribution 6%

1.4 Bicycle Parking - Non-Residential	100%	
Score Contribution	This credit contributes 28.6% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Other building	Yes	
Question	Bicycle Spaces Provided ?	
Other building	4	
1.5 Bicycle Parking - Non-Residential Visitor	100%	
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Other building	Yes	
Question	Bicycle Spaces Provided ?	
Other building	6	
1.6 End of Trip Facilities - Non-Residential	0%	
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?	
Question	Number of showers provided ?	
Other building	0	
Question	Number of lockers provided ?	
Other building	0	
Output	Min Showers Required	
Other building	1	
Output	Min Lockers Required	
Other building	4	
2.1 Electric Vehicle Infrastructure	100%	
Score Contribution	This credit contributes 28.6% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Car Share Scheme	N/A	◇ Scoped Out
This credit was scoped out	Not viable	

2.3 Motorbikes / Mopeds		0%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?	
Question	Criteria Achieved ?	
Project	No	

Waste

Overall contribution 4%

1.1 - Construction Waste - Building Re-Use		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	Yes	

2.1 - Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	

2.2 - Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

BESS, 67 Erin St, Richmond VIC 3121, Australia 67 Erin St, Richmond 3121

Urban Ecology Overall contribution 2%

1.1 Communal Spaces		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Question	Common space provided	
Other building	-	
Output	Minimum Common Space Required	
Other building	36 m²	
2.1 Vegetation		75%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	21 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
3.2 Food Production - Non-Residential		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	What area of space per occupant is dedicated to food production?	
Question	Food Production Area	
Other building	0.0 m²	
Output	Min Food Production Area	
Other building	9 m²	

Innovation Overall contribution 0%

1.1 Innovation		0%
Score Contribution	This credit contributes 100% towards the category score.	
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?	

BESS, 67 Erin St, Richmond VIC 3121, Australia 67 Erin St, Richmond 3121

Disclaimer

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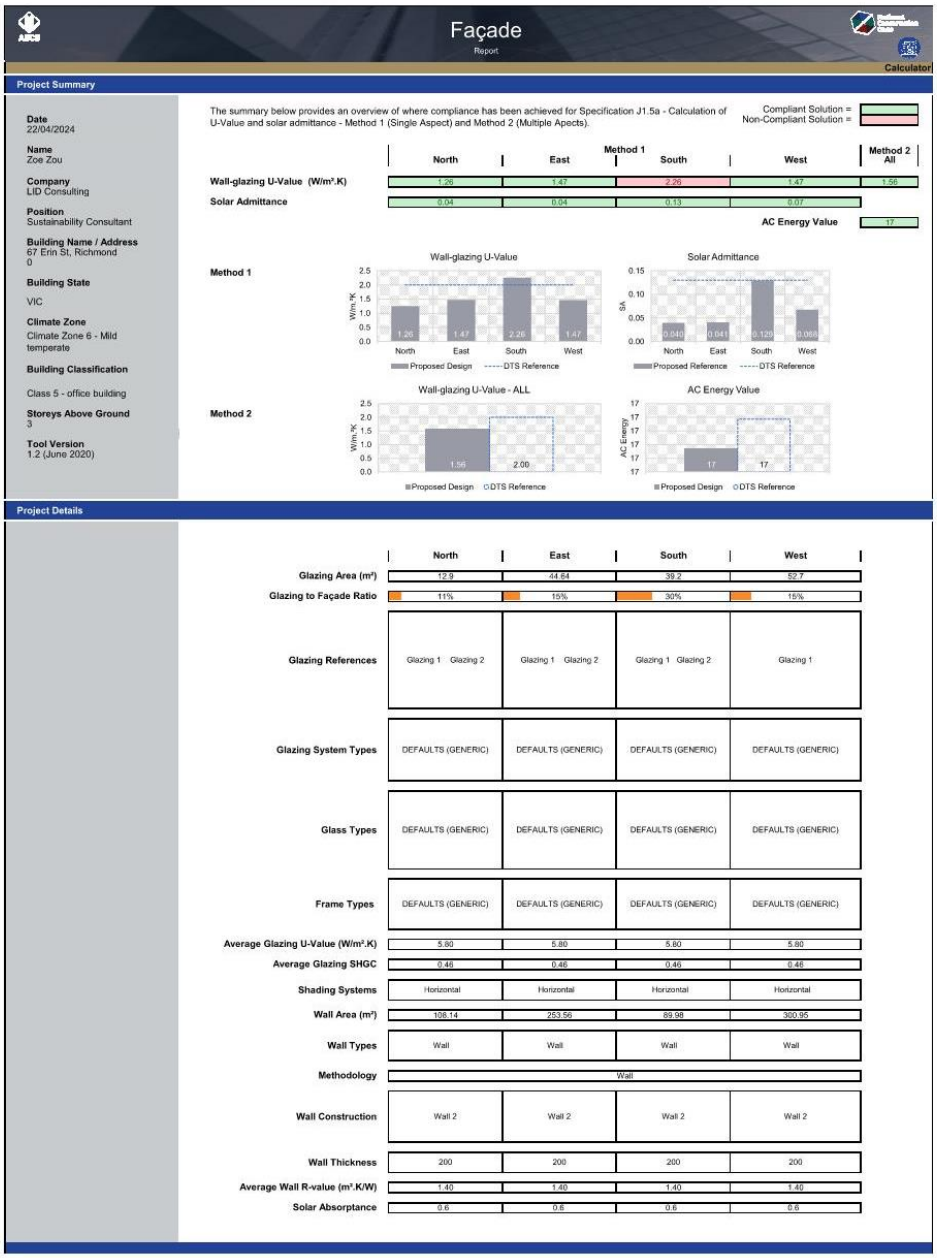
Appendix 2 - Preliminary Façade Calculator



Façade
Report
Calculator

Project Summary

Date 22/04/2024
Name Zoe Zou
Company LID Consulting
Position Sustainability Consultant
Building Name / Address 67 Erin St, Richmond 0
Building State VIC
Climate Zone Climate Zone 6 - Mild temperate
Building Classification Class 5 - office building
Storeys Above Ground 3
Tool Version 1.2 (June 2020)

The summary below provides an overview of where compliance has been achieved for Specification J1.5a - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Apects).

Compliant Solution =
Non-Compliant Solution =

	Method 1 North	East	South	West	Method 2 All
Wall-glazing U-Value (W/m².K)	1.26	1.47	2.26	1.47	1.56
Solar Admittance	0.04	0.04	0.13	0.07	
AC Energy Value					17

Method 1

Method 2

Project Details

	North	East	South	West
Glazing Area (m²)	12.9	44.64	39.2	52.7
Glazing to Façade Ratio	11%	15%	30%	15%
Glazing References	Glazing 1 Glazing 2	Glazing 1 Glazing 2	Glazing 1 Glazing 2	Glazing 1
Glazing System Types	DEFAULTS (GENERIC)	DEFAULTS (GENERIC)	DEFAULTS (GENERIC)	DEFAULTS (GENERIC)
Glass Types	DEFAULTS (GENERIC)	DEFAULTS (GENERIC)	DEFAULTS (GENERIC)	DEFAULTS (GENERIC)
Frame Types	DEFAULTS (GENERIC)	DEFAULTS (GENERIC)	DEFAULTS (GENERIC)	DEFAULTS (GENERIC)
Average Glazing U-Value (W/m².K)	5.80	5.80	5.80	5.80
Average Glazing SHGC	0.46	0.46	0.46	0.46
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m²)	108.14	253.56	89.98	380.95
Wall Types	Wall	Wall	Wall	Wall
Methodology	Wall			
Wall Construction	Wall 2	Wall 2	Wall 2	Wall 2
Wall Thickness	200	200	200	200
Average Wall R-value (m².K/W)	1.40	1.40	1.40	1.40
Solar Absorptance	0.6	0.6	0.6	0.6

Appendix 3 - STORM Report

Melbourne Water STORM Rating Report

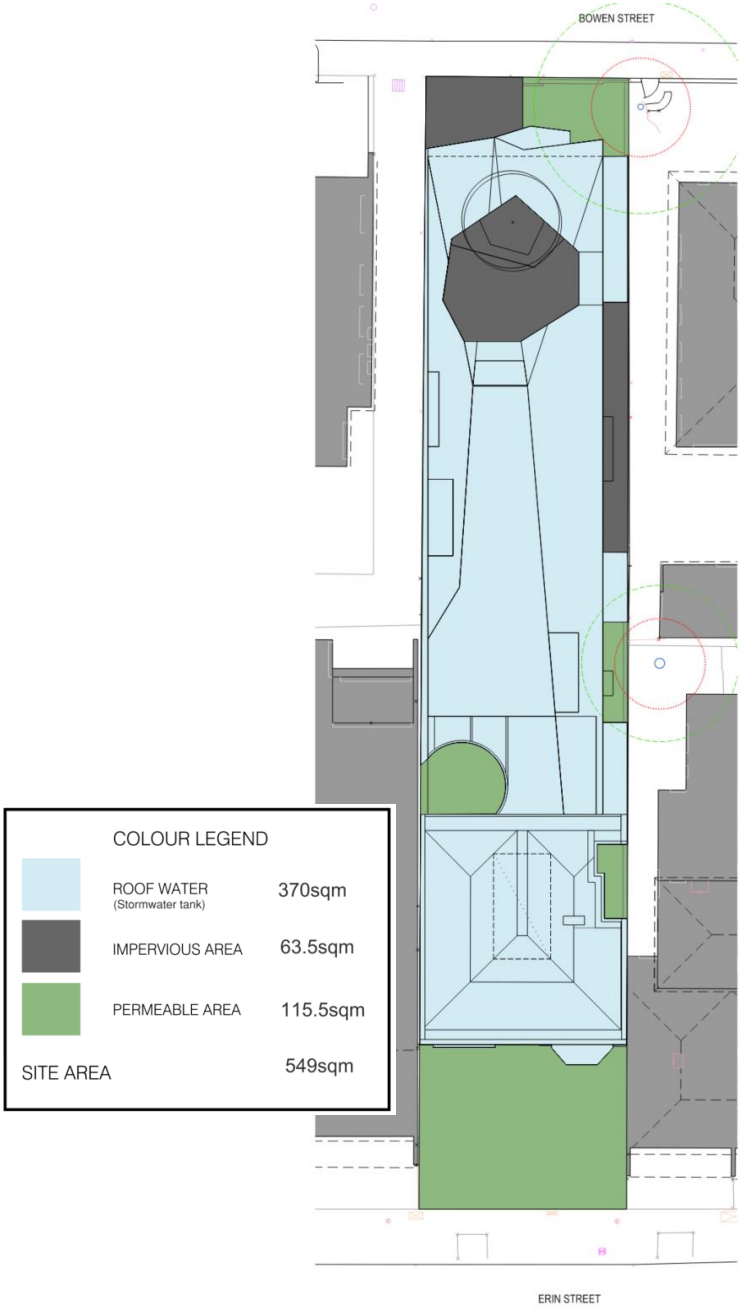
TransactionID:	0	
Municipality:	YARRA	
Rainfall Station:	YARRA	
Address:	67 Erin St	
	Richmond	
	VIC	3121
Assessor:	LID Consulting	
Development Type:	Other	
Allotment Site (m2):	549.00	
STORM Rating %:	111	

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof to RWT	370.00	Rainwater Tank	4,000.00	20	130.40	64.00
Impervious Area	63.50	None	0.00	0	0.00	0.00

Date Generated: 10-Sep-2024 Program Version: 1.0.0

Note: For non-residential developments, occupancy rates are taken from the InSite Water tool which is based on Building Code of Australia section D1.13. Occupancy rates (determined from areas).

Appendix 4 - STORM Area Proof



Appendix 5 - WSUD System Maintenance Plan

Rainwater Tanks

The following maintenance schedule is to be used as a guide for rainwater tank maintenance. It is based on average maintenance requirements for rainwater tanks in Victoria, and timings may need to be adjusted to suit specific site assets. Regular inspections should be undertaken every three months. Inspection and maintenance of all rainwater tanks will be the responsibility of the building management.

Refer to the Melbourne Water WSUD Maintenance Guidelines for further details.

Item	What to check for	Action	Frequency
Tank inlet	Tank inlet is not blocked by accumulated debris	Physically remove debris build up	1-3 months
First flush device and filters	First flush device and filters are not blocked and flow is not limited by litter or sediment accumulation	Physically remove litter and sediment from first flush device, or if it contains a flush-out valve, use water to remove sediment.	1-3 months
Tank outlet	Tank outlet is not restricted by sediment.	Flush tank as required.	1-3 months
Mosquito screens	Mosquito screens are not torn or loose	Replace mosquito screens if necessary. Put screens back carefully, ensuring they are tightly refitted.	1-3 months
Pumps	Water around pump equipment. Water pressure.	Replace seals where leaks are noted. Clean pumps as required to maintain pump pressure. Refer to pump manufacturer's maintenance requirements.	1-3 months
Roof and gutters	Accumulated debris in gutters. Discolouration of tank water, or notable odours.	Physically remove accumulated debris, including leaf and other plant material. More regular maintenance may be required where there are overhanging trees.	3-6 months
Overhanging trees	Vegetation overhanging roof and gutters	Prune overhanging trees where possible to reduce vegetation build up and chance of blockages in tank network.	3-6 months
Tank	Tank defects or damage. Sediment and sludge build up in tank, or sulphide/rotten egg odours.	Replace defect or damaged tank as necessary. Remove accumulated sediment and sludge from tank. Clean tank if required.	2-3 years

Appendix 6 - Stormwater Management During Construction

Stormwater management Planning Scheme clause(s) 53.18 (specifically 53.18-06) require measures in place to ensure the protection of drainage infrastructure and receiving waterways during construction.

The following is intended to inform the site management plan in matters relating to stormwater management during construction. Relevant principles per the EPA Civil Construction, Building and Demolition Guide[4], and measures as per Urban Stormwater Best Practice Environmental Management Guidelines Section 6.3 are shown below.

The site management plan should restrict runoff to adjoining properties and ensure minimal earth disturbance occurs during construction. Additionally, building waste, dangerous chemicals and food waste must be managed to prevent damage to flora and fauna, or build up or blockage in drains and nearby creeks.

Item	Potential issues	Control Measure
Fences	Porous fences allow stormwater runoff to carry sediment across the site and discharge into the stormwater network.	Mesh fabric and silt fences to be installed on fences where site includes slopes greater than 1:20. Hay bales may also be suitable for larger sites.
Pit inlets	Without sediment filters, pit inlets allow sediment to enter the stormwater network causing sediment build-up downstream.	Sediment traps or drain filters should be installed on all pit inlets.
Downpipes	Localised flooding due to lack of site drainage.	Temporary downpipes to be installed as soon as roofing is installed to minimise overland flow across the site (see plastic tube roll image below). These should be connected to the rainwater tank where possible, or alternatively the stormwater pipes.
Vehicle traffic on site	Areas of vehicle traffic are subject to disturbance of soil.	Use stabilised vehicle entrances and paths, with crushed rock or other suitable material. Include rumble grates, track mats (where access is over sand), and physically remove mud from tyres of vehicles prior to leaving the site.

[4] *EPA Civil Construction, Building and Demolition Guide, Publication 1834 (2020)* https://www.epa.vic.gov.au/about-epa/publications/1834

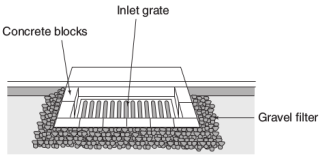
Item	Potential issues	Control Measure
Mounded earth	Unsecured mounds create significant issues with sedimentation after rainfall.	Use erosion control blankets for mounded earth. Ensure correct installation, and incorporate secondary measures such as silt fences on steep sites.
Bins	Where suitable bins are not provided, litter can be washed from the site.	Ensure appropriate bins are provided for construction workers and staff. Ensure bins for lightweight food packaging and construction waste have lids to stop waste blowing away.
Waste material	Pollution of stormwater can occur where appropriate disposal methods for waste materials are not established on site.	Provide separate bins for paints and solvents to allow safe removal and disposal at accredited locations. Ensure all staff are aware of correct disposal methods.
Stockpiles	Incorrect stockpiling can lead to stormwater contamination, and site pollution.	Locate stockpiles away from drainage paths, and construct stockpiles with gentle slopes (max 1:2).

In addition, the contractor will be required to:

- **Identify and document,** prior to construction commencing, where these measures will be installed, and how erosion and loose waste will be managed.
- **Install tarps on site waste bins** every night.
- **Avoid overfilling vehicles** or cover all soil loads being taken offsite.
- **Sweep up the site** every day when works occur on site to ensure loose waste does not blow around the site and into the surrounding streets.
- **Ensure erosion and sediment control measures are maintained** through daily checks – maintenance measures may include removing sediment trapped in filters and topping up gravel on the vehicle entry path.

Figure 2 - Temporary Downpipes

Figure 3 - Sediment Trap



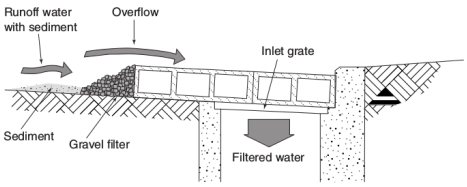
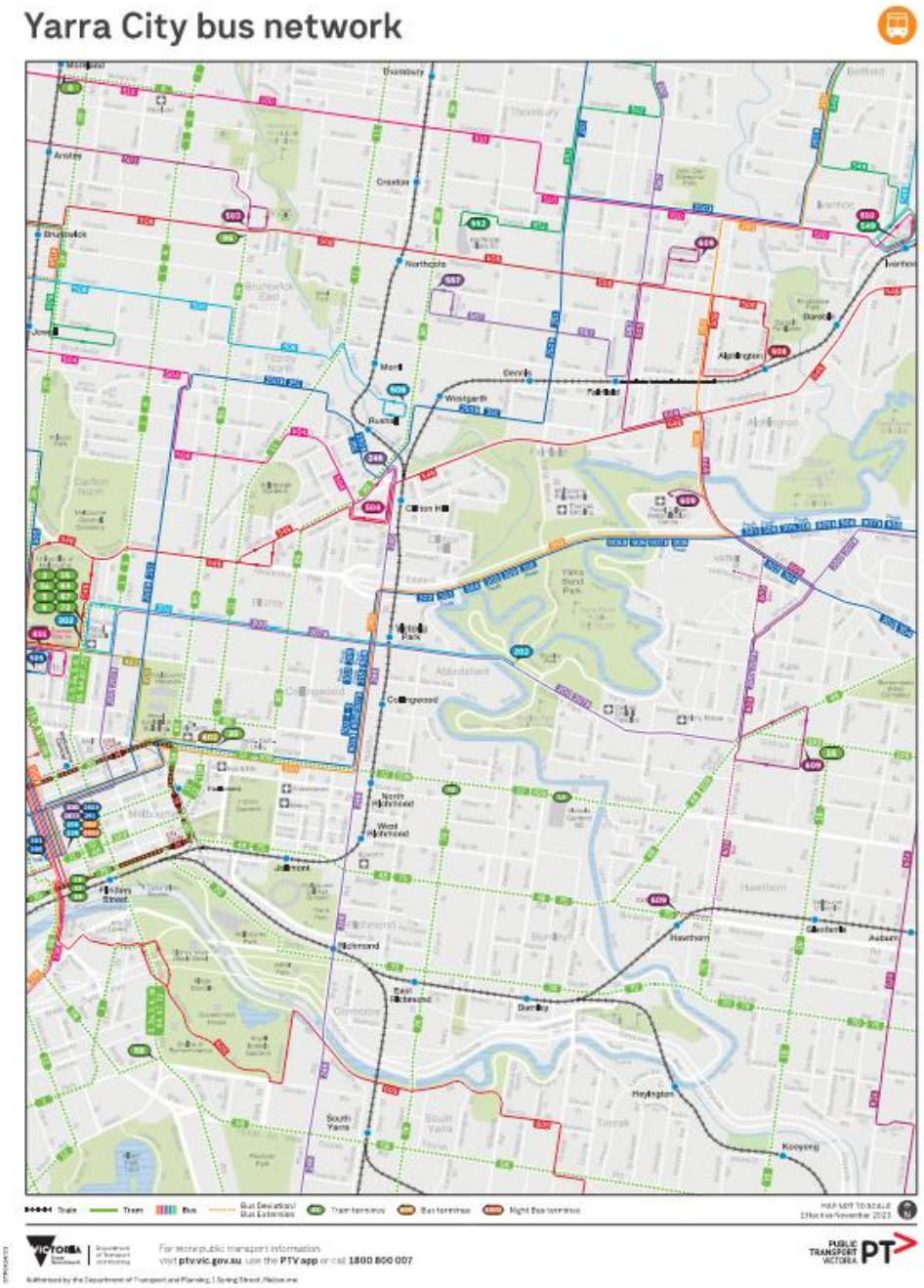


Figure 4 - Block and Gravel Filter (CSIRO)

Figure 5 - Sediment Trap

Appendix 7 - Public Transport Local Area Map



lid Low Impact Development Consulting

Waste Management Plan & Operations Guide

Commercial Development

67 Erin St, Richmond

Prepared for: Platform Studios
Prepared by: ZZ – Low Impact Development Consulting

Date: 06/06/2024

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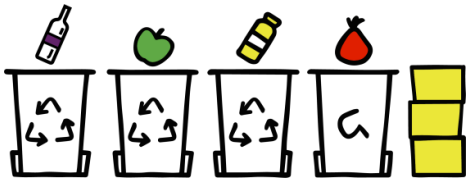

Version	Date	Description	Prepared by	Checked by
1.0	08/05/2024	**WM Issue**	**ZZ**	**CH**
1.1	09/05/2024	**WM Issue (updated waste collection strategy)**	**ZZ**	**CH**
1.2	06/06/2024	**WM Issue (updated bins traveling path)**	**ZZ**	**CH**

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Commercial waste calculations are based on rates provided by government organisations and adopted and used as an industry standard. Bin numbers and spatial requirements have been calculated in accordance with these guidelines. The end user requirements may vary from this depending on the business use, type and operational practice.

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LID acknowledges and pays respect to the Australian Aboriginal and Torres Strait Islander people, to their ancestors and elders, past, present and emerging, as the traditional custodians of the lands upon which we work and live. We recognise Aboriginal and Torres Strait Islander people's deep cultural and spiritual relationships to the water, land and sea, and their rich contribution to society.

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1 Waste Summary

1.1 Proposed Development

Address: 67 Erin St, Richmond

Type: Commercial development

The proposed development is a medical centre comprising three levels above the basement carpark. A car lift is provided allowing vehicle access from Bowen Street to the basement carpark. Waste rooms are located in the basement carpark.

Waste minimisation practices are strongly encouraged to reduce the standard rates of waste. For example, installing electric hand dryers will reduce landfill from bathroom use.

1.2 4-Bin Waste Streaming System (Victoria)

Victoria will implement a 4-bin colour coded waste and recycling system statewide in all residential settings by 2027.

It is important that new developments look to incorporate space for these waste streams now in the planning phase. This Waste Management Plan has made allowance for future waste collection in the Yarra City Council area. **Non-residential developments are also to implement these waste streams to ensure as much waste to landfill is diverted into recycling streams, or provide space to accommodate these waste streams in future.**

A medical centre will not generate enough FOGO waste for separate collections. Where separate glass collections are not yet occurring, these bins may be temporarily swapped for co-mingled recycling bins. Similarly where food organics collections are not occurring these bins may be swapped for landfill bins. More information can be found at https://www.vic.gov.au/four-bin-waste-and-recycling-system

1.3 Waste Collection Summary

A private collection service is proposed to collect the following bins at the indicated frequency. The bins will be collected from the kerbside of Bowen St.

Commercial Waste	Private Collection Service – collection from Bowen St	
Waste streams	**No. of bins and capacity**	**Collection frequency**
Co-mingled Recycling	2 x 240L	Once per week
Glass[1]	2 x 80L	Once per week
Landfill Waste	2 x 240L	Once per week
Hard Waste	2m^2	As often as required to maintain space
Medical Waste		As often as required to maintain space

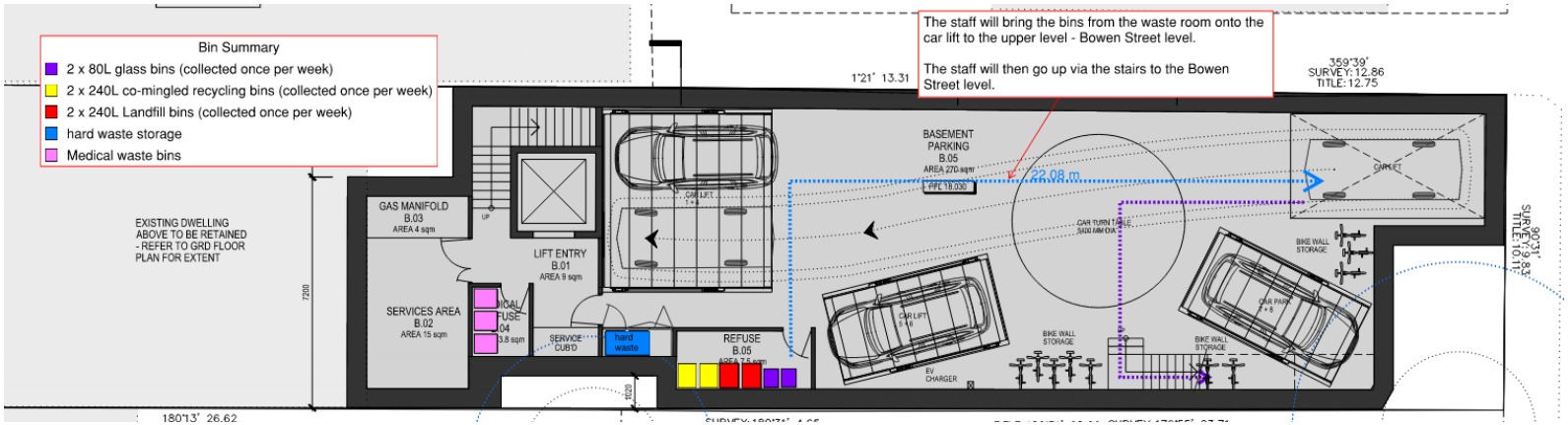
Greater streaming of waste does not change the volume of waste it just separates it more for better recycling. Where there is a larger number of bins for each waste stream type, the mix of bins may readily be changed to allow greater separation of recyclable streams of waste (while often not altering the number of bins overall). For example

- Landfill bins swapped out for FOGO bins
- Recycling bins swapped out for glass bins

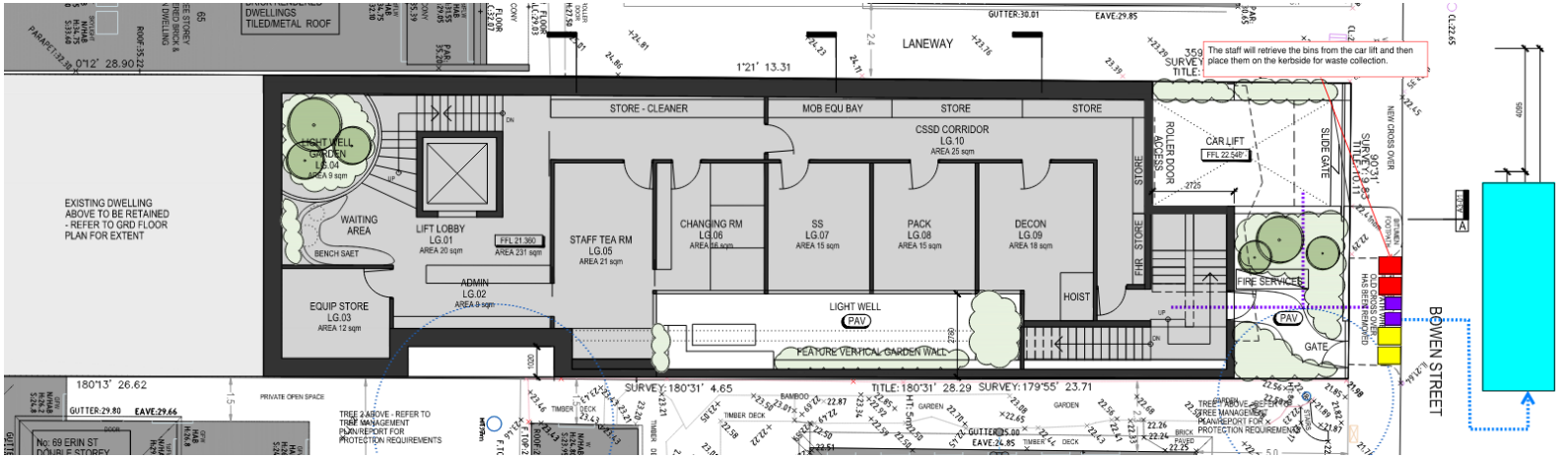
The approved Waste Management Plan (WMP) will be the model to be adopted for this development. Detailed design and as-built installation must incorporate the design proposed and approved under this WMP. Any revisions of the WMP or changes to the approved waste system of the development may require Council approval and may require a re-submitted Waste Management Plan. More detail is contained within this report.

[1] The Age (2019), https://www.theage.com.au/national/victoria/victorians-to-get-cash-for-bottles-scheme-20200224-p543ms.htm

1.4 Bin Store(s) & Collection Plan



Basement



Lower Ground (Bowen St Level)

2 Waste Management Functionality

2.1 Planning, Policy, and Drawing parameters

Low Impact Development (LID) Consulting was engaged by Platform Studios to assess the proposed development at 67 Erin St, Richmond to provide a Waste Management Plan (as required by Statutory Planning).

A waste management analysis has been undertaken based on the following documents:

a) Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments 2018;

This report is based on the drawing sets:

- TP, Revision A, received on 15th April 2024 prepared by Platform Studios

2.2 Collection Solution Logic

The following issues / constraints were key considerations in preparing this waste collection strategy:

a) A commercial property is liable to pay for the kerbside waste rate when utilizing council collection services for business. Council charges are not applied when utilizing private collection.

b) Utilizing the Council collection service is not possible in this instance for general waste/recycling. Council will only collect 80L landfill waste bins. Due to waste volumes, using 80L bins would require 6 x 80L landfill bins on the kerbside. With the glass and recycling bins there would be 10 bins on the footpath.

c) Council will not collect bins from within the development land

d) In addition, since the Council collection service is not used for general waste and recycling, it will not be used for glass waste or hard waste collection.

e) Private collection is preferred as larger landfill bins can be accommodated.

f) Private bins can be placed on the footpath for private collection.

g) The private collection service is to occur on an alternate day to the Council services to avoid confusion.

2.3 Proposed Commercial Waste Solution

Tenancy/space Medical centre	Area 665m^2
Site Layout:	Refer Bin Store & Collection Plan - **Section 1.4**.
Collection Type:	Private collection service to collect all waste streams.
Collection Location:	From Bowen Street.
Bin Store Location:	Refer Bin Store & Collection Plan - **Section 1.4**.
Base Rates:	Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-Unit Developments 2018;
Diversion rates:	Allows 30% of recycling diverted to dedicated glass collections

Commercial	Private collection service		Proposed solution		
	Allowances	**Total estimated waste volume**	**No. of Bins**	**Bin Size**	**Collection Frequency**
Co-mingled Recycling	**Refer Appendix 3 - Waste rates & Calculation**	326L of recycling	2	240L	Once weekly
Glass		140L of glass	2	80L	Once weekly
Landfill		466L to landfill	2	240L	Once weekly
Hard Waste	2m^3 space provided to store bulky hard waste items. See **Section 3.6** & **Appendix 4** for Bulky Hardwaste Collections & Recycling.		NA	NA	As often as required to maintain space
Medical Waste	See **Section 3.8** & **Appendix 4** for further Medical Waste information.				As often as required to maintain bin

2.4 Individual Occupants Responsibilities

The staff are responsible for their own waste. Items to be addressed in maintaining the system include:

a) Staff are responsible for placing their waste in the appropriate colour coded bins. This is to ensure all waste types are collected and recycled where possible and contamination of waste streams is minimised.

b) That bins and bins store areas are monitored regularly to ensure areas are fully operational with regular cleaning of the bins and bin store spaces and clean-up after collection if necessary.

c) Management and coordination for bulky hard waste, eWaste and other waste collections.

d) **Ensuring landfill placed in plastic bags** before placement into bins

e) **Ensuring recycling materials are not bagged** and are to be placed loosely into the recycling bins. (Items in plastic bags in recycling bins are not recycled). Recyclable items in bin collections include:

- Rigid plastic containers
- Paper, cardboard
- Glass bottles and jars
- Steel cans, aluminium cans and aluminium foil are among items that can be recycled.

But exclude:

- Soft plastic bags

- Rope & hoses (ropes and garden hoses can wrap around and damage equipment in the recycling plant).

2.5 Occupational Health & Safety

A preliminary OHS risk assessment has been included to identify potential OHS issues, however this risk assessment does not replace the need for the Management and collection contractors to complete their own OHS assessment for the bin collection process. See **Appendix 1** for further detail.

2.6 Bin Store Area Design

The Bin store area design/location must include the following:

a) Doors located in the allocated storage areas should be designed for easy access of larger bins sizes and hard waste.

b) Space suitable for bin wash down is to be available in the development. If this is the bin store then the floor is to be graded to a sewer waste outlet with a litter trap and access to a tap and hose is to be available. Alternately, a private contractor can be arranged to swap dirty bins for clean ones on a regular basis.

c) Bin stores or bins should be vermin proof. Ensure bin lids are closed and lockable if needed or the bin store is an enclosed space and considered to be largely vermin proof.

d) A waterproof power point in or near the bin store.

e) Adequate mechanical ventilation in the basement carpark and waste room.

f) Ensure adequate lighting is provided in accordance with National Construction Code (NCC) guidelines if to be accessed after hours.

g) Meter boxes should not be included in bin store areas.

2.7 Bin Store Area Access

A layout that allows access to all of the bins with adequate size to allow easy movement/transfer of the required number of bins. There is to be convenient access by staff.

a) Manoeuvrability within the bin store area is open.

b) There is to be no significant step at any threshold between the bin store area and the point of collection.

2.8 Bin Types & Bin Sizes

Mobile Wheelie Bins (MGBs)

The following sizes are indicative bin sizes based on the Sustainability Victoria Better Practice Guide specified sizes. These sizes are the size allowances required by most Councils in bin store areas. Allow 100mm between 4 wheel bins and 50mm between 2 wheel bins for movement.

Size	Width	Depth	Height	Footprint
80L	450mm	530mm	870mm	0.24m^2
240L	580mm	735mm	1080mm	0.43m^2

Standard bin colours (refer AS4123.7)	
Landfill	Red
Co-mingled recycling	Yellow
Glass	Purple

* NOTE: size may vary between Councils and contract suppliers

Internal Bins – Commercial

Correct streaming in commercial developments requires consideration by staff, cleaners and visitors. It needs to be clear for all users as to where and how they dispose of their waste.

a) Correct streaming in these areas in the first instance reduces contamination to ensure more effective recycling occurs.

b) Separation of landfill and recyclables is to initially occur in all work areas, communal spaces and kitchenettes and then in bin stores. For this reason, the development will include streamed waste bins on each floor or work area. Cleaners and/or staff would then transfer already streamed waste to the corresponding bin in the main storage area.

c) Commercial waste is to be transferred to the shared bulk bin store with minimal manual handling. The tenancy is to include a trolley to cart bags of waste or wheeled bins to transfer waste.

Examples of streamed commercial waste bins. Larger sizes may be required to suit development

Example of trolley used for moving commercial waste to bulk bin storage location

Example of smaller 60L wheeled bins allow for easier transfer of waste

All bins are to be placed alongside each other to ensure recycling is easy.

2.9 Signage, Education & Safety

It will be the responsibility of the Building Management to ensure all staff and cleaners they have all of the material available to them and that they adhere to the required practices regarding waste management, sustainability and promoting waste minimisation.

a) All education material will be in accordance with Council requirement or if this is not available, per signage on the following website:

   https://www.sustainability.vic.gov.au/recycling-and-reducing-waste/waste-systems-in-residential-commercial-and-industrial-buildings/waste-signage

b) Directional signage should be installed to direct staff and bin collectors to the bin storage areas.

c) The hard waste storage zone should also be signed.

d) Instructional signage within communal bin stores is to indicate which bin is for landfill and which is for recyclables or other waste streams.

Simple, brightly coloured signs to quickly communicate what items are acceptable for each bin.

2.10 Waste Vehicle Requirements

a) Bowen Street is a typical inner suburban street. A 6.4m rear mini loader or 8.8m MRV waste vehicle only is enter Bowen St to collect bins. The waste contractor will confirm if MRV or SRV vehicles are used for this site.

b) The waste contractor will be responsible for retrieving, emptying and returning bins from the kerbside at the time of collection.

Vehicle	Typical size
Rear mini loader	6.4m long x 2.35m wide truck (basement collections) – 2.2m head clearance (Small Rigid Vehicles)
Rear Loading	8.8m – 10m long x 2.6m wide truck – 4.0m head clearance (Medium Rigid Vehicles)
NOTE: Larger vehicles may need to be assessed for clearances prior to entering the site.	

2.11 Traffic Management

a) Traffic management along Bowen St should not be an issue with the quick emptying times with waste bins being collected from the kerbside. The street is considered a local street, traffic volumes would not be expected to be high and the site is not near an intersection.

2.12 Collection Times

Collection times will be in coordination with the building management.

Collection times: Commercial waste – bin collection shall be in accordance with Council and EPA Noise Control Guidelines Publication 1254, which state:

- Collections occurring once a week are to be restricted to the hours 6:30 am — 8 pm Monday to Saturday, or 9am – 8pm Sundays and public holidays.
- Collections occurring more than once a week are to be restricted to the hours 7 am — 8 pm Monday to Saturday, and 9am – 8pm Sunday and public holidays.

2.13 Noise management

Minimizing noise associated with waste movement and collections include:

a) Minimising the need for the waste vehicle to reverse;

b) Collections occurring during the stipulated collection times restrict the hours of noise from collections.

c) Collection vehicles should not break up bottles at the point of collection, only once off site. Compaction of waste should only be carried out whilst waste vehicles are on the move and off-site.

2.14 Response to Increasing Waste

a) The total waste capacity exceeds the required allowance calculation by rounding up to the nearest bin size so there is built in capacity should waste levels increase beyond estimates.

b) The rates above do not take account of the impact of Container Deposit Schemes in reducing the volume of recyclable waste going to co-mingled or glass recycling bins. Where building occupants choose to return recyclable containers to a Container Deposit Schem location for a refund, the volume of recyclable waste in these bins will be reduced below the calculated figures.

c) A waste audit can be undertaken to understand the content of the waste bins. Audits provide feedback to clients of good or poor recycling practices. Images can be helpful to convey feedback.

d) If landfill bins consistently overflow, then staff or cleaners are to be directed to educational material as to the appropriate streaming of waste including food and other recyclables.

e) If recycling bins continue to overflow, staff or cleaners should be reminded to crush and flatten all cardboard boxes before placing these in the recycling bin(s). If may also be appropriate to obtain an additional recycling bin.

f) If recycling overflows staff could be notified of the closest return and earn / container deposit scheme recycling exchange locations.

g) The bin store area has spare space to accommodate additional bins if required.

h) The last choice option is for more regular collections to occur.

2.15 Reducing Odour

Odour from waste primarily emanates from bin store areas. Control of odour must occur in the bin store area with the provision of suitable natural or mechanical ventilation. If installed the mechanical ventilation system for the bin storage area must not cause a public health nuisance (noise and odour generation) and comply with EPA requirements and in accordance with the ventilation requirements of the Building Code of Australia and AS 1668.2.

a) As the bin store is located on the basement level, it will be provided with mechanical ventilation.

b) The bin store area and bins are to be monitored and cleaned on a regular basis to remove sources of smells.

2.16 Litter Spread

a) Litter spread is to be managed by ensuring bins are not overloaded, and lids are always closed.

b) Litter spread is to be managed by the system of contractors collecting bins from within the property. As bins are not left outside, the possibility of vandalism is removed.

c) The collection contractor's agreement should require their pickup of any waste that spills from the bins during collections.

3 Waste Minimisation & Streaming Details

3.1 Circular Economy

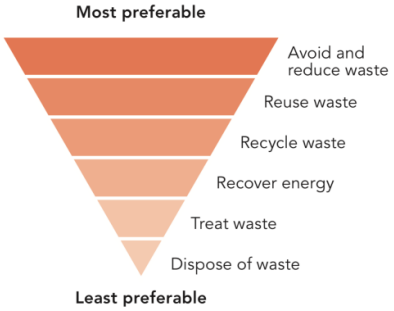
A circular economy is a system where products and services are designed to be reused or ideally be regenerative i.e. to repair the environment. This differs from the predominantly linear model of "take, make and waste" that we have seen in the last few decades which sees vast numbers of products disposed of in landfill.

Food organics is an example of where waste can be circular and also regenerative. Food waste is now being actively collected in many local government areas and used via composting to improve the quality of soils.

While occupants of buildings are generally limited in how

they can impact on the design of products to make them re-useable, they can change their own and others behaviour to minimise waste.

The waste reduction hierarchy is another critical concept and subset of the circular economy concept.



3.2 Waste Minimisation

Waste minimisation commences with the design of new buildings/products and decisions of constructers/manufacturers and purchasers.

Key principles of waste minimisation:

- Construct/manufacture or purchase with a strategy in mind for successful re-use at the end of the useful life of a product
- Purchase long lasting products, and only what you need
- Undertake a waste audit to understand what is going to waste
- Set goals and targets for waste minimisation
    - Set waste reduction targets
    - Longer term: Zero Waste to Landfill and zero waste leaving the property.
    - Report on performance against targets.
    - Zero waste supports net zero carbon
- Identify an end location and path to recycling a product or its components
- Provide infrastructure and a storage location to collect waste for each stream prior to recycling a product or its components
- Stream all waste appropriately.

An example of simple waste minimisation in the operation of a commercial building is:

- Installing electric hand dryers will reduce landfill from bathroom use.

3.3 Waste Streaming & Contamination

Managing waste contamination requires the correct separation of products that are recycled differently. This is called waste streaming. Correct streaming requires consideration by stakeholders that generate, dispose of or manage waste.

Good waste streaming reduces contamination to ensure more effective recycling. Refer to **Appendix 4** for Better Practice Waste Management links.

3.4 Preliminary Waste Streaming

The development will include space internally in each work areas for the initial separation/streaming of waste. These cupboards or spaces are to be readily accessible to all occupants are to accommodate separate bins or drawers for the following major waste streams:

1. Co-mingled plastic and paper
2. Glass
3. Landfill
4. Batteries / eWaste

3.5 Glass Collections

Glass is increasingly being removed from co-mingled recycling as crushed glass gets embedded in paper, cardboard and plastics and contaminates these waste streams, reducing their recycling value.

Space for additional glass bins is to be provided in all residential and commercial developments in line with Victoria's future 4-bin system. These bins are to be maximum 120L due to the potential weight of full bins. Each council will review the frequency of residential collections, most likely monthly.

3.6 Bulky Hard Waste Collection

In the first instance, unwanted bulky items, clothes and other consumables should be donated to charities, sold on online or at second-hand market places if in good condition. If repairs are required, seek out repair community centres for re-purposing. Refer to **Appendix 4** for Better Practice Waste Management links.

Typically, if the council's standard kerbside collection is unable to be used, the development is ineligible for the Council's annual hard rubbish collection.

Where there is limited storage space or insufficient space kerbside for hard-waste presentation, the following options are available:

a) A private waste contractor can be engaged to collect all bulky hard waste and eWaste items at a frequency to maintain the storage space.

b) A private waste contractor can collect directly from tenancies.

c) Hard-waste items can be taken directly to a Council run local waste recovery centre. Local information regarding the disposal and recycling of common items for each Council can be found at:

https://www.sustainability.vic.gov.au/You-and-your-home/Waste-and-recycling/Council-waste-and-recycling-services

www.recyclingnearyou.com.au

3.7 E-Waste & Battery Recycling

a) As of 1st July 2019, there has been a ban on e-waste sent to landfill in Victoria. Any item with a plug, battery or cord can no longer be placed in kerbside bins and instead must be deposited at a designated e-waste drop-off point. Electronic waste includes old mobile phones, computers, audio devices, refrigerators and other white goods, hair dryers, TVs, heaters, and air-conditioners.

b) Some councils provides e-Waste collections as part of the annual residential kerbside / at call hard rubbish collections. These items are to be placed separately to aid collection.

c) Between collections, authorised electrical and battery waste disposal locations can be found:

- Most council depots collect e-waste
- Officeworks collects e-waste
- https://recyclingnearyou.com.au/electrical
- https://www.sustainability.vic.gov.au/Campaigns/eWaste/Where-do-I-take-ewaste
- https://www.mobilemuster.com.au
- Collection stand and collection service providers also exist for batteries. See the **EcoBatt** and **Envirostream** schemes. Collection locations are provided on their websites or you can arrange to have your own onsite stand. (Ecobatt include most Woolworths stores, EnviroStream most Bunnings and Officeworks stores.)

3.8 Medical waste collection

a) With a medical centre proposed, the provision for medical waste bins is to be provided by an as needed basis. This is to be arranged by each medical practitioner if rooms are to be individually tenanted or by the facility manager should a number of rooms be governed under a central management arrangement. / The facility manager should arrange a group collection by one contractor where possible.

b) The type of medical waste and storage needs may vary. These are locked bins that are to be stored in each medical room if required.

c) A private contractor is to collect the bin on a frequency required by prior arrangement with entire bins replaced with clean ones. The contractor is to retrieve bins directly from within the centre.

d) No bins are to be left kerbside at any time.

Appendix 1 - Preliminary Risk Review

Class 1 Risk = Potential to cause death or permanent injury.	**Class 2 Risk** = Potential to cause injury requiring medical attention.	**Class 3 Risk** = Potential to cause an injury treatable with first aid.

Activity	Steps involved in completing activity & risk	Risk level	Risk mitigating measures	Implementation responsibility
Moving of bins from bin store to the kerbside	Risk of manual handling injuries	2	Use max bin sizes of 240L Ensure the distance of travel is no more than 40m. The travel path is to be kept free of all obstacles including loose gravel or dirt, steps, kerbs, speed bumps, berms, sills or ramps. Ensure all access points have suitably wide doorways and circulation areas.	Building Designer / Building Management
Bin loading on street	Moving bins from the kerbside to collection vehicle on Bowen Street. Collection may occur at the rear of the truck. Risk of being struck by passing vehicles if step outside the line of the width of the truck	1	Bin collection operator's own safety measures incl training	Bin collection operator
Note this assessment is for consideration during the design phase of the project. It is <u>not</u> to replace a risk assessment / Safe Work Method Statement being completed by the contractor and persons undertaking the waste removal process.				

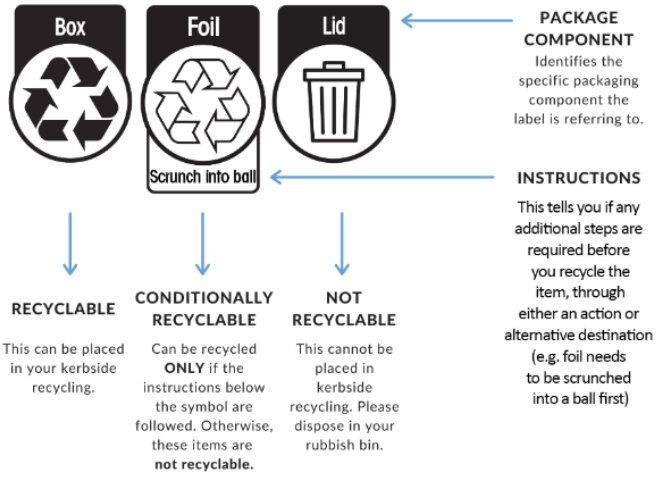
Appendix 2 - Supplementary information

Good recycling practices – incl ARL

The following actions improve recycling outcomes.

- Empty containers and bottles of any leftover food or liquid. Ideally rinse them out.
- Generally, keep lids on all bottles even when made from another product or plastic type (as is the case with most plastic drink bottles).
- Don't put anything inside plastic bottles or containers
- Paper – if it can't be ripped, it can't be recycled due to the plastic coating.
- Ensure awareness of the **Australasian Recycling Label (ARL)** which is on an increasing number of products. The ARL indicates which components of packaging are recyclable and helps ensure better recycling of packaging waste.
- For more detail including on the Conditionally recyclable label instructions refer to https://recyclingnearyou.com.au/arl/

- Select packaging products that include the **ARL** – this is particularly relevant for high waste take-way food and beverage businesses. See below from Ward Packaging.



- Be aware that if they are not sure whether an item is recyclable, then it should be placed in the landfill bin(s). Placing incorrect items in recycling is to be avoided as it leads to contamination of recycling streams, and complexity in recycling.
- Understand not all plastic resin codes can be recycled in all states, cities or councils. Many Council areas or waste collection contractors can only recycle a number of the plastics codes. Check with Council publications.

- Plastic resin codes 1, 2 and 5 are readily recycled and collected by most councils,
- Be aware of whether compostable packaging is home/garden compostable or requires higher temperatures as is available in commercial composting.
- Ensure compostable packaging is not placed in recycling streams. Compostable packaging is not useful as a recycled plastic as it breaks down.
- Check local waste collection / contractor requirements – some recycle all plastic resin codes, some are more restricted. Some want lids on bottles, some want them separate and in landfill.

Symbol	Description
1 PETE	Clear tough plastic such as soft drink, juice and water bottles.
2 HDPE	Common white or coloured plastic such as milk containers and shampoo bottles.
3 V	Hard rigid clear plastic such as cordial bottles.
4 LDPE	Soft flexible plastic e.g. squeezable bottles such as sauce bottles.
5 PP	Hard but flexible plastic such as microwave ware, takeaway containers, some yoghurt/ ice cream/jam containers, hinged lunch boxes.
6 PS	Rigid, brittle plastic such as small tubs and margarine/butter containers.
7 OTHER	All other plastics, including acrylic and nylon. Examples include some sports drink bottles, sunglasses, large water cooler bottles.

Waste Contractors

Waste collection companies in Victoria:

- Waste Wise Environmental www.wastewise.com.au (Melb, Geelong, Ballarat)
- CSC Waste https://cscwaste.com.au/
- Waste Ninja https://www.wasteninja.com.au
- Kartaway http://www.kartaway.com.au/melbourne/index.html
- iDump Waste Management www.idump.com.au
- Easy Waste - http://www.easywaste.com.au
- Citywide www.citywide.com.au
- JJ Richards & Sons www.jjrichards.com.au (Australia wide – depots per https://www.jjrichards.com.au/contact/)
- Suez (incl Sita) – www.suez.com.au/en-au ph 13 13 35
- KS Environmental - https://ksenvironmental.com.au/ (Melbourne only)
- Transpacific-Cleanaway - https://www.cleanaway.com.au, ph 13 13 39
- Veolia - https://www.veolia.com/en

Other Useful Links

- Sustainability Victoria https://www.sustainability.vic.gov.au
- PlanetARK https://recyclingnearyou.com.au
- Redcycle https://redcycle.net.au
- Sustainable Procurement Guide (for Commonwealth entities) https://www.awe.gov.au/sites/default/files/documents/sustainable-procurement-guide.pdf
- Wastech www.wastech.com.au
- EPA Victoria https://www.epa.vic.gov.au/report-pollution

Appendix 3 - Waste rates & calculations

Base Calculations

Commercial Tenancy Type	AREA (m2)	Days open	Waste Generation Rates (L/100m2/day)		Source	Waste Generated (L/Week)	
			Landfill	Recycling		Landfill	Recycling
Medical center	665	7	10	10	SV Better Practice Guide	466	466
	665				**Total Litres per Week**	**466**	**466**

Streamed Waste Calculations

Commercial Tenancy Type	Waste Generation Rates (L/100m2/day)		Waste Generated (L/Week)		
	Landfill	Recycling	Landfill	Recycling (70% of total)	Glass (30% of recycling)
Total Waste Allowance	466	466	466	326	140
Total Litres per Week			**466**	**326**	**140**

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Appendix 4 - Better Practice Waste Recycling

For more details refer to our website pages:

- **Recycling at home and work** https://wastemanagementplan.com.au/better-practice-waste-recycling
- **Commercial food and packaging waste minimisation** https://wastemanagementplan.com.au/commercial-food-and-packaging-waste
- **Plastics, glass and aluminium** https://wastemanagementplan.com.au/plastics-glass-and-aluminium-recycling
- **Other items – Clothes, shoes, nappies / incontinence pads, polystyrene, paint**, https://wastemanagementplan.com.au/other-items

Attachment – Clause 55 Assessment

The operation of Clause 55 specifies:

- if a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard; and
- where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met the decision guidelines for that standard do not apply to the application.

The proposal complies with the following standards/objectives of Clause 55 as set out in the table below.

Clause 55 Objective and Standard	Complies with Standard or Objective Achieved?
Clause 55.02-1 - Neighbourhood character *To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.* *To ensure that the design responds to the features of the site and the surrounding area.* **Standard B1** *The design response must be appropriate to the neighbourhood and the site.* *The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.*	**Complies with the Standard** See body of report for detailed consideration of the development response to Neighbourhood Character, in particular with reference to Heritage provisions.
Clause 55.02-2 – Residential policy *To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.*	**Not applicable**

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. **Standard B2** *An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.*	
Clause 55.02-3 – Dwelling diversity *To encourage a range of dwelling sizes and types in developments of ten or more dwellings.* **Standard B3** *Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:* • *Dwellings with a different number of bedrooms.* • *At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.*	**Not applicable**
Clause 55.02-4 – Infrastructure *To ensure development is provided with appropriate utility services and infrastructure.* *To ensure development does not unreasonably overload the capacity of utility services and infrastructure.*	**Complies with the Standard.** The proposal is located within an established urban area where buildings are already situated and therefore access to existing utility services and infrastructure can be readily extended to accommodate the addition. The proposal is not expected to overload existing infrastructure services.

Standard B4 *Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional.* *Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.* *In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.*	
Clause 55.02-5 - Integration with the street *To integrate the layout of development with the street.* **Standard B5** *Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.* *Development should be oriented to front existing and proposed streets.* *High fencing in front of dwellings should be avoided if practicable.* *Development next to existing public open space should be laid out to complement the open space.*	**Objective achieved, subject to condition.** The proposal maintains its existing frontage to Erin Street. With respect to Bowen Street, high and solid fencing is discouraged. As discussed in the body of the report, subject to the reduction in height of the front fence to Bowen Street of 1.2m and the materiality revised to either metal or timber pickets, the proposed fencing is acceptable. A window and third level balcony is proposed onto Bowen Street which will assist with passive surveillance to the street.
Clause 55.03-1 - Street setback *To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.* **Standard B6**	**Objective achieved, subject to condition.** No change to the existing setback to Erin Street is proposed. With respect to the site's frontage to Bowen Street, the property to the west at 24 Bowen Street provides a front setback of 3.7m, whilst the property to the east at 30 Bowen Street provides a front setback of 5.0m. The average distance of the two setbacks is 4.35m. The proposal seeks a minimum street setback to Bowen Street of 1.95m, measured from the car lift roof, encroaching 2.4m from the Standard B6 requirement.

Walls of buildings should be set back from streets: • *At least the distance specified in a schedule to the zone, or* • *If no distance is specified in a schedule to the zone, the distance specified in Table B1.* *Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.*	With regard to the prevailing set back of the street, the visual impact of the proposal, and the recommendation of Council's Heritage Advisor, a compliant front setback is necessary to ensure the proposal does not dominate the street. Therefore, the proposal will be required to provide a front setback of 4.5m (in excess of Standard B6) as a condition of approval.
Clause 55.03-2 - Building height *To ensure that the height of buildings respects the existing or preferred neighbourhood character.* **Standard B7** *The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.* *If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.*	**Objective achieved** The slope of the natural ground level across the site exceeds 2.5 degrees, therefore the maximum building height should not exceed 10 metres. **Maximum height (m) and No. of storeys** / **Standard A4 requirement** 10m and 2 storeys / 10m and 3 storeys The extension will have a maximum height of three-storeys and 10 metres above natural ground level. The proposed height generally aligns with the maximum height requirement set out under the Neighbourhood Residential Zone given the third level will be concealed within a roof-like structure. By achieving the requirements at Clause 54.03-2, the proposal is also consistent with strategies at Clause 15.01-2L (Building heights).
Clause 55.03-3 - Site coverage *To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.* **Standard B8** *The site area covered by buildings should not exceed:*	**Objective achieved** The proposed site coverage is 75%, exceeding the maximum 60% prescribed by the standard. This outcome is acceptable given it is a minor (15%) variation from the standard within an inner urban context. The site coverage relates acceptably to the existing pattern of development, including the adjacent contemporary dwelling at 24 Bowen Street and the three-storey mixed use apartment building at 65 Erin Street which include high site coverage.

• *The maximum site coverage specified in a schedule to the zone, or* • *If no maximum site coverage is specified in a schedule to the zone, 60 per cent.*	
Clause 55.03-4 - Permeability *To reduce the impact of increased stormwater run-off on the drainage system.* *To facilitate on-site stormwater infiltration.* *To encourage stormwater management that maximises the retention and reuse of stormwater.* **Standard B9** *The site area covered by the pervious surfaces should be at least:* • *The minimum area specified in a schedule to the zone, or* • *If no minimum is specified in a schedule to the zone, 20 percent of the site.* *The stormwater management system should be designed to:* • *Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).* • *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*	**Standard achieved** The proposal achieves 21% site permeability and best practice stormwater management as outlined in the body of the report via the provision of a 4000L rainwater tank.
Clause 55.03-5 - Energy efficiency *To achieve and protect energy efficient dwellings and residential buildings.*	**Not applicable** The proposal is not proximate to any existing solar energy systems.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. **Standard B10** *Buildings should be:* • *Oriented to make appropriate use of solar energy.* • *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.* • *Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.* *Living areas and private open space should be located on the north side of the development, if practicable.* *Developments should be designed so that solar access to north-facing windows is maximised.*	
Clause 55.03-6 – Open space *To integrate the layout of development with any public and communal open space provided in or adjacent to the development.* **Standard B11** *If any public or communal open space is provided on site, it should:* • *Be substantially fronted by dwellings, where appropriate.* • *Provide outlook for as many dwellings as practicable.* • *Be designed to protect any natural features on the site.* • *Be accessible and useable.*	**Not applicable**

Clause 55.03-7 – Safety *To ensure the layout of development provides for the safety and security of residents and property.* **Standard B12** *Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.* *Planting which creates unsafe spaces along streets and accessways should be avoided.* *Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.* *Private spaces within developments should be protected from inappropriate use as public thoroughfares.*	**Not applicable**
Clause 55.03-8 – Landscaping *To encourage development that respects the landscape character of the neighbourhood.* *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.* *To provide appropriate landscaping.* *To encourage the retention of mature vegetation on the site.* **Standard B13** *The landscape layout and design should:* • *Protect any predominant landscape features of the neighbourhood.* • *Take into account the soil type and drainage patterns of the site.*	**Objective achieved, subject to condition.** As discussed within the body of the report, the proposal includes the removal of significant trees which is not supported by Council's Open Spaces Services Unit. Nevertheless, the site is not one where tree controls apply. An amended landscape plan will be required as a condition of approval, to the satisfaction of Council's Open Spaces Services Unit. Whilst limited opportunity is provided for the reestablishment of significant canopy trees, the character of the area is one of high site coverage and limited landscaping.

• *Allow for intended vegetation growth and structural protection of buildings.* • *In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.* • *Provide a safe, attractive and functional environment for residents.* *Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.* *Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.* *The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.* *Development should meet any additional landscape requirements specified in a schedule to the zone.*	
Clause 55.03-9 – Access *To ensure the number and design of vehicle crossovers respects the neighbourhood character.* **Standard B14** *The width of accessways or car spaces should not exceed:* • *33 per cent of the street frontage, or* • *if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.* *No more than one single-width crossover should be provided for each dwelling fronting a street.* *The location of crossovers should maximise the retention of on-street car parking spaces.*	**Complies with the Standard, subject to conditions** The subject site has a width of 9.83m and can accommodate a crossover 3m in width which would comprise 30.5% of the frontage in accordance with Standard B14. Further details and corrections to the dimensions of the proposed crossover will be required as a condition of approval and to the satisfaction of Council's Development Engineering unit.

The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised. *Developments must provide for access for service, emergency and delivery vehicles.*	
Clause 55.03-10 – Parking location To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. **Standard B15** *Car parking facilities should:* • *Be reasonably close and convenient to dwellings and residential buildings.* • *Be secure.* • *Be well ventilated if enclosed.* *Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.*	**Complies with the Standard.** The proposed car parking facilities are positioned within a basement level, accessed via a car lift from Bowen Street. The proposed basement car park and vehicular access will not present any unreasonable vehicular noise to existing residents.
Clause 55.04-1 Side and rear setbacks *To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.* **Standard B17** *A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:*	**Objective Achieved** The table below provides an assessment against Standard B17. The eastern side setbacks are opposite a single dwelling at 30 Bowen Street and the rear of a mixed use double-storey apartment at 67 Erin Street.

- *At least the distance specified in a schedule to the zone, or*
- *If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.*

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

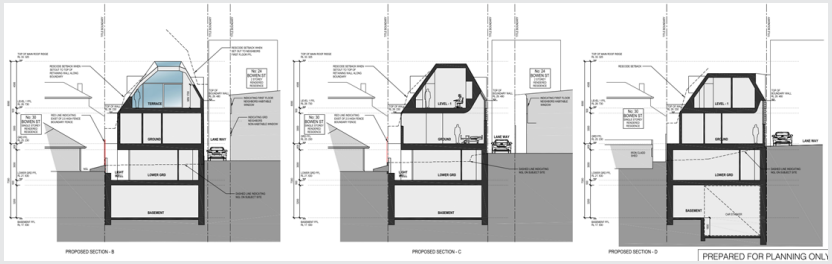
Ground Floor

Proposed Wall	Height (m)	B17 Setback (m)	Proposed setback (m)	Compliance
Change/wait GP.01 (measured from **minimum** wall height onto east boundary)	4.45	1.255	1.26	✓
Staircase (measured from **maximum** wall height onto east boundary)	6.00	1.72	1.26	X
DDA WC G.03 (east side setback to proposed light court)	5.20	1.48	1.13	X
Amb WC G.04 (east side setback to proposed light court)	5.39	1.54	1.45	X

The proposed side setback includes variations onto the east boundary at both ground and first floor level.

Due to the site topography and irregular form of the proposed addition, the proposed setbacks required under Standard B17 increases with the slope of the land. Accordingly, calculations within the table above take measurements at both the minimum and maximum wall heights to indicate the range of variation proposed.

- At ground floor level, a light court is proposed to the east of the existing building, with two toilets (G.03 and G.04) with setbacks to the east boundary of 1.13m and 1.45m respectively. Both result in variations to the B17 requirement of 0.35m and 0.09m respectively. At ground level, the addition provides a 1.26m side setback onto the east boundary to the rear of 69 Erin Street and the entire extent of common boundary with 30 Bowen Street.

	- At its minimum height at the south end of the ground floor wall where associated with the Change/Wait Room (GP.01), the 1.26m side setback complies with the B17 requirement of a 1.255m setback. - At its maximum height at the north end of the ground floor wall where associated with the staircase, the 1.26m side setback exceeds the B17 requirement by 0.46m. The first-floor level is concealed within a pitched roof-like structure, which in addition to the slope of the land, makes measuring compliance with Standard B17 complex. Proposed sections B, C and D as shown on TP3-01 provide an indication of the line of B17 at first floor level. As shown on the image below, the sections on TP3-01 indicate that the first-floor level will generally comply with Standard B17, with a minor variation (0.15m) within Section C.  The variations are acceptable for the following reasons: - The site is within an inner urban context where variations to the side setback standard are anticipated. - The proposed variations are minor and range between 0.46m to 0.09m. - As detailed within this assessment, the proposal complies with both the overshadowing and daylight to habitable room windows objective. The variations to not interface with any north facing windows. - The side elevation includes high quality materials and articulation that will reduce the impact of any visual bulk onto private open space.
Clause 55.04-2 – Walls on boundaries	**Objective achieved** The table below provides an assessment against Standard B18. The proposal includes double storey wall on boundary to the west interface with 65 Erin Street

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B18

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:

- *For a length more than the distance specified in a schedule to the zone; or*
- *If no distance is specified in a schedule to the zone, for a length of more than:*
    - *10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or*
    - *Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.*

A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

and a laneway, and a single-storey wall on boundary to the east shared with 69 Erin Street.

Wall on boundary	Length (m)	A11 Length (m)	Difference	Compliance
West (65 Erin Street)	20.43	14.73	5.70	X
West (laneway)	19.85	14.17	5.68	X
East (69 Erin Street)	12.14	14.16	2.02	✓

Length of walls on boundary

Wall on boundary	Ave. Height (m)	A11 Ave. Height (m)	Difference	Compliance
West (65 Erin Street)	5.09	3.20	3.19	X
West (laneway)	5.27	3.20	1.81	X
East (69 Erin Street)	4.80	3.20	1.60	X

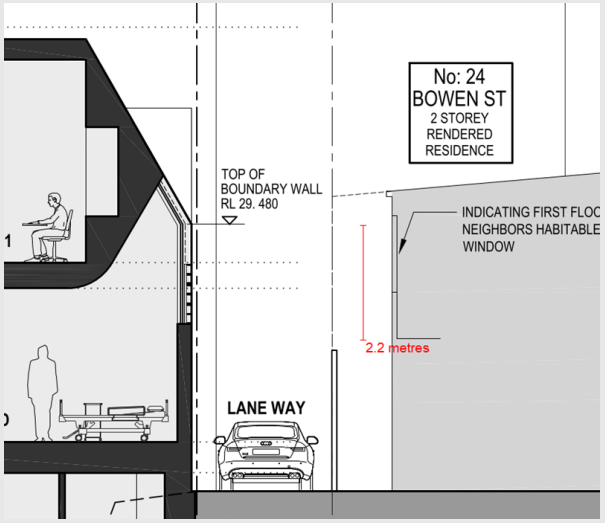
Average height of walls on boundary

Wall on boundary	Max. Height (m)	A11 Max. Height (m)	Difference	Compliance
West (65 Erin	7.16	3.60	5.40	X
West (laneway)	6.10	3.60	3.48	X
East (69 Erin Street)	5.12	3.60	1.52	X

Maximum height of walls on boundary

The proposed walls on boundary require variations onto the east and west boundary in terms of the height and the west boundary in term of their length. The variations are acceptable for the following reasons:

	- The site is within an inner urban context where variations to the walls on boundary standard are anticipated. Walls on boundaries are a common feature within the immediate area. - Whilst the height and extent of wall on the west boundary is significant, it is located opposite a 2.4m wide laneway and an existing double-storey wall on boundary associated with 65 Erin Street. Accordingly, the proposed wall on the west boundary will not present any adverse amenity impact. - Whilst 24 Bowen Street is located directly opposite the laneway, and includes habitable room windows that face the site, adequate separation is provided to these windows to ensure ample daylight access, as discussed within this report. - However, the proposed wall on the east boundary associated with consulting room 3 substantially exceeds the standard wall height where directly opposite an open side setback area of 69 Erin Street. - However, Council records indicate that 69 Erin Street is used as a medical centre, therefore the proposed variation will present no adverse amenity impact. - Accordingly, the walls on boundaries are acceptable in terms of neighbourhood character and offsite amenity impact. - For clarity, as a recommended condition of approval, the maximum height of all proposed walls will be required to be dimensioned on elevation from Natural Ground Level.
Clause 55.04-3 - Daylight to existing windows *To allow adequate daylight into existing habitable room windows.* **Standard B19** *Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.* *Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of*	**Objective achieved.** The proposal is opposite 5 ground floor habitable room windows at 30 Bowen Street, set back 2.3m from the east boundary; and 4 first floor windows at 24 Bowen Street, set back 2.4m from the west boundary. The proposal complies with Standard B19 as follows:

the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. *Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.*	Standard B19 (Daylight to existing windows) **Proposed Wall** / **Opposite window** / **Wall height (m)** / **B19 Setback (m)** / **Proposed setback to window (m)** West wall on boundary / HRW at 24 Bowen Street / 2.20 (from FF level of 24 Bowen) / 1.00 / 2.40 East elevation / HRW at 30 Bowen Street / 6.00 (maximum) / 3.00 / 3.56  The neighbour at 24 Bowen Street states that three ground floor highlight windows are habitable. However, Council's records indicate these windows relate to a toilet/laundry and are therefore non-habitable. Nevertheless, due to the windows location onto the laneway, any loss of daylight would not be unreasonable.
Clause 55.04-4 – North facing windows	**Not applicable**

To allow adequate solar access to existing north-facing habitable room windows. **Standard** *If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.*	The proposal is not opposite any north facing windows.
Clause 55.04-5 – Overshadowing open space *To ensure buildings do not unreasonably overshadow existing secluded private open space.* **Standard B20** *Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.* *If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.*	**Objective achieved** As all adjacent secluded private open space areas receive less sunlight than the requirements than the standard, the amount of sunlight should not be further reduced. An assessment Standard B20 is detailed within the tables below:

Address:	24 Bowen Street Richmond						
SPOS area:	41	sqm					
B21 sunlight area:	30.75	sqm					
	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM
Existing sunlight area (sqm):	13	10	5	18	14	17	20
Additional shadow area (sqm):	13	3	0	0	0	0	0
Additional shadow % of SPOS area:	31	7	0	0	0	0	0
Retained sunlight area (sqm):	0	7	5	18	14	17	20

Address:	30 Bowen Street Richmond						
SPOS area:	57	sqm					
A15 sunlight area:	40	sqm					
	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM
Existing sunlight area (sqm):	26	28	33	37	37	26	25
Additional shadow area (sqm):	0	0	0	0	0	3	13
Additional shadow % of SPOS area:	0	0	0	0	0	5	23
Retained sunlight area (sqm):	26	28	33	37	37	23	12

Address:	69 Erin Street Richmond						
SPOS area:	35	sqm					
A15 sunlight area:	26.25	sqm					
	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM
Existing sunlight area (sqm):	2	2	12	22	13	6	4
Additional shadow area (sqm):	0	0	0	0	0	5	4
Additional shadow % of SPOS area:	0	0	0	0	0	14	11
Retained sunlight area (sqm):	2	2	12	22	13	1	0

The proposal results in additional overshadowing to 24 Bowen Street at 9am and 10am, and additional overshadowing to 30 Bowen Street and 69 Erin Street at 2pm and 3pm. Whilst the proposal varies from the standard requirement of generating no additional overshadowing, it is acceptable for the following reasons:

- The site is within an inner-urban context, with buildings situated on narrow allotments. Accordingly, variations to the overshadowing requirement are expected.
- Due to the orientation of the lot, most of the overshadowing falls within the subject site. All three affected secluded private open space areas are unimpacted for at least 5 hours of the daylight period by the proposal.
- The design response is appropriate within the site context and includes setbacks and a pitched roof form to minimise overshadowing.
- The times that overshadowing occurs are either in the morning or afternoon, when existing secluded private open space areas are already impacted by existing structures.

Clause 55.04-6 - Overlooking *To limit views into existing secluded private open space and habitable room windows.* **Standard B22** *A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.* *A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:* • *Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or* • *Have sill heights of at least 1.7 metres above floor level, or* • *Have obscure glazing in any part of the window below 1.7 metres above floor level, or* • *Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.* *Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.* *Screens used to obscure a view should be:*	**Complies with the Standard, subject to condition.** All windows on the east and west elevation are shown with a sill height of at least 1.7m above finished floor level in compliance with the requirements of Standard B22. All ground floor windows face a visual barrier of at least 1.8m in height in the form of the boundary fence, therefore the standard does not apply. The third level rooftop terrace includes a balustrade on the east elevation at a height of 1.13m above finished floor level, which presents an overlooking opportunity towards 30 Bowen Street. Accordingly, as a condition of approval a screen will be required at this interface in accordance with the requirements of Clause 55.04-6.

• *Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.* • *Permanent, fixed and durable.* • *Designed and coloured to blend in with the development.* *This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.*	
Clause 55.04-7 - Internal views *To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.* **Standard B23** *Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.*	**Not applicable**
Clause 55.04-8 - Noise impacts *To contain noise sources in developments that may affect existing dwellings or small second dwellings.* *To protect residents from external noise.* **Standard B24** *Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.* *Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.* *Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.*	**Objective achieved** The proposed building services are shown within a central roof valley of the existing building, surrounded by a screen, providing reasonable noise protection to existing dwellings.

Clause 55.05 – 1 - Accessibility *To encourage the consideration of the needs of people with limited mobility in the design of developments.* **Standard B25** *The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.*	**Objective achieved** The proposal includes a lift and site access that is accessible to people with limited mobility.
Clause 55.05-2 - Dwelling entry *To provide each dwelling or residential building with its own sense of identity.* **Standard B26** *Entries to dwellings and residential buildings should:* • *Be visible and easily identifiable from streets and other public areas.* • *Provide shelter, a sense of personal address and a transitional space around the entry.*	**Not applicable**
Clause 55.05-3 – Daylight to new windows *To allow adequate daylight into new habitable room windows.* **Standard B27** *A window in a habitable room should be located to face:* • *An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or* • *A verandah provided it is open for at least one third of its perimeter, or*	**Not applicable**

• *A carport provided it has two or more open sides and is open for at least one third of its perimeter.*	
Clause 55.05-4 – Private open space *To provide adequate private open space for the reasonable recreation and service needs of residents.* **Standard B28** *A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.* *If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:* • *An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or* • *A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or* • *A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.* *The balcony requirements in Clause 55.05-4 do not apply to an apartment development.*	**Not applicable**
Clause 55.05-3 – Solar access to open space *To allow solar access into the secluded private open space of a new dwelling.* **Standard B29**	**Not applicable**

The private open space should be located on the north side of the dwelling, if practicable. *The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.*	
Clause 55.05-6 - Storage *To provide adequate storage facilities for each dwelling.* **Standard B30** *Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.*	**Not applicable**
Clause 55.06-1 – Design detail *To encourage design detail that respects the existing or preferred neighbourhood character.* **Standard B31** *The design of buildings, including:* • *Facade articulation and detailing,* • *Window and door proportions,* • *Roof form, and* • *Verandahs, eaves and parapets,* *should respect the existing or preferred neighbourhood character.* *Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.*	**Objective achieved** See body of report for detailed consideration of the development response to Design Detail, in particular with reference to Heritage provisions.
Clause 55.06-2 – Front fences	**Objective achieved, subject to condition.**

To encourage front fence design that respects the existing or preferred neighbourhood character. **Standard B32** *A front fence within 3 metres of a street should not exceed:* • *The maximum height specified in a schedule to the zone, or* • *If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.*	As discussed in the body of the report, subject to the reduction in height of the front fence to Bowen Street of 1.2m and the materiality revised to either metal or timber pickets, the proposed fencing is acceptable. No change is proposed to the existing front fence to Erin Street.
Common property objectives *To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.* *To avoid future management difficulties in areas of common ownership.* **Standard B33** *Developments should clearly delineate public, communal and private areas.* *Common property, where provided, should be functional and capable of efficient management.*	**Not applicable**
Site services objectives *To ensure that site services can be installed and easily maintained.* *To ensure that site facilities are accessible, adequate and attractive.* **Standard B34** *The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.* *Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.*	**Objective achieved** The proposed building services are shown within a central roof valley of the existing building, surrounded by a screen and with a dedicated platform where it will be able to be appropriately installed and maintained. The services will be provided a screen which will be generally obscured from the street but will be required to have a material that matches the roof to minimise any visual impact.

Bin and recycling enclosures should be located for convenient access by residents. *Mailboxes should be provided and located for convenient access as required by Australia Post.*	

Open Space Services
Formal Referral Response

Application Information	
Referral Officer	Joshua Broberg
Officer	Tree Dimensions (LF)
Council Reference	6045.01
Address	67 Erin Street, Richmond, VIC 3121
Proposal	Buildings and works, demolition and use of the land for a Medical Centre in a Neighbourhood Residential Zone and Heritage Overlay
Comments Sought	Timely preliminary advice required before I request further information from applicant given extent of significant tree removal and impact on proposal. Views on proposed significant tree removal. Previous local law application for removal appears to have been refused.

Council's Open Space Services (City Works) provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Council's Open Space Services (City Works) were requested to make comment on the proposal:

Referral Type:

- Arboricultural Report
- Significant tree removal (x 5)

Capital Works

If you are aware of any capital works approved or proposed within the area of the subject site (as relevant to the planning application), please provide details and a copy of the plans associated with these works.

Comments and Recommendations

Local Laws, Overlays, Policies, Plans and Standards Used in Assessment

- City of Yarra General Local Law (consolidated) 2016
- AS 4970–2009 *Protection of trees on development sites*
- AS 4373–2007 *Pruning of amenity trees*
- AS 2303:2018 *Tree stock for landscape use*

Application Documents Used in Assessment

- Arborist Report – Galbraith & Associates, 22/04/2024
- Feature and Level Survey – Land Dimensions, 30/11/2020
- Set of plans, Rev B – Platform Studios, May 2024

Arborist report

The arborist report was prepared by a suitably qualified arborist. The tree data in the supplied arborist report appear to be correct. The site plan in the arborist report does not show Tree Protection Zones, but this is provided in the architectural plans for trees proposed for retention (neighbouring trees #2 and 7). Encroachment into the TPZs of trees #2 and 7 have not been shown on the plans.

Site Trees

Tree #1 is of high significance. It is prominent in the landscape and in good condition. There is minor cracking in the kerb and driveway near the tree, but the damage could be repaired. There is no arboricultural justification to remove this tree; its removal is not supported. A planning decision is required to determine if the development can be altered to facilitate retention of this tree. If the tree is retained, an Arboricultural Impact Assessment (AIA) will be required.
It should be noted that current plans of the proposed development have limited space for replacement canopy cover.

A Significant Tree removal application for Trees #3–5 was recently declined. They were considered suitable for retention (for between 5–15 years) with remedial action recommended to extend their useful life expectancy (ULE). However, in a planning context, it is considered reasonable to approve the removal trees #3–6 due to their short ULE.

Neighbouring Trees

Neighbouring trees #2 and 7 have been considered in the arboricultrual report. A permit condition for a tree protection plan will be required. These trees are expected to tolerate the impacts of the proposed works.

Road Reserve Trees

No road reserve trees will be impacted by the proposed development.

Recommendation to Statutory Planning

I recommend as follows *(tick all that apply)*;
☐ A Permit could be granted with No Conditions suggested. No further comments required.
☐ A Permit could be granted with Conditions suggested – *see below.*
☐ Further Information Required – *see below.*

☒ I have Preliminary Concerns and the application must be amended – *and a commentary provided below.*

Request for Further Information

The removal of tree #1 is contested and a planning decision is required.

Should the proposed building works be amended to accommodate the retention of tree #1, the applicant must provide an Arboricultural Impact Assessment (AIA) for the tree. The AIA must be prepared by a suitably qualified and experienced arborist with an AQF Level 5 or above qualification in arboriculture and must be based on the Australian Standard AS 4970–2009 *Protection of trees on development sites*.

The applicant must also provide a Tree Protection Management Plan for the neighbouring trees, #2 and 7.

Libby Fraser

Tree Dimensions

16 July 2024

ESD Formal Referral Response

Application Information:

Referral Officer:	Euan Williamson
Officer:	Joshua Broberg
Council Reference:	6045.01
Address:	67 Erin St, Richmond VIC 3121
Proposal:	Section 72 Amendment to the endorsed plans and permit 6045 as follows: - Amend the existing permit for the use of the land as a medical centre to increase the number of practitioners from 2 to 8. Operating hours are proposed between 8.30am - 5.30pm, Monday to Friday. - Amend the endorsed plans to allow a redevelopment of the site, comprising partial demolition of the existing building and a three-storey addition with basement parking at the rear. - The amendment seeks permission to provide 7 car parking spaces where 13 are required under the parking provisions.
Comments Sought:	Click here to view referral memo: Record D25/22584: IREF25/00102 - Internal Referral Request
Disclaimer:	Council's ESD Officer provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

ESD comments were requested on the following:

- New referral

In assessing this application, the following documents were reviewed:

- SMP prepared by LID dated 10.09.2025
- Architectural plans prepared by Platform Studios dated May 2023

Comments

The standard of the submitted ESD nearly meets Council's Environmentally Sustainable Design (ESD) standards.

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met:

1. Applicant ESD Commitments
   - Gas free development, enabling carbon neutrality of operational energy.

- Energy efficient heat pump hot water and heating/cooling systems.
- Thermal efficiency of the building fabric to exceed minimum NCC2022 standards.
- Shading to most north, east and west facing windows.
- Supplied fresh air through mechanical ventilation will exceed minimum AS1668 standards for fresh air supply by at least 50%.
- Good standard of daylight throughout the proposed building.
- Certified low VOC paints, adhesives, carpets and flooring and low formaldehyde timber products throughout the development.
- Water efficient taps, fittings and fixtures.
- Best practice stormwater management demonstrated through 370m^2 of roof catchment connected to a 4,000 litre rainwater tank to flush all toilets onsite.
- Recycled aggregate and components within concrete mixes.
- Recycled materials from pipe bedding.
- Framing timber from certified sustainable sources.
- Steel from certified Responsible Steel manufacturers.
- Recycled glasswool insulation and carpet underlay.
- 10 bicycle parking spaces, 4 for employees and 6 for staff. Electric vehicle charging point to be provided in the basement carpark.
- A minimum of 80% of construction and demolition to be recycled or re-used.
- Waste management to include three waste streams; general landfill, recycling and medical waste.
- 21% of site area to be vegetated, including vertical greening elements to bother and western facades.

2. Application ESD Deficiencies
   - The SDA claims the project will not include gas connections, but the basement includes a 4m2 area for “Gas Manifold B.03”. Please confirm commitment to no gas connection and updated documentation accordingly.
   - Lighting to meet minimum NCC2022 compliance requirements only. Recommend exceeding lighting power density by at least 10% beyond the minimum NCC2022 energy efficiency requirements.
   - There are numerous statements in the SDA regarding ESD items that are ‘recommended’, ‘where possible’ or ‘to be considered’ by the project team. This language is ambiguous and not suitable for endorsement in a planning permit document package. Recommend re-word the SDA to remove all ambiguous language such as ‘recommended’ or ‘where possible’, or similar terminology.

3. Outstanding Information
   - *There is no outstanding information requested at this time.*

4. ESD Improvement Opportunities
   - Consider commitment to a minimum 10-year renewable energy retail contract to ensure net zero emissions from operational energy.
   - Consider that all timber used onsite be from certified sustainable sources.
   - Consider installing solar PV panels to the east and west facing roofs. Consider building integrated solar PV into the roofing materials.

If you or the applicant would like to discuss this further please contact me.

Euan.

ESD Advisor: Euan Williamson
Date: 30 January 2025

Heritage Formal Referral Response

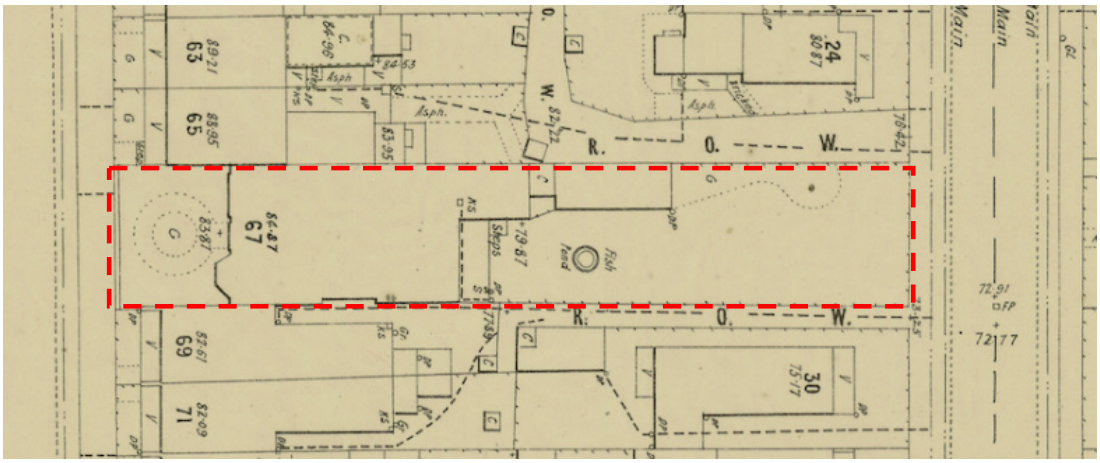
Application Information:

Referral Officer:	**Joshua Broberg**
Officer:	Diahnn McIntosh
Council Reference:	6045.01
Address:	67 Erin St, Richmond VIC 3121
Proposal:	Section 72 Amendment to the endorsed plans and permit 6045 as follows: - Amend the existing permit for the use of the land as a medical centre to increase the number of practitioners from 2 to 8. Operating hours are proposed between 8.30am - 5.30pm, Monday to Friday. - Amend the endorsed plans to allow a redevelopment of the site, comprising partial demolition of the existing building and a three-storey addition with basement parking at the rear. - The amendment seeks permission to provide 7 car parking spaces where 13 are required under the parking provisions.
Relevant Overlays	• DCPO1 - Development Contributions Plan Overlay - Schedule 1 (Development Contributions Plan) • **HO338 - Heritage Overlay (HO338)** **Heritage Grade:** Individually Significant
Yarra Planning Scheme References	• Clause 02.01-6 Municipal planning strategy - Built environment and heritage • Clause 02.03-4 Strategic directions – Built environment and heritage • Clause 15.03-1S Heritage conservation • Clause 15.03-1L Heritage • Clause 43.01 Heritage Overlay As per the Schedule to the Heritage Overlay, there are no internal alteration, external paint, or tree controls. Solar energy system controls apply.
Comments Sought:	Comments on the application from a Heritage perspective are requested on the following: • Part demolition and buildings and works. • Services atop existing building.
Disclaimer:	Council's Heritage Advisor provides the following information which is

Prev. Responses:	based on the information provided in the referral request memo referenced above.

Context Images	
Street Frontage:	
Oblique Images:	

Aerial:



The subject property appears to have always been a double length allotment with frontages to two streets.

Heritage context:

The purposes of the Heritage Overlay at clause 43.01 include 'to implement the Municipal Planning Strategy and the Planning Policy Framework.' The local heritage policy at clause 15.03-1L, the state heritage policy at clause 15.03-1S and clause 43.01 (Heritage Overlay) have been considered in preparing a response to this application. It is noted that *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* is a policy guideline at clause 15.03-1S.

Significance of site and surrounds

Under clause 43.01-8 of the Heritage Overlay, a relevant decision guideline is that any applicable statement of significance, heritage study and any applicable conservation policy must be considered before deciding an application (as appropriate).

The West Richmond Heritage Overlay Area is significant:

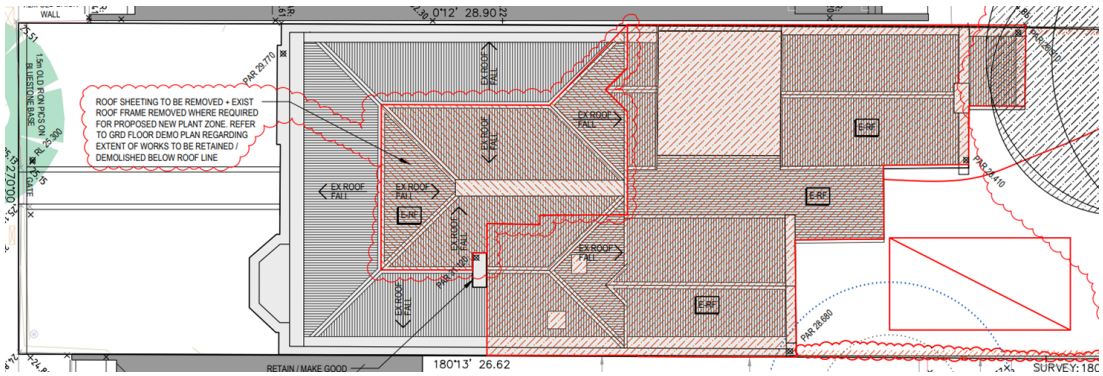
- For intact groupings of some of Richmond's most substantial late 19th century houses, such as Elim, a mansion still with extensive grounds and remnant planting,
- For the many houses originally occupied by eminent Victorians.
- For its distinctive historic landscape character, enhanced by its hillside topography, mature street plantings and unusual urban elements such as the obliquely-sited West Richmond railway station, a stepped lane off Highett St, original stone kerbs and gutters and the use of traditional street materials;
- For the significant contribution of the West Richmond railway complex and landscape; and
- For the many individually significant buildings in the area including well preserved inter-war examples like the Moderne style flats at 151 Hoddle Street.

Assessment of Proposed Works

PROPOSED DEMOLITION WORKS

The extent of demolition proposed by this application includes:

- the entire removal of the rear portion of the main original four room building, including all built structures and landscaping
- the removal of the second room from the front, east side
- the removal of roof cladding from the main original four room building



In accordance with *Clause 43.01-8*, the key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the heritage building or the broader heritage precinct.

In Regard to Removal of Part of a Heritage Place or Contributory Elements

Clause 15.03-1S of the Yarra Planning Scheme states that it is policy to:

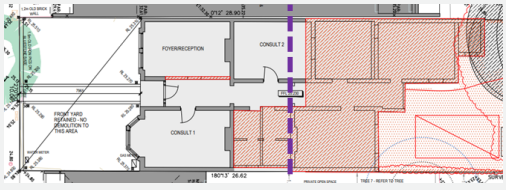
- *Retain those elements that contribute to the importance of the heritage place.*

Clause 15.03-1L of the Yarra Planning Scheme states that it is policy to:

- *Prevent the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:*
  - *The demolition will not adversely affect the significance of the heritage place.*
  - *The partial demolition will contribute to the long-term conservation of the heritage place.*
  - *The fabric does not contribute to the significance of the place or the area of demolition is not visible from:*
    - *The street frontage (other than a laneway), unless:*
      - *The principal façade addresses the laneway; or*
      - *The fabric visible from the laneway is identified in the Statement of Significance.*
      - *A park or public open space immediately adjoining the site.*
- *The demolition of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible façade of the building and demolishing the remainder.*

The subsection of Clause 15.03-1L entitled Residential alterations or additions also states that it is policy to:

> *Setback buildings and works to a minimum depth of two front rooms to retain the original or early fabric of the individually significant or contributory building, its principal façade and primary roof form.*

Proposed demolition of:	***Heritage comments***
The entire removal of the rear portion of the main original four room building, including all built structures and landscaping; The removal of the second room from the front, east side; The removal of roof cladding from the main original four room building	Clause 15.03- states that it is policy to "*Setback buildings and works to a minimum depth of two front rooms to retain the original or early fabric of the individually significant or contributory building, its principal façade and primary roof form".*  *The extent of demolition proposed will not retain the minimum depth of two front rooms. The annotated diagram above shows the appropriate line of acceptable demolition. All external walls, roofing*

	and chimney within the depth of the two front rooms must be retained.

The proposed extent of demolition is acceptable provided that all external walls, roofing and chimney within the depth of the two front rooms are retained.

PROPOSED ALTERATIONS AND ADDITIONS / NEW DEVELOPMENT

In Regard to Alterations to the Remaining Heritage Building

The proposed alterations to the remaining heritage building include:

- Construction of a service platform in the valley of the original roof.
- Construction of a light well into part of the east facing original roof.

In accordance with *Clause 43.01-8*, the key consideration for alterations is:

- *Whether the external alteration will adversely affect the significance of the heritage place.*

Clause 15.03-1S of the planning scheme states that it is state policy to:

- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

Clause 15.03-1L of the planning scheme states that its objective is:

- *To ensure the adaptation of heritage places is consistent with the principles of good conservation practices.*

Specific strategies regarding alterations to heritage buildings are also set out in *Clause 15.03-1L*.

Proposed alteration:	***Heritage comments***
Construction of a service platform in the valley of the original roof	*Cl. 15.03-1L states that it is policy to:* *Ensure that the location and installation of services and equipment does not detract from the significance of the heritage place or damage the heritage fabric.* *Conceal solar panels, water tanks, hot water systems, air conditioners and other mechanical equipment from street view or where this is not possible, sensitively locate and install these services.*

	 Based on the image above it appears likely that the proposed services deck above the main roof form will not be generally visible from Erin Street. *It is possible that some glimpses of the proposed screen wall may be visible from Erin Street. It is therefore recommended that the exterior of the proposed screen wall must be finished in a colour that matches the surrounding roof cladding to ensure that it blends in with, and does not contrast with the original roof.*
Construction of a light well into part of the east facing original roof	*The 'cut out' of the roof form involves removal of part of the original roof form. Given that the original roof form should be retained for the depth of two rooms from the front, the proposed light well for the two new toilets is not supported. If necessary, the introduction of new skylights should be considered.*

In Regard to Additions or New Development

Site context:

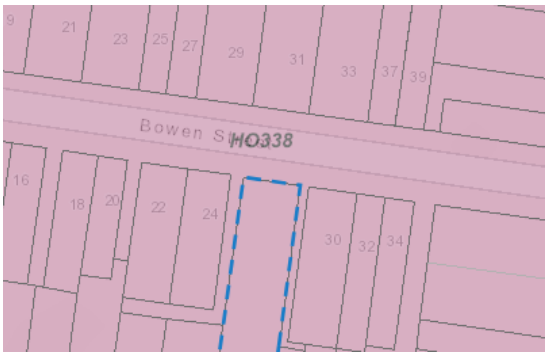
The proposed addition to the heritage building will be substantially concealed from Erin Street.

The proposed addition to the rear of no. 67 Erin Street will be fully exposed to Bowen Street which is also within the same heritage overlay (HO338).

Although the adjoining properties on either side of the subject site facing Bowen Street are non-contributory, the remainder of the surrounding properties are of heritage significance and together create a streetscape of strong heritage character and appearance.

For the purposes of this assessment, it is considered that the proposed addition to the rear street should be subjected to the same policies as all residential infill development within Bowen Street due to its scale and proximity to the rear street frontage.

It cannot simply be regarded as a rear addition to a property fronting Erin Street.



No. 22 - Contributory
No. 24 – Not Contributory
No. 30 – Not Contributory
No. 32 – Contributory
No. 34 – Contributory
No. 25 – individually significant
No. 27 – individually significant
No. 29 – Not Contributory
No. 31 – Contributory
No. 33 – Contributory
No. 37 – Contributory
No. 39 - Contributory

In accordance with *Clause 43.01-8,* the key consideration for additions/new development are:

- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place*

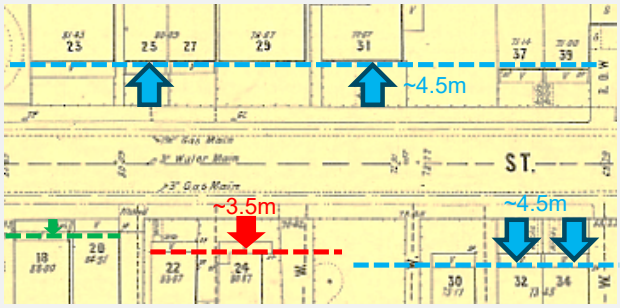
NOTE: 'Heritage place' refers to subject building as well as the surrounding heritage overlay

Specific strategies regarding additions to heritage buildings and new development are set out in *Clause 15.03-1L*.

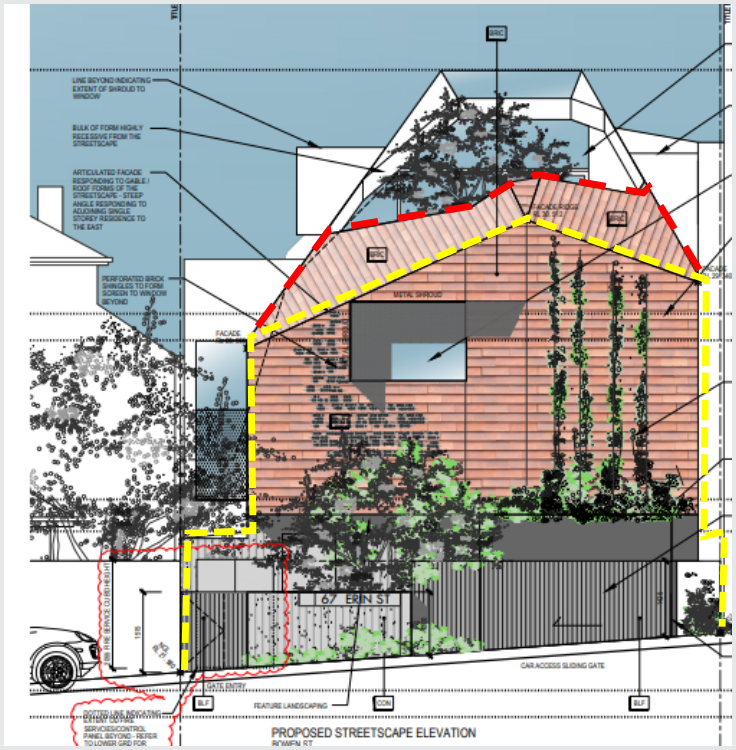
Proposed addition fronting Bowen Street	***Heritage comments***
Location/setbacks	*As an addition, the proposed development is setback an appropriate distance from Erin Street.* *As an infill development to Bowen Street, cl. 15.03-1L states that it is policy to:* • *Retain the pattern and grain of streetscapes in heritage places.* • *Respect the setbacks of the heritage street/place* *The setback of the new building from Bowen Street will be about 3.8m, which is about the same as the adjacent non-contributory building at no. 24. Cl.15.03-1L states that it is policy to:* *Discourage use of atypical buildings to determine the appropriate siting, form and appearance of new development in the context of its surrounds.* *The diagram below is an analysis of the original front*

setbacks in this part of Bowen Street.

Given that a majority of the properties were setback at 4.5m, it is considered that the current development should respect the original pattern of setbacks of the area.

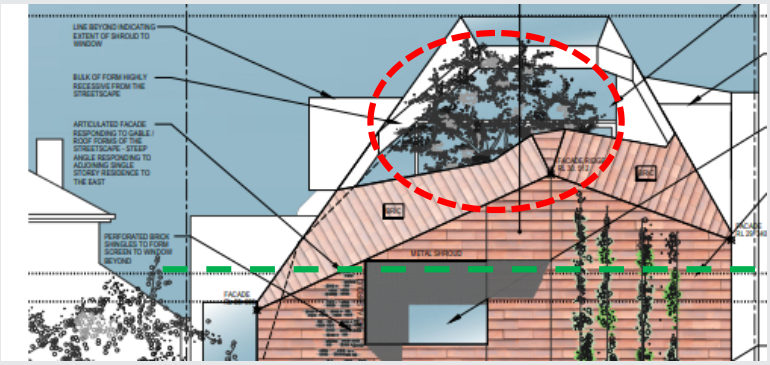


Scale/bulk/shape/form



Clause 15.03-1L states that the mass and scale of additions to heritage building/ new buildings should:

	• *Be visually recessive against the heritage fabric* • *Respect the scale and massing of the existing heritage building or streetscape* • *Not visually dominate the existing heritage building or streetscape* • *Respect the street walls of the heritage street/place* • *Respect the roof form of the heritage street/place* *SCALE: The scale of the proposed rear addition facing Bowen Street will be of similar scale to the adjoining non-contributory buildings on either side. Neither of these buildings are representative of the predominant scale of the nearby significant houses. Never-the-less being located between the two existing higher buildings means that the scale of the new development will not dominate the street.* *MASS/BULK/FORM: The size and the volume of the proposed development will be largest in this part of Bowen Street.* *Bulk refers to the combined effect of the arrangement, volume, size and shape of a building. In regard to these attributes, the proposed development will not in any way reflect the character of the nearby built forms – whether significant or not.* *It is considered that the form/shape of the proposed development, in particular, will be very alien to the form of the established nearby buildings that it will stand out in the street.* *If the development is set back from Bowen Street and the variety of other recommendations in this assessment are also adopted, it is considered that the impact of the alien form could be 'softened' and therefore could be tolerated in the streetscape.*
Appearance	*The predominant external material facing Bowen Street will be brick shingles. The façade will feature a large single window pane fitted with a dominant large metal window shroud, constructed of "Corten".* *Clause 15.03-1L states that the materials, texture, colours and finishes, and architectural detailing of additions to heritage buildings/ new building should:* • *Be visually recessive against the heritage fabric* • *Not detract from or compete with the significant elements of the existing heritage building or streetscape* • *Maintain the prominence of significant and contributory elements of the heritage street/place* • *Respect the pattern, proportion and spacing of*

	elements on an elevation • *Respect the relationship between solid and void on an elevation* • *Respect materials* *The single, large window opening on the façade facing Bowen Street will not respect the pattern, proportion and spacing of window elements nor the relationship between solid and void on elevations of the nearby significant houses. Given the atypical form of the development as a whole it is considered that window openings of traditional proportions facing Bowen Street would at least relate to the existing streetscape.* *The use of brick shingles for the street wall is acceptable as a contemporary use of a material that relates to the appearance of face brickwork of other nearby significant houses.* *The use of Corten as a feature in this development should be limited as it is not a material that is characteristic of the area.*
Roof Terraces and Roof Decks	*Clause 15.03-1L applies to all land within a Heritage Overlay and states that it is policy to:* • *Set back roof terraces/roof decks so that they are concealed when viewed from the street and where on a corner, when viewed from the side street.* • *Encourage roof terraces/roof decks that are set back a minimum of one metre from chimneys and parapets.* • *Ensure that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.*  *Based on the floor level of the proposed deck facing Bowen Street, it seems that the visibility of most mobile items on the deck will be limited.* *The proposal to plant a large specimen tree on the roof deck is not however supported and should be deleted as it will not be concealed from street views.*
Fences and Gates	*At street level, the development will present as fencing to Bowan Street constructed as a mix of concrete form work with*

	Corten angled pickets. *Clause 15.03-1L states that it is policy to:* • *Discourage high fences, gates and boundary treatments (such as roller doors) on the principal street frontage which do not relate to the historic character of the area.* • *Ensure that fences and gates are sympathetic to the period of construction and architectural style of the heritage place* *The height of the proposed fence to Bowen Street is acceptable however the proposed materials (cement and Corten) are not characteristic of fencing materials associated with significant nearby properties.* *The proposed fence fronting Bowen Street should be constructed of either timber or metal pickets, no greater than 1.2m in height.*

Summary of Recommendations

On heritage grounds, the works proposed in this application are supported, subject to the following permit conditions:

	Suggested condition	*Heritage explanation*
1.	**That all external walls, roofing and chimney within the depth of the two front rooms of the original building must be retained.**	*The subsection of Clause 15.03-1L entitled Residential alterations or additions also states that it is policy to:* *Setback buildings and works to a minimum depth of two front rooms to retain the original or early fabric of the individually significant or contributory building, its principal façade and primary roof form.*
2.	**That the exterior of the proposed screen wall must be finished in a colour that matches the surrounding roof cladding.**	*It is possible that some glimpses of the proposed screen wall may be visible from Erin Street. It is therefore recommended that the exterior of the proposed screen wall must be finished in a colour that matches the surrounding roof cladding to ensure that it blends in with, and does not contrast with, the original roof.*
3.	**That the proposed light well for the two new toilets within the retained portion of the original roof form must be deleted.**	*The 'cut out' of the roof form involves removal of part of the original roof form. Given that the original roof form should be retained for the depth of two rooms from*

		the front, the proposed light well for the two new toilets is not supported
4.	**That the proposed new development must be setback at least 4.5m from the Bowen Street frontage.**	*The majority of the nearby properties were setback from the street about 4.5m. It is considered that the current development should respect the original pattern of setbacks of the area to ensure that it reads as a secondary element in the street.*
5.	**That the window openings facing Bowen Street must be modified to traditional proportions that relate to the nearby significant houses.**	*The single, large window opening on the façade facing Bowen Street will not respect the pattern, proportion and spacing of window elements nor the relationship between solid and void on elevations of the nearby significant houses. Given the atypical form of the development as a whole it is considered that window openings of traditional proportions facing Bowen Street would at least relate to the existing streetscape.*
6.	**That the proposal to plant a large specimen tree on the roof deck must be deleted.**	*The proposal to plant a large specimen tree on the roof deck is not supported as it will not be concealed from street views.*
7.	**The proposed fence fronting Bowen Street must be constructed of either timber or metal pickets, and no greater than 1.2m in height.**	*The height of the proposed fence to Bowen Street is acceptable however the proposed materials (cement and Corten) are not characteristic of fencing materials associated with significant nearby properties.*

Heritage Officer: Diahnn McIntosh

Signature:

Date: 27 November 2024

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Joshua Broberg
Council Reference:	6045.01
Address:	67 Erin St, Richmond VIC 3121
Proposal:	Section 72 Amendment to the endorsed plans and permit 6045 as follows: - Amend the existing permit for the use of the land as a medical centre to increase the number of practitioners from 2 to 8. Operating hours are proposed between 8.30am - 5.30pm, Monday to Friday. - Amend the endorsed plans to allow a redevelopment of the site, comprising partial demolition of the existing building and a three-storey addition with basement parking at the rear. - The amendment seeks permission to provide 7 car parking spaces where 13 are required under the parking provisions.
Comments Sought:	Click here to view referral memo: Record D24/429520: IREF24/01893 - Internal Referral Request
Disclaimer:	Council's City Works Unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comments:

The waste management plan for 67 Erin Street, Richmond authored by Lid Consulting and dated 6/6/24 is satisfactory from a City Works Branch's perspective.

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:19/11/2024

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani
Officer	Joshua Broberg
Council Reference	IREF24/01891
Address	67 Erin Street, Richmond
Application No.	6045.01
Proposal	Section 72 Amendment to the endorsed plans and permit 6045 as follows: - Amend the existing permit for the use of the land as a medical centre to increase the number of practitioners from 2 to 8. Operating hours are proposed between 8.30am - 5.30pm, Monday to Friday. - Amend the endorsed plans to allow a redevelopment of the site, comprising partial demolition of the existing building and a three-storey addition with basement parking at the rear. - The amendment seeks permission to provide 7 car parking spaces where 13 are required under the parking provisions.
Comments Sought	• crossover width and location • sightlines • gradients
Disclaimer	Council's Development Engineering unit, provides the following advice based on information provided in the referral request memo referenced above.

Council's Engineering Referral team provides the following information which is based on the information provided by Statutory Planning referenced above.

Comments and Recommendations

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Platform Studios	TP1-01 *Proposed Floor Plans* TP1-02 *Proposed Floor Plans* TP2-03 *Proposed Elevations* TP3-01 *Proposed Sections* TP3-03 *Proposed Sections*	H G G F B	May 2023 May 2023 May 2023 May 2023 May 2023
Red Square Traffic	*Traffic Impact Assessment*	01	24 June 2024

SECTION 1: Engineering requirements – Issue to the applicant

The applicant must satisfy the engineering items outlined in ***Table 2*** below. A written response must be provided for each requirement, and the action is to be completed prior to resubmission.

Any amendments to plans/drawings or updates to reports/documents must be highlighted using a *red cloud* around the relevant section. In the written response, indicate the relevant sheet/pages of each document which have been amended.

Should any engineering comments / direction not be adopted, the relevant planner is REQUIRED to refer back to the Civil Engineering team for further discussion / comments / conditions prior to finalising reports.

Table 1 - Engineering requirements for applicant

Item	Engineering requirement	Action for applicant
1	The width of the sliding gate opening to be dimensioned.	Update the relevant drawings accordingly
2	The width of the car lift door to be dimensioned.	Update the relevant drawings accordingly
3	The headroom clearance at the car park lift entrance to be dimensioned.	Update the relevant drawings accordingly
4	Provide a vertical ground clearance assessment diagram for the vehicle crossing and 2 metres inside the property with the B99 vertical ground clearance template superimposed onto the diagram.	Submit a vertical ground clearance assessment diagram
5	The vehicle crossing to span the width of the sliding gate opening.	Update the relevant drawings accordingly

SECTION 2: Engineering conditions – Planning Permit

The conditions outlined in ***Table 3*** below must be included in the Planning Permit to ensure the specific engineering requirements are complied with.

Note: further conditions may be required if any of the items in Table 2 are not fulfilled prior to the issuing of the Planning Permit.

Table 2 - Engineering conditions to be included in the Planning Permit

Condition related to…	Engineering condition
VC: *Design*	Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a vehicle crossing design must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate compliance with City of Yarra's, *Vehicle Crossing Information Sheet*.
VC: *Construction*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed: (a) at the permit holder's cost; *and* to the satisfaction of the Responsible Authority.
VC: *Reinstatement*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel: (a) at the permit holder's cost; *and* to the satisfaction of the Responsible Authority. A note should be placed on the plan indicating redundant driveways are to be removed and the road pavement, kerb and channel and footpath reinstated to Council's satisfaction.
Reinstatement of damages caused during development works	Within 2 months of the completion or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated: (a) In accordance with Yarra Standard Drawings | Yarra City Council (b) at the permit holder's cost; and (c) To the satisfaction of the Responsible Authority.
Service infrastructure adjustment to suit finished grades, alignments, etc.	Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly: (a) at the permit holder's cost; and (b) to the satisfaction of the Responsible Authority.
Existing parking infrastructure	No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.

Condition related to…	Engineering condition
Private utility assets	Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Council property will be accepted.
Adjusting utility infrastructure	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.
Existing parking infrastructure	Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.
Advice note	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the *Building Regulations* 2018 from Yarra Building Services unit. Any storm water drainage area within the property must be provided for and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the *Local Government Act* 1989 and Regulation 133.

SECTION 3: Engineering detailed assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Medical Centre	398 m^2 8 Practitioners	3.5 spaces per 100 $m^2$of leasable floor area	13	7

***** Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

Parking Demand Consideration	Details
Parking Demand for Medical Centre Use	The proposed medical centre has a statutory car parking requirement of 13 spaces. Car parking generated by the medical centre would comprise of short-stay parking for patients and long-stay parking for staff. All car parking generated by the medical centre use would be accommodated on-street in the surrounding road network.
Availability of Public Transport in the Locality of the Land	The following public transport services can be accessed to and from the site by foot: ▪ Bridge Road trams – 160 metre walk ▪ West Richmond railway station – 280 metre walk ▪ Punt Road buses – 340 metre walk ▪ Jolimont railway station – 820 metre walk
Multi-purpose Trips within the Area	Visitors to the site could combine their visit by engaging in other activities of business whilst in the area.
Convenience of Pedestrian and Cyclist Access	The site is very well positioned in terms of pedestrian access to public transport nodes and other nearby businesses. The site has good access to the on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

Consideration	Details
Availability of Car Parking	On-street parking in this part of Richmond is very high during business hours. The area surrounding the subject site contains short-stay restrictions. Visitors to the site should be able to find on-street parking in the surrounding streets.
Relevant Local Policy or Incorporated Document	The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking

From a traffic engineering perspective, the proposed reduction of car parking for the medical centre is considered appropriate in the context of the development and the surrounding area.

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

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Width of Sliding Gate Opening	The width of the sliding gate opening is not dimensioned on the drawings.
Width of Car Lift Door	The width of the car lift door is not dimensioned on the drawings.
Visibility	A visibility triangle is provided on both sides of the car park entrance.
Headroom Clearances – Car Lift Entrance	The headroom clearance at the car lift entrance is not dimensioned on the drawings.
Mechanical Car Parking	
Car Stacker System	The car parking for the development will be accommodated within the Whor Parklift 450 car parking system. The proposed car stacker device is available with a platform width of 2.5 metres for a single unit and 5 metres for a double unit and a platform length of 5.3 metres which can accommodate a B85 design vehicle.
Floor-to-Ceiling Height above the Car Stacker System	The floor-to-ceiling height above the car stacker system is 3.2 metres. The proposed car stacker system can be accommodated inside the car park; however, it will not provide 25 % of spaces to be 1.8 metres in clearance height as required in *Design standard 4 – Mechanical parking.* Given there are only six spaces to be accommodated within the mechanical car parking system, the Engineering unit has no objection with the nominated car stacker model.
Vehicle Height Clearance	The Whor Parklift 450 car parking system will not provide a vehicle clearance height of 1.8 metres for 25 % of the spaces to satisfy *Design standard 4 – Mechanical parking*. Given there are only six spaces to be accommodated within the mechanical car parking system, the Engineering unit has no objection with the nominated car stacker model.
Pit Depth	The pit depth is 1.8 metres.
Car Parking Modules	
Regular Car Space	The width and depth of the regular car space of 2.6 metres and 4.9 metres satisfies *Design standard 2 – Car parking spaces.*
Swept Path Diagrams	
Swept Path Analysis – Figure 9 & Figure 10	The swept path assessment for the B85 design vehicle demonstrates adequate entry and exit movements into and out of the double platform car stacker.
Swept Path Analysis – Figure 11 & Figure 12	The swept path assessment for the B85 design vehicles demonstrates adequate entry and exit movements into and out of the regular car space.

Item	Assessment
Swept Path Analysis – Figure 13 & Figure 14	The swept path assessment for the B85 design vehicles demonstrates adequate entry and exit movements into and out of the single platform car stacker.
Swept Path Analysis – Figure 13 & Figure 14	The swept path assessment for the B85 design vehicles demonstrates adequate entry and exit movements into and out of the site via Bowen Street..
Other Items	
Vehicle Crossing – Vertical Clearance Assessment	A vehicle crossing vertical clearance assessment to be provided by the applicant to confirm that a B99 design vehicle can enter and exit the property without scraping or bottoming-out - (Please see under *'Engineering Advice for Design Items to be Addressed by the Applicant'* section).
Car Lift	The width and depth of the car lift of 3 metres and 6 metres is adequate to accommodate a B99 design vehicle.

Engineering Advice for Design Items to be Addressed by the Applicant

Item	Details
Width of Sliding Gate Opening	The applicant to dimension on the drawings the width of the sliding gate opening.
Width of Car Lift Door	The applicant to dimension on the drawings the width of the car lift door.
Headroom Clearances – Car Lift Entrance	The applicant to dimension on the drawings the headroom clearance at the car lift door.
Vehicle Crossing – Vertical Clearance Assessment	To assist the applicant, a Vehicle Crossing Information Sheet has been appended to this memo. To ensure that vehicles do not scrape or bottom-out when entering or exiting the car lift, a vehicle crossing vertical ground clearance assessment for the B99 design vehicle template is required. The applicant is required to obtain a number of existing and proposed spot levels which include: • the reduced level 2.0 metres inside the property; • the level at the property boundary; • the level at the invert of the southern kerb; • the level at the edge of the southern channel; and • a few levels on the road pavement – in this case, Bowen Street. These levels are to be shown on a 1 in 20 scale cross-sectional drawing with dimensions. **The assessment to be taken along the centre of the vehicle crossing.** Providing the cross-sectional diagram early in the design phase can also determine whether further modification works are required, such as lowering the finished floor level inside the property or making any adjustments to Council's footpaths or road infrastructure.

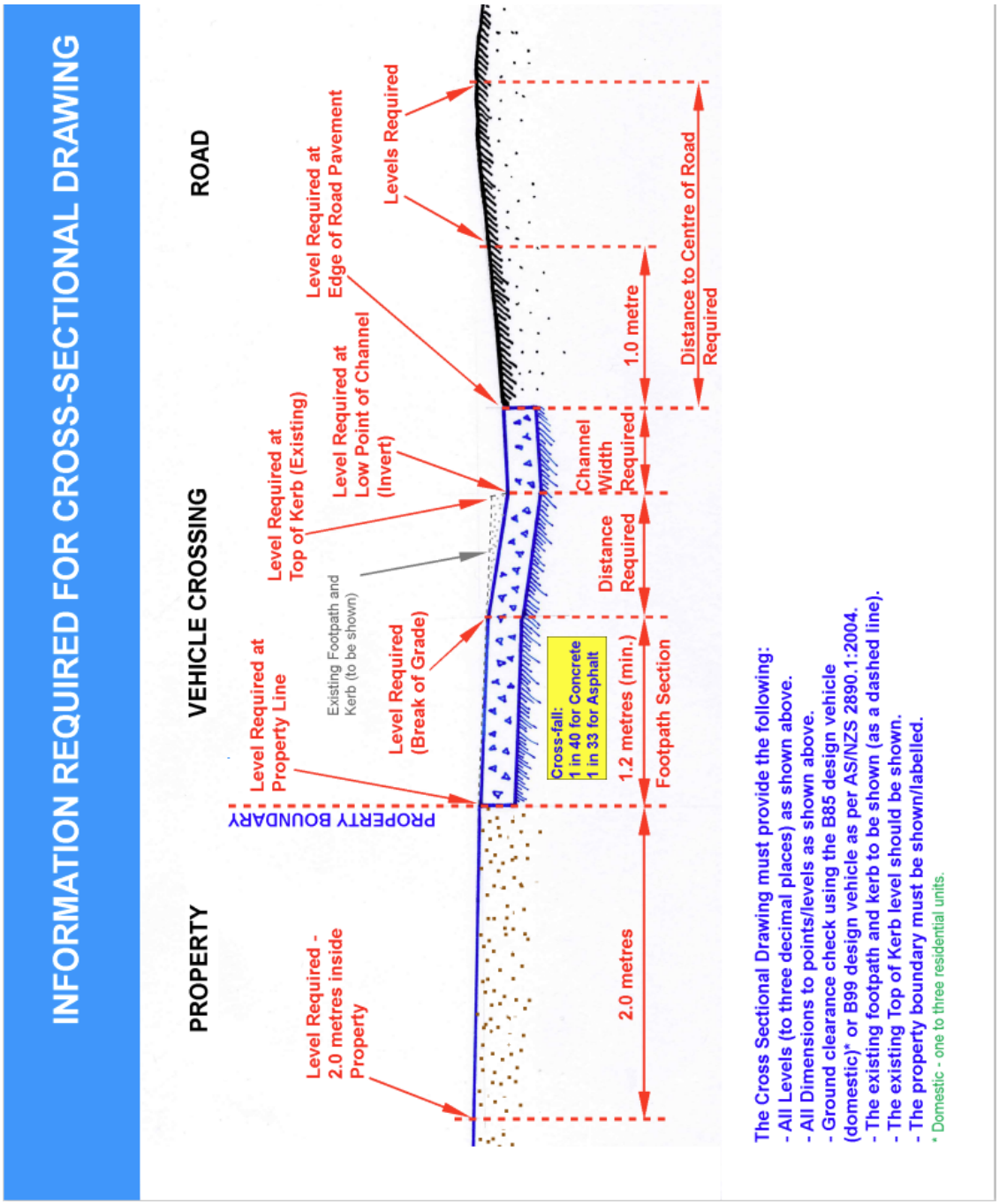
Item	Details
Vehicle Crossing	The applicant to construct a vehicle crossing to span the width of the sliding gate opening.

SECTION 4: Acknowledgement

Engineer: Artemis Bacani

Signature:

Date: 19 November 2024


INFORMATION REQUIRED FOR CROSS-SECTIONAL DRAWING
PROPERTY
VEHICLE CROSSING
ROAD
PROPERTY BOUNDARY
Level Required - 2.0 metres inside Property
Level Required at Property Line
Level Required (Break of Grade)
Existing Footpath and Kerb (to be shown)
Level Required at Top of Kerb (Existing)
Level Required at Low Point of Channel (Invert)
Level Required at Edge of Road Pavement
Levels Required
Cross-fall: 1 in 40 for Concrete 1 in 33 for Asphalt
2.0 metres
1.2 metres (min.)
Footpath Section
Distance Required
Channel Width Required
1.0 metre
Distance to Centre of Road Required
The Cross Sectional Drawing must provide the following:
- All Levels (to three decimal places) as shown above.
- All Dimensions to points/levels as shown above.
- Ground clearance check using the B85 design vehicle (domestic)* or B99 design vehicle as per AS/NZS 2890.1:2004.
- The existing footpath and kerb to be shown (as a dashed line).
- The existing Top of Kerb level should be shown.
- The property boundary must be shown/labelled.
* Domestic - one to three residential units.

Referral Response
City Strategy – Open Space Design

Application Information:

Referral Officer:	Aimee Pilven
Officer:	Joshua Broberg
Council Reference:	6045.01
Address:	67 Erin St, Richmond VIC 3121
Proposal:	Section 72 Amendment to the endorsed plans and permit 6045 as follows: - Amend the existing permit for the use of the land as a medical centre to increase the number of practitioners from 2 to 8. Operating hours are proposed between 8.30am - 5.30pm, Monday to Friday. - Amend the endorsed plans to allow a redevelopment of the site, comprising partial demolition of the existing building and a three-storey addition with basement parking at the rear. - The amendment seeks permission to provide 7 car parking spaces where 13 are required under the parking provisions.
Comments Sought:	Click here to view referral memo: D24/447077 - IREF24/01892 - Internal Referral Response - City Strategy - Open Space Design
Disclaimer:	Council's City Strategy - Open Space Plan & Design Unit – Open Space Planner, provides the following referral advice based on the information provided in the referral request memo referenced above.
Prev. Responses:	No – First Response

We were requested to make comments on the following:

- Landscaping Plan (which shows landscaping proposed within the development's property boundary)
- Landscaping Plan and plant schedules

Comments and Recommendations:

The submitted Landscape Plans *Issue for Town Planning* (prepared by FOOKS Landscape Architecture and Urban Design) have been reviewed for the above planning application. The plans shows that landscaping is proposed within the property boundary at Lower Ground and Ground Floor Levels, Level 1, Roof Top Terrace and Roof Top Car Lift.

The following comments outline further information required to be provided on the landscape plans if a planning permit is issued.

These referral comments do not assess proposed tree removal or management - refer to City Works Open Space Services Unit referral comments.

Landscape Plan Requirements

Generally, the submitted landscape proposal is supported, however the landscape package submitted does not provide sufficient information for Council's Officers to carry out a detailed assessment. The general requirements of the landscape plan can be viewed at:

https://www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/how-to-apply-for-a-planning-permit/landscape-plan-requirements

In particular (but not limited to), further information is required on the following items:

1. Provide planting plans that include plant species quantities, proposed plants are to be:

- **1.1.** Drawn at their mature size on the plan.
- **1.2.** Labelled or coded to correspond with the proposed plant schedule.

2. Provide a completed plant schedule including all proposed plant quantities.

3. Provide typical planting details for trees, shrubs, grasses, groundcovers and climbers.

4. Provide a legend containing all key features, materials, and surfaces. Incorporate legend codes throughout landscape documentation.

5. Provide detail drawings for all hard surface and typical garden bed treatments.

6. Provide detail drawings for all permeable surface treatments. Permeable surfaces are considered to be those that allow water to drain into natural soil. Include installation details and/or product information that demonstrates that the proposed paving surface will be permeable to the natural ground below.

7. Provide detail drawings for built elements such as furniture and planters, including:

- **7.1.** Dimensions (particularly soil depth and width for planted area and planters).
- **7.2.** Proposed drainage method and lining materials.
- **7.3.** Volume and type of growing media (including cultivation depth, mulch type etc), to be adequate for the proposed plant species. For planters located above ground level, wind-proof mulch (such as screened rock/pebbles) is to be used.

* Please note that references to *Architects Drawings* and or *Documentation* for example *1/701* are inaccessible for Council's Officers assessment.

8. Provide information on any proposed vertical growing structures including detail drawings, mounting technique etc.

9. Provide information on proposed irrigation including proposed water supply (potable or other), and type of irrigation (pop-ups or drip irrigation).

10. Provide a maintenance schedule, including task details and frequency.

10.1. Provide details for how landscaping located outside of balustrades/building façade is to be safely accessed for maintenance purposes (such as anchor points for safety harnesses).

10.2. Provide details for how landscaping located within a glass wall will be accessed for maintenance purposes.

11. Loadbearing weights for the building structure need to be checked and confirmed by a suitably qualified structural engineer against the saturated bulk density of soil media, planter box and plant mass being proposed.

12. Architectural drawings are required to include all proposed landscaping; both submitted packages are to be updated and co-ordinated.

13. Provide a specification of works to be undertaken prior to planting.

City Works
Not applicable.

Open Space Designer: Aimee Pilven
Date: 11 November 2024

SITE CONTEXT MAP

Source: Nearmap, Aerial imagery dated 1 December2024.

35 Johnston St & 30 Perry St Collingwood Planning Permit History and Background

The following planning permit history relates to the subject site (as addressed):

- Planning Permit PLN11/0600 was issued by Council on 25 January 2012 for the *use of part of the land for a training and performance space including place of assembly, on premises liquor license and development of the land for the demolition of existing buildings, construction of a new central building, associated works, car parking, a reduction in the loading bay requirements, signage and alterations to access to a road in a Road Zone (all associated with Circus Oz)* at 35 Johnston Street, Collingwood.
    - This permit was amended at the direction of VCAT on 14 February 2017 to allow for increased hours of operation of the Spiegeltent on Monday to Wednesday from 9pm to midnight.

- Planning Permit PLN14/1207 was issued by Council on 2 February 2015 for *part demolition and construction of access ramps, entry doors, new roofing and fencing* at 35 Johnston Street Collingwood.

- Planning Permit PLN14/0660 was issued by Council on 1 May 2015 for the *change of use to an arts and crafts centre, including a reduction in the car parking and waiver of loading bay requirements of the Yarra Planning Scheme* at 35 Johnston Street (Building C and the ground floors of Buildings E and F) Collingwood.

- Planning Permit PLN17/1104 was issued by Council on 16 February 2018 for *buildings and works including part demolition and external painting to the existing building* at 35 Johnston Street Collingwood.

- Planning Permit PLN17/1123 was issued by Council on 30 May 2018 for *buildings and works, including partial demolition and the construction and display of advertising signage*. The permit was subsequently amended on a number of occasions via Section 72 and secondary consent mechanisms (most recently under S72 amendment PLN17/1123.05 on 4 March 2024). A radio broadcasting use component via amendment PLN17/1123.04 approved on 13 August 2020. The permit currently allows for: *Buildings and works, including partial demolition, use of part of the land as a radio broadcasting station and the construction and display of advertising signage (business identification signs (including internally illuminated signs, promotional signs, high wall sign, and a sky*

sign) at 35 Johnston Street Collingwood The development is complete except for the landscaping (which was approved in stages) and the applicant is yet to submit a landscape master plan to facilitate the subsequent stages of landscaping to be implemented.

- Planning Permit PLN19/0828 was issued by Council on 28 September 2020 for *sale and consumption of liquor in association with food and drink premises (restaurant and bars) and a place of assembly (no permit required for uses)* at 35 Johnston Street Collingwood was issued on 28 September 2020. In summary, four premises were licensed within the site under this permit. The permit was subsequently amended via Section 72 mechanism to increase the outdoor licensed area associated with Venue 2 (no change to overall patron number). The permit has been acted upon, however, the applicant has advised that Venue 3 is currently untenanted and Venue 4 is being used for alternative purposes at present and has not yet been licensed. This planning permit and the endorsed plans also form attachments.

It is noted that the portion of the site that is occupied by Circus Oz, although subject to a number of permits under the address of 35 Johnston Street, is also identified as 50 Perry Street Collingwood. The following permits are associated with that address:

- Planning permit PLN21/0780 was issued by Council on 16 February 2022 for partial demolition and buildings and works to construct an outdoor stage. The structure (attached to the western side of the Circus Oz building closest to Collingwood Yards) appears to have been constructed.

Notes :
- ALL LEVELS ARE TO AUSTRAILAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE

- REFER TREE MANAGEMENT PLAN FOR ALL TREE PROTECTION DETAILS.

- REFER LIGHTING PLANS FOR EXTERNAL LIGHTING EXTENT AND DETAILS.

REV	REASON	DATE
02	LIQUOR LICENSE	19-Aug-24
01	LIQUOR LICENSE	28-Jun-24

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35 JOHNSTON STREET, COLLINGWOOD
VICTORIA, 3066, Australia

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Client
CONTEMPORARY ARTS PRECINCTS, LTD.

Project Name
COLLINGWOOD ARTS PRECINCT

Project Number
2016_127944

Site Address
35 JOHNSTON STREET, COLLINGWOOD 3066

Date
19/08/2024

Drawing Name
RED LINE PLAN LOWER GROUND

Status
Town Planning

Scale **1:200 @ A1**
1:400, 1:200 @ A3

Drawing Number **SK-283**
Revision **02**

Notes :
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE
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- REFER LIGHTING PLANS FOR EXTERNAL LIGHTING EXTENT AND DETAILS

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Project Name
COLLINGWOOD ARTS PRECINCT

Project Number
2016_127944

Site Address
35 JOHNSTON STREET, COLLINGWOOD 3066

Date
19/08/2024

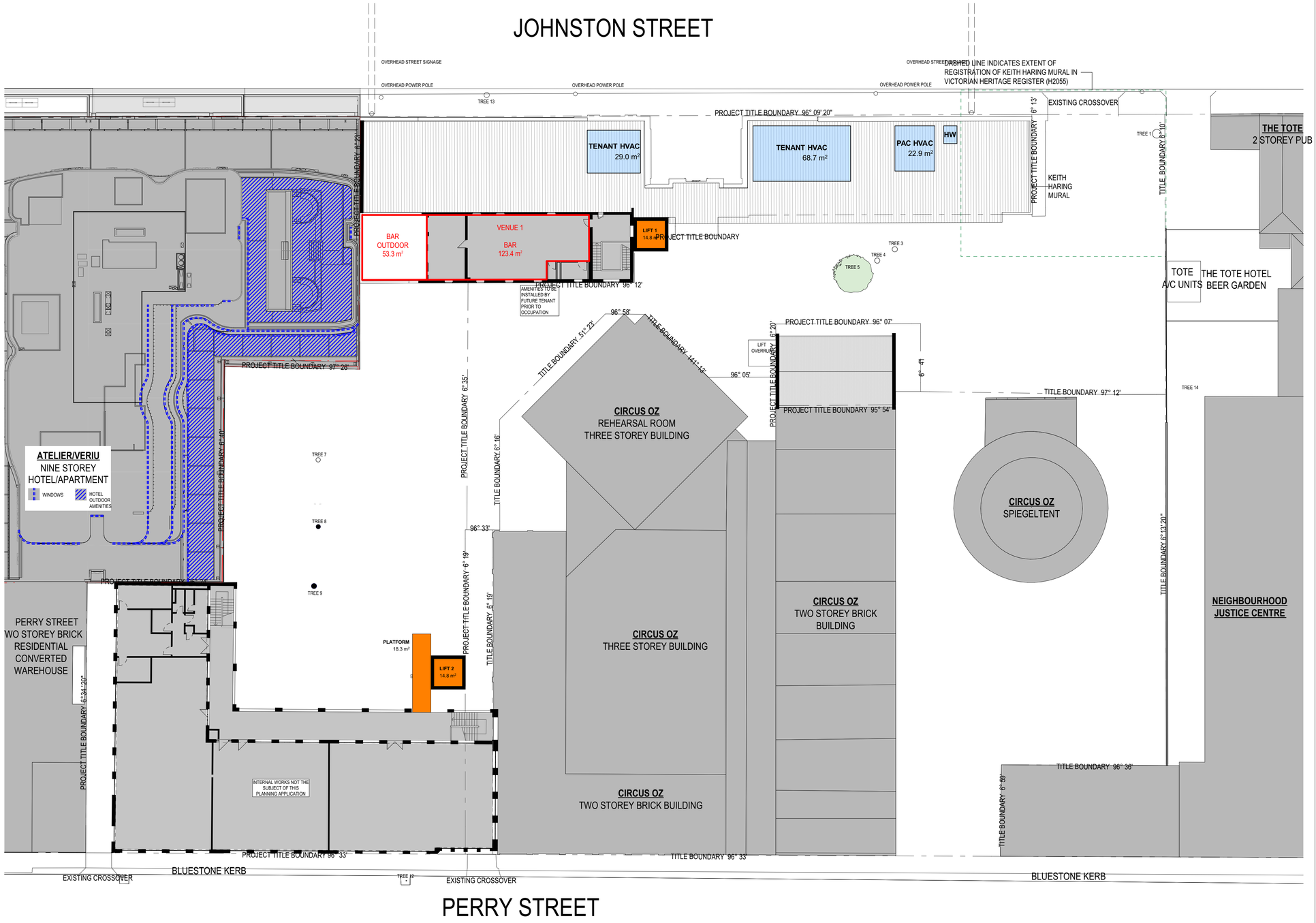
Drawing Name
RED LINE PLAN UPPER GROUND

Status
Town Planning

Scale **1:200 @ A1**
1:400, 1:200 @ A3

Drawing Number **SK-284**
Revision **02**

FILE P:\PROJECTS\PP_2016_127944_Collingwood Arts Precinct\03\SKM\CAD\160921_127944 Collingwood Arts Precinct_TP_Layer.Lo



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CONTEMPORARY ARTS PRECINCTS, LTD.

Project Name
COLLINGWOOD ARTS PRECINCT

Project Number
2016_127944

Site Address
35 JOHNSTON STREET, COLLINGWOOD 3066

Date
19/08/2024

Drawing Name
RED LINE PLAN LEVEL 02

Status
Town Planning

Scale **1:200 @ A1**
1:400, 1:200 @ A3

Drawing Number **SK-285**
Revision **02**

CLARITY
ACOUSTICS

Report R01 Rev4 23172

22 August 2024

Collingwood Yards
New Licensed Tenancies - Patron Noise Assessment

+61 3 9088 2045
2/148 Francis Street
Yarraville VIC 3013
www.clarityacoustics.com.au
ABN 86 301 701 872

CLARITY
ACOUSTICS

PROJECT SUMMARY:

R01 Rev4 23172

Collingwood Yards

New Licensed Tenancies

Patron Noise Assessment

Condition 9 Report

PREPARED FOR:

Contemporary Arts Precinct Ltd

35 Johnston Street

Collingwood VIC 3066

ATTENTION:

Andrew Stevens

REFERENCE	REV	STATUS	DATE	AUTHOR	REVIEWER
R01 23172	-	ISSUED	28 JUN 2024	R LEO	A CHANDHOK
R01 23172	1	ISSUED	1 JUL 2024	R LEO	A CHANDHOK
R01 23172	2	ISSUED	1 JUL 2024	R LEO	A CHANDHOK
R01 23172	3	ISSUED	8 AUG 2024	R LEO	A CHANDHOK
R01 23172	4	ISSUED	22 AUG 2024	R LEO	A CHANDHOK

CLARITY
ACOUSTICS

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AAAC

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1.0 INTRODUCTION

Contemporary Arts Precinct Ltd (CAP Ltd) are the manager and operators of the site at 35 Johnston Street, Collingwood (subject site) as a contemporary arts precinct (Collingwood Yards). As part of the ongoing adaptive reuse of the site, an application for a licensed premises consisting of four (4) tenancies has been approved by the City of Yarra (PLN19/0828). The approved licensed tenancies are as follows:

- Venue 1 on Level 2 of Building F – indoor and outdoor venue
- Venue 2 on the Upper Ground Floor of Building E – indoor and outdoor venue
- Venue 3 on the Lower Ground Floor of Building E – indoor venue
- Venue 4 on Level 1 of Building F – indoor venue.

We understand CAP Ltd are now seeking approval for the following two additional licensed tenancies:

- Venue 5 on the Upper Ground Floor of Building E – indoor and outdoor venue
- Venue 6 on the Upper Ground Floor of Building E – indoor and outdoor venue.

The planning permit (PLN19/0828) includes the following:

> *Before the use and development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Clarity Acoustics dated 30 June 2020, but modified to include (or show, or address):*
>
> *a. Any noise impacts associated with the bottle crushers (if this equipment is proposed);*
>
> *b. Details of a noise limiting device for Venue 4. For this device, a master control volume is to be set, locked and only accessible to staff members, with the maximum volume set to achieve compliance with SEPP N-2 noise thresholds in all areas of the venue; application.*

Clarity Acoustics Pty Ltd (Clarity Acoustics) has previously undertake an assessment of patron noise associated with Venues 1, 2, 3 & 4 (Report R02 20010 dated 16 February 2021). This amended report is an update of the previous report and includes the assessment of Venues 5 & 6.

A glossary of acoustic terminology used in this report is provided in APPENDIX A.

2.0 PROJECT DESCRIPTION

2.1 Subject Site

The subject site is located at 35 Johnston Street in Collingwood and is bounded by:

- Johnston Street to the north with residential and commercial properties beyond
- A multistorey residential development to the north-west (Gurner site)
- A double storey residential property on Perry Street to the south-west
- Perry Street to the south with an educational facility beyond
- Circus Oz to the east.

The Subject Site is located in a Special Use Zone 6 (SUZ6) with Commercial 1 Zone (C2Z), General Residential Zone 2 (GRZ2), General Residential Zone 3 (GRZ3), Public Use Zone 2 (PUZ2) and Road Category 1 Zone (RDZ1) in the immediate environs.

2.2 Existing approved licensed venues at the subject site

The licensed premises include the following four tenancies:

Venue 1 - Bar

- Located on Level 2 of Building F
- Incorporating an indoor space of 123.4 m^2 and an outdoor rooftop space of 53.3 m^2
- Licence type: On premises licence
- Operating hours: 11 am - 1 am, 7 days
- Capacity of 100 patrons with up to 70 patrons outside. Some seating will be provided
- Recorded music will be played at background levels.

Venue 2 - Bar/Restaurant

- Located on the Upper Ground Floor of Building E
- Incorporating an indoor space of 185.9 m^2 and an outdoor courtyard space of 224.4 m^2
- Licence type: On premises licence
- Operating hours: 12 pm -11 pm, 7 days
- Capacity of 200 patrons with up to 100 patrons outside. Some seating will be provided
- Recorded music will be played at background levels.

Venue 3 - Bar

- Located on the Lower Ground Floor of Building E
- Incorporating an indoor space of 208.8 m^2
- Licence type: On premises licence
- Operating hours: 12 pm - 1 am, Thursday - Saturday and 12 pm - 12 am, Sunday - Wednesday
- Capacity of 100 patrons. Some seating will be provided
- The food and drinks premises will provide for the performance of live or recorded music in accordance with the relevant music noise criteria
- When there is no performance occurring, recorded music will be played at background levels.

Venue 4 - Bar

- Located on Level 1 of Building F
- Incorporating an indoor space of 303.4 m^2
- Licence type: On premises licence
- Operating hours: 12 pm-12 am, 7 days
- Capacity of 260 patrons. Seating will be provided depending on the programming of the event space
- The performance space will operate as a performing arts and music venue.

2.3 Proposal description

As part of the proposal, the following two tenancies will be incorporated within the new licensed premises:

Venue 5

Item	Description
Location	On the Upper Ground Floor of Building E
Area	Incorporating an indoor space of 60.5 m^2 and an outdoor courtyard space of 46.3 m^2
Licence type	Restaurant/Cafe
Operating hours	1000 – 1600 hours, Monday to Thursday
	1000 – 2300 hours, Friday
	1100 -2300 hours, Saturday
	1100 – 2100 hours, Sunday
Patron capacity	Capacity of 55 patrons with up to 20 patrons outside. Seating to be provided
Music	Recorded music will be played at background levels

Venue 6

Item	Description
Location	On the Upper Ground Floor of Building E
Area	Incorporating an indoor space of 157.2 m^2 and an outdoor courtyard space of 18.4 m^2
Licence type	Restaurant/Cafe
Operating hours	0900 – 2300 hours, Monday to Sunday
Patron capacity	Capacity of 124 patrons with up to 24 patrons outside. Seating to be provided
Music	Recorded music will be played at background levels (internally

The proposed development plans are provided in APPENDIX B.

2.4 Nearest noise sensitive receivers

The nearest existing noise sensitive receivers are dwellings on Johnston Street to the north, Perry Street to the south and south-west and on Bedford Street to the west of the subject site. The Gurner site (to the north-west) comprises a multi-storey residential/hotel development that also has a direct interface with the subject site.

Table 1 provides details of the nearest affected receivers that have been considered representative for the purpose of our assessment.

Table 1 - Details of the nearest noise sensitive receivers

ID	Address	Description
R1	32 Johnston Street	Upper-level dwelling to the north-west of the subject site
R2	38 Johnston Street	Upper-level dwelling to the north of the subject site
R3	54 Johnston Street	Upper-level dwelling to the north of the subject site
R4	23-33 Johnston Street	Eight level hotel/residential development to the north-west of the subject site
R5	2 Bedford Street	Four storey dwelling to the west of the subject site
R6	10 Perry Street	Two storey dwelling to the west of the subject site
R7	15 and 15A Perry Street	Single and double storey dwellings to the south-west of the subject site

An aerial photograph of the subject site and nearest affected receivers is provided in Figure 1.

Figure 1 - Aerial photograph of the Subject Site and surrounds (source: Nearmap)

3.0 VICTORIAN GUIDELINES AND LEGISLATION

A summary of the key noise legislation and related guidelines and standards commonly referenced in Victoria relevant to the application is provided in Table 2 below.

Table 2 – Relevant legislation and standards

Legislation/ Guideline	Description
Environment Protection Act 2017 (the Act)	Legislative framework for the protection of the environment in Victoria that establishes obligations for environmental noise control.
Environment Protection Regulations 2021 (S.R. No. 47/2021)	The Environment Protection Regulations set out the framework for noise from residential, commercial, industrial and trade premises as well as from indoor and outdoor entertainment venues and events. The Regulations require that noise levels from commercial, industrial and trade premises and indoor and outdoor entertainment venues and events are set to protect noise sensitive areas from unreasonable noise.
EPA Publication 1826-4 *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (Noise Protocol)	The Noise Protocol outlines the EPA's approach to the determination of noise limits and to the measurement, prediction and analysis of noise. Part I of the Noise Protocol outlines the methodology to establish noise limits applicable to noise from commercial, industrial or trade premises in both urban and rural areas of Victoria. Operational noise levels associated with the subject site must comply with the noise limits derived under Part I of the Noise Protocol. Part II of the Noise Protocol outlines the methodology to establish noise limits for indoor and outdoor entertainment venues and outdoor entertainment events in Victoria. Music noise associated with the subject site must comply with the noise limits derived under Part II of the Noise Protocol.
Schedule 6 to Clause 37.01 of Yarra Planning Scheme	Noise from patrons associated with the proposed licensed tenancies at the subject site is assessable against the criteria provided in the City of Yarra Planning Scheme Clause 37.01 - Schedule 6 (SUZ6) which are reproduced below: *For L_{Aeq} noise levels, the less stringent of the following:* *If noise is assessed external to a Noise Sensitive Building, noise emissions must comply with the following patron noise design targets:* • *Day period (from 0700 to 1800) – 50 dB or background noise (L_{A90}) + 10 dB, whichever is higher.* • *Evening period (from 1800 to 2200) – 45 dB or background noise (L_{A90}) + 10 dB, whichever is higher.* • *Night period (from 2200 to 0700) – 40 dB or background noise (L_{A90}) + 5 dB, whichever is higher.* *If noise is assessed internal to a Noise Sensitive Building, noise emissions must achieve the lower of the design sound level range for (whichever is relevant) houses and apartments in inner city areas, entertainment districts, or near major roads, as provided in Australian Standard AS2107: 2016 Acoustics— Recommended design sound levels and reverberation times for building interiors.*

For L_{Amax} noise levels, during the hours of 10pm-7am:

- *'Sleep Disturbance Criteria', being a noise level of 55 dB L_{Amax}, assessed inside a habitable room of a Noise Sensitive Building normally used for the purpose of sleeping.*

For the purpose of the Patron Noise Criteria, 'Noise Sensitive Building' means a building referred to in the definition of 'Noise sensitive area' in SEPP N-1, being a Dwelling, Residential Building, Caretaker's House, Hospital, Hotel, Institutional Home, Motel, Reformative Institution, Tourist Establishment or Work Release Hostel.

Based on the discussion above, Table 3 summarises the patron noise criteria which will apply to the proposed licensed tenancies.

Table 3 – Proposed patron noise criteria, dB

Period	External criteria		Internal criteria	
	Equivalent average patron noise level, L_{Aeq}	Maximum patron noise level, L_{Amax}	Equivalent average patron noise level, L_{Aeq}	Maximum patron noise level, L_{Amax}
Day	50 dB or L_{A90} + 10 dB whichever is higher	-	35 dB	-
Evening	45 dB or L_{A90} + 10 dB whichever is higher	-	35 dB	-
Night	40 dB or L_{A90} + 5 dB whichever is higher	65 dB	35 dB	55 dB

The less stringent of the internal and external criteria nominated in Clause 37.01 are applicable.

4.0 EXISTING BACKGROUND NOISE

The patron noise criteria outlined in Section 3.0 are set accounting for existing background noise levels in the vicinity of the nearby properties. As part of the Advisory committees for the CAP site, unattended background noise monitoring was conducted at the CAP site by Marshall Day Acoustics (MDA) between 17 and 21 February 2017. The noise monitoring was conducted in the external stairwell to the south of building F (adjacent to the level two boundary of 23-33 Johnston Street).

Table 3 summarises the MDA background noise levels measured at 23-33 Johnston Street relevant to the hours of operation of the approved and proposed licensed tenancies.

Table 4 – Measured background noise levels, dB

Period	Time Period	Background noise level, $L_{A90\ (15\ minute)}$
Day	0700-1800 hours	45
Evening	1800-2200 hours	44
Night – Weekday	2200-2300 hours	42
Night – Weekday	2300-0000 hours	42
Night – Weekday	0000-0100 hours	41
Night – Friday/Saturday	2200-2300 hours	46
Night – Friday/Saturday	2300-0000 hours	46
Night – Friday/Saturday	0000-0100 hours	45

The measured background noise levels detailed above have been used to derive the patron noise criteria applicable to the operation of the proposed licensed tenancies.

Additional attended background noise measurements were conducted attended background noise level measurements were undertaken in the vicinity of 10 and 15 Perry Street on Wednesday, 7 August 2024 between 2230 hours and 2300 hours.

The attended background noise levels measurements were undertaken using a Class 1 sound level meter (Larson Davis 831 SoundAdvisor - serial number 02850) which was checked before and after the noise survey using a Casella CEL-120 Class 1 Calibrator (Serial number 49111184) and no significant calibration drifts were observed

The measured background noise level was 45 dB L_{A90}.

5.0 PATRON NOISE ASSESSMENT

Patron noise levels from the operation of the subject site including the proposed licensed tenancies have been calculated using the proprietary noise modelling software SoundPLAN v8.2 which implements International Standard ISO 9613-2:1996 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613-2).

Noise levels from venue are calculated considering the following:

- Source noise levels for patrons in each tenancy summarised in Table 7 calculated in accordance with the patron sound power formulae provided in APPENDIX C
- Attenuation of noise provided by distance between the source and receiver and any intervening screening structures
- Reflections from built form, adjacent buildings, screening structures and the ground surface
- The noise prediction methodology outlined in APPENDIX D.

The following sections provide the patron noise targets applicable to the proposed tenancies, patron noise data used in our assessment and an assessment of patron noise against the SUZ6 patron noise criteria.

5.1 Patron noise targets

5.1.1 External criteria applicable at existing residences

In accordance with the discussion in Section 3.0, Table 5 provides the background noise derived external patron noise targets for the proposed tenancies applicable at existing dwellings in the vicinity of the subject site.

Table 5 – External patron noise targets, dB

Period	Patron noise targets, $L_{Aeq,\ 15\ minute}$	Maximum patron noise levels, L_{Amax}
Day	55 (45 + 10 dB)	-
Evening	54 (44 + 10 dB)	-
Night (Weekday, 2200 hours to 2300 hours)	47 (42 + 5 dB)	65 dB
Night (Weekday, 2300 hours to 0100 hours)	46 (41 + 5 dB)	65 dB
Night (Friday/Saturday, 2200 hours to midnight)	51 (46 + 5 dB)	65 dB
Night (Friday/Saturday, midnight to 0100 hours)	50 (45 + 5 dB)	65 dB

5.1.2 Internal criteria applicable at the development at 23-33 Johnston Street

In accordance with the discussion in Section 3.0, Table 6 provides the background noise derived external patron noise targets for the proposed tenancies applicable within the dwellings at the Gurner site.

Table 6 – Internal patron noise targets, dB

Period	Patron noise targets, $L_{Aeq,\ 15\ minute}$	Maximum patron noise levels, L_{Amax}
Day	35 dB	-
Evening	35 dB	-
Night	35 dB	55 dB

5.2 Patron noise data

Patron noise levels are dependent on a number of factors such as the type of venue, the number of patrons, the background noise level, the size and surface finishes of the space and the consumption of alcohol. APPENDIX C provides patron sound power formulae derived from the *H. Lazarus* [1] sound pressure levels for different vocal efforts. CA has assumed tavern data patron type for food and drink premises 4 and 5 (focus on drinking and socialising – patrons mostly seated) based on the floor area and the provision of fixed seating. Table 7 provides the patron input sound power levels used in the noise predictions for the various external areas associated with the subject site.

Table 7 – Patron sound power levels

Description and patron numbers	Closing time	Sound Power level, dB L_w
Venue 5 (20 patrons externally – tavern data), L_{Aeq}	Open until 2300 hours	90
Venue 6 (24 patrons externally – tavern data), L_{Aeq}	Open until 2300 hours	91
Venue 1 (70 patrons externally – vertical consumption data), L_{Aeq}	Open until 0100 hours	101
Venue 2 (100 patrons externally – vertical consumption data), L_{Aeq}	Open until 2300 hours	103
Venue 3 (100 patrons – vertical consumption data), L_{Aeq}	Open until 0100 hours, Thurs-Sat and midnight all other days	103
Venue 4 (350 patrons - tavern data), L_{Aeq}	Open until midnight	102
600 patrons in the courtyard (tavern data), L_{Aeq}	Until 0100 hours	105
Maximum noise level from patrons within an outdoor area, L_{Amax}		104

[1] 1986 H. Lazarus paper *Prediction of Verbal Communication in Noise – A Review*

5.3 Patron noise compliance assessment

5.3.1 Compliance at existing residences

Table 8 provides the predicted equivalent average (L_{Aeq}) patron noise levels from the subject site during the night time period at existing dwellings (externally) and compares the predicted noise levels with the relevant patron noise target during the night time period.

Table 8 – Predicted patron noise levels (night period) at existing dwellings (externally), dB

Receiver	Predicted equivalent average patron noise level, $L_{Aeq, 15\ minute}$	External equivalent average night time noise level criteria, $L_{Aeq, 15\ minute}$ (weekday/weekend)	Compliance
Night (2200-2300 hours)			
32 Johnston Street	42	47/51	Yes
38 Johnston Street	47	47/51	Yes
54 Johnston Street	44	47/51	Yes
2 Bedford Street	44	47/51	Yes
10 Perry Street	45	47/51	Yes
15 and 15A Perry Street	43	47/51	Yes
Night (2300 hours - midnight)			
32 Johnston Street	42	47/51	Yes
38 Johnston Street	47	47/51	Yes
54 Johnston Street	44	47/51	Yes
2 Bedford Street	44	47/51	Yes
10 Perry Street	45	47/51	Yes
15 and 15A Perry Street	43	47/51	Yes
Night (2300 hours - midnight)			
32 Johnston Street	41	46/50	Yes
38 Johnston Street	44	46/50	Yes
54 Johnston Street	38	46/50	Yes
2 Bedford Street	43	46/50	Yes
10 Perry Street	42	46/50	Yes
15 and 15A Perry Street	41	46/50	Yes

It should be noted that the above predicted patron noise levels assume all patron areas associated with the subject site are operating at full capacity simultaneously (including 600 patrons in the courtyard which is not part of this application) which is a patron capacity of more than 800.

It can be seen from Table 8, that based on a worst-case operating scenario, the equivalent average patron noise levels from the subject site (including the proposed tenancies) are predicted to comply with the night time noise targets at all existing nearby residences. Compliance with the night period patron noise criteria will enable compliance with the less stringent day and evening criteria to be achieved.

Table 9 provides the predicted maximum (L_{Amax}) patron noise levels from the operation of the proposed tenancies during the night time period (2200 hours to 2300 hours) at existing dwellings (externally) and compares the predicted noise levels with the relevant patron noise target during the night time period.

Table 9 – Predicted external maximum patron noise levels (night period) at existing dwellings, dB

Receiver	Predicted maximum patron noise level, L_{Amax}	External maximum noise level criteria, L_{Amax}	Compliance
32 Johnston Street	40	65	Yes
38 Johnston Street	46	65	Yes
54 Johnston Street	48	65	Yes
2 Bedford Street	42	65	Yes
10 Perry Street	46	65	Yes
15 and 15A Perry Street	42	65	Yes

It can be seen from Table 9 that the maximum patron noise levels from the operation of the proposed tenancies are predicted to comply with maximum patron noise level target at all existing receivers.

5.3.2 Compliance at dwellings at 23-33 Johnston Street

To achieve compliance with the SUZ6 patron noise criteria at dwellings at 23-33 Johnston Street, the internal patron noise levels must not exceed 35 dB L_{Aeq} and 55 dB $L_{Amax, night}$ within the dwellings. The highest patron noise levels predicted externally to 23-33 Johnston Street are 71 dB $L_{Aeq, 15\ minute}$ and 74 dB $L_{Amax, night}$. It should be noted that the above predicted patron noise levels assume all patron areas are operating at full capacity simultaneously.

The facade construction specified for the development at 23-33 Johnston Street is outlined in the Renzo Tonin Acoustic Letter MC063-10F01S87a Acoustic Letter (r0003) dated 22 January 2020 titled *23-33 Johnston Street, Collingwood – PLN 16/0845 Section 87a Acoustic Commentary* (RTA letter).

Based on the sound insulation performance of the facade specified in the RTA letter and the highest predicted patron noise levels outlined above, the SUZ6 criteria will be achieved within the dwellings at 23-33 Johnston Street by a margin of at least 7 dB.

6.0 NOISE FROM PATRON MOVEMENT THROUGH THE SITE

It is understood that the City of Yarra had concerns in relation to the movement of patrons associated with Venue 3 through the site and have recommended that Venue 3 close at midnight. It should be noted that the background noise level between 0100 and 0130 hours is the same as the background noise level between midnight and 0100 hours and, as such, noise from patrons traversing the Subject Site after 0100 hours would be subject to the same noise criterion as patrons within the venues prior to 0100 hours.

Considering that the patron noise predictions between midnight and 0100 hours include 600 patrons in the courtyard and 70 patrons in the outdoor area associated with Venue 1, it is not expected that patrons leaving Venue 3 and traversing the site represent a risk in terms of compliance with the relevant noise criteria.

CA have been asked to comment in relation to the movement of patrons associated with Venues 5 and 6 through the site.

Considering that the patron noise predictions between 2200 hours and 2300 hours include 600 patrons in the courtyard, 70 patrons in the outdoor area associated with Venue 1 and 100 patrons in the outdoor area associated with Venue 3, it is not expected that patrons leaving Venues 5 and 6 and traversing the site represent a risk in terms of compliance with the patron noise criteria.

7.0 NOISE FROM BOTTLE CRUSHER

Noise from the proposed bottle crusher must comply with SEPP N-1 at nearby residences. The bottle crusher is to be located within the site waste depot which is highlighted in Figure 2.

Figure 2 – Waste depot location (source: Nearmap)

The use of the bottle crusher will be restricted to the SEPP N-1 day and evening periods (0700 hours to 2200 hours), and noise from its operation must comply with a SEPP N-1 evening period noise limit of 52 dB L_{eff} (which would also enable compliance with less stringent day time criterion) at the nearest residences.

At this stage the bottle crusher has not been selected, however, to enable compliance with the 52 dB L_{eff} evening period SEPP N-1 limit, the bottle crusher should be selected so as to not exceed a noise level of 80 dB at 1 m from the unit during operation based on a + 5 dB adjustment for the character of the crusher noise.

8.0 VENUE 4 NOISE LIMITER DETAILS

As required under condition 5f of the planning permit, Venue 4 requires a music noise limiter. The music limiter should include the following functionality:

- Ability to Limit of music in octave band from 63 Hz to 4 kHz in addition to overall noise level limiting
- Programmable with a minimum of 4 different settings over a seven-day period (refer to Tables 10 and 11)
- A tamper proof enclosure which is locked and only accessible to staff
- Limiter setting set through a password protected software interface.

Tables 10 and 11 provide the relevant music noise limits for Venue 4.

Table 10 – Noise Protocol Day and evening music noise limits, dB

Period	Music noise limit, $L_{A90\,(15\ minute)}$
Day	50
Evening	49

Table 11 – Noise Protocol night time music noise limits, dB

Description	Octave band centre frequency, Hz						
	63	125	250	500	1000	2000	4000
Weekday night time music noise limits, dB $L_{10\,(15\ minute)}$	52	47	43	41	39	33	25
Weekend night time music noise limits, dB $L_{10\,(15\ minute)}$	56	51	49	48	46	42	33

Once the limiter is installed, it will need to be calibrated in the presence of a suitably qualified acoustic consultant to enable compliance at nearby residences.

9.0 CONCLUSION

CAP Ltd is in the process of redeveloping the site at 35 Johnston Street, Collingwood as a contemporary arts precinct. As part of the redevelopment, an application for a licensed premises consisting of two (2) tenancies has been approved by the City of Yarra (PLN19/0828).

The proposed licensed venue tenancies are as follows:

- Venue 5 on the Upper Ground Floor of Building E – indoor and outdoor venue
- Venue 6 on the Upper Ground Floor of Building E – indoor and outdoor venue.

Clarity Acoustics Pty Ltd (Clarity Acoustics) has previously undertaken an assessment of patron noise associated with the Venues 1, 2, 3 & 4 (Report R02 20010 dated 16 February 2021). It should be noted that these venues have been approved.

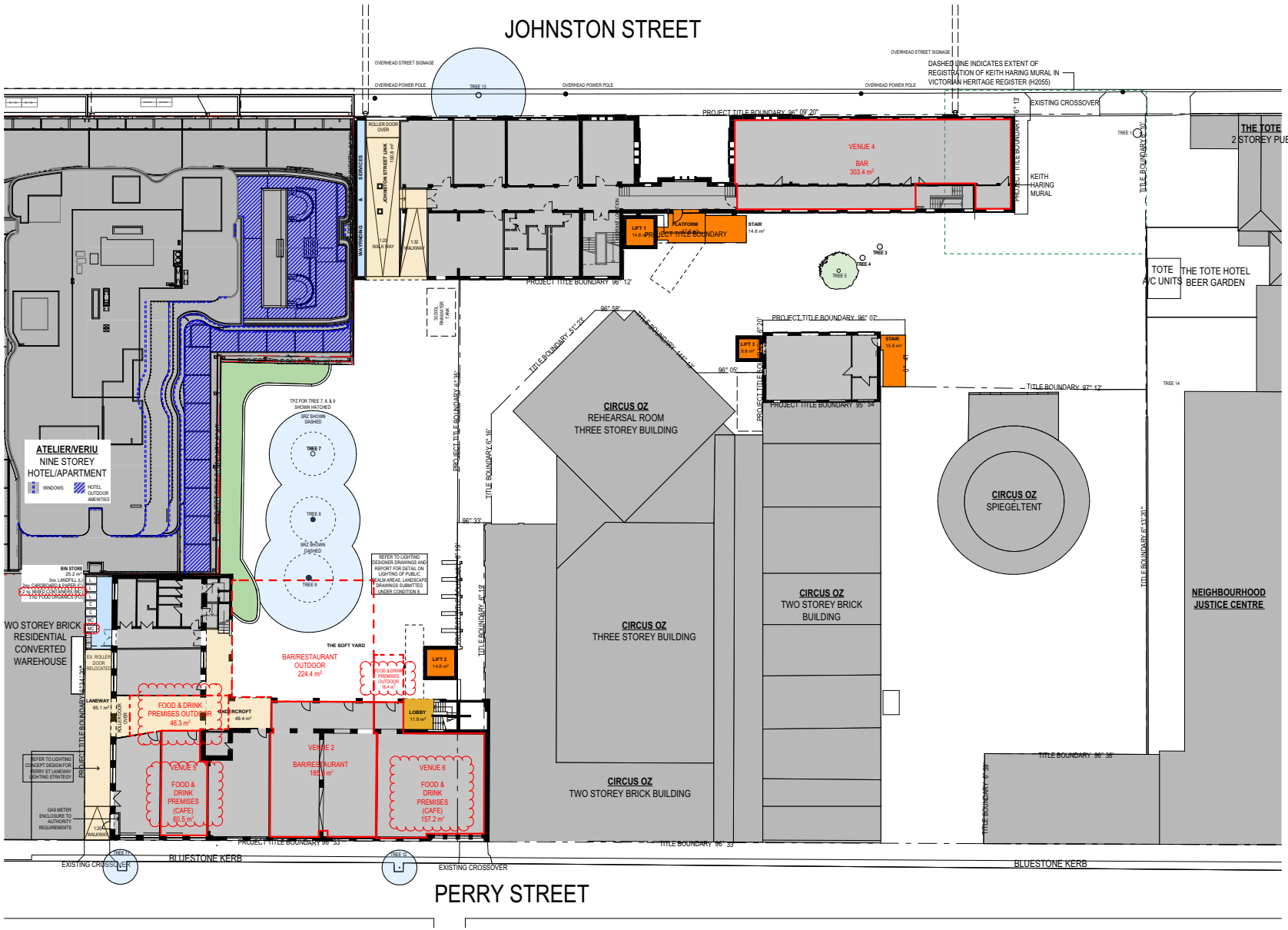
Clarity Acoustics has updated the existing noise assessment to include the proposed operation of Venues 5 & 6 against the patron noise criteria outlined in Section 3.0 and found that compliance with the relevant patron noise criteria can be achieved without further noise mitigation.

APPENDIX A GLOSSARY OF TERMINOLOGY

dB	Decibel (dB) a relative unit of measurement widely used in acoustics, electronics and communications. The dB is a logarithmic unit used to describe a ratio between the measured sound level and a reference or threshold level of 0 dB.
A-weighting	The A-weighting filter covers the full audio range - 20 Hz to 20 kHz and the shape is similar to the response of the human ear at lower levels. A-weighted measurements correlate well with the perceived loudness at low sound levels, as originally intended.
Hertz	Hertz (Hz) the unit of Frequency or Pitch of a sound. One hertz equals one cycle per second. 1 kHz = 1000 Hz, 2 kHz = 2000 Hz, etc.
$L_{A90\,(t)}$	The sound level exceeded for 90 % of the measurement period, A-weighted and averaged over time (t) and commonly referred to as the background sound level.
$L_{Aeq\,(t)}$	A – weighted equivalent continuous sound Level is the sound level equivalent to the total sound energy over a given period of time (t). Commonly referred to the average sound level.
L_{Amax}	The A-weighted maximum noise level. The highest sound level which occurs during the measurement period or a noise event.

APPENDIX B DEVELOPMENT PLANS

JOHNSTON STREET
PERRY STREET
DASHED LINE INDICATES EXTENT OF REGISTRATION OF KEITH HARING MURAL IN VICTORIAN HERITAGE REGISTER (H2055)
PROJECT TITLE BOUNDARY 96° 09' 20"
PROJECT TITLE BOUNDARY 96° 58'
PROJECT TITLE BOUNDARY 97° 07'
PROJECT TITLE BOUNDARY 95° 54'
PROJECT TITLE BOUNDARY 97° 12'
PROJECT TITLE BOUNDARY 97° 36'
PROJECT TITLE BOUNDARY 96° 24'
PROJECT TITLE BOUNDARY 96° 33'
TITLE BOUNDARY 96° 33'
TITLE BOUNDARY 96° 38'
ENTRANCE COURT
KEITH HARING MURAL
KEITH HARING GARDEN
THE TOTE
2 STOREY PUB
THE TOTE HOTEL BEER GARDEN
TOTE A/C UNITS
ATELIER/VERIU
NINE STOREY HOTEL/APARTMENT
PERRY STREET WO STOREY BRICK RESIDENTIAL CONVERTED WAREHOUSE
CIRCUS OZ REHEARSAL ROOM THREE STOREY BUILDING
CIRCUS OZ THREE STOREY BUILDING
CIRCUS OZ TWO STOREY BRICK BUILDING
CIRCUS OZ SPIEGELTENT
CIRCUS OZ AMPHITHEATRE
CIRCUS OZ CAR PARKING 12 SPACES
CIRCUS OZ WASTE AREA
NEIGHBOURHOOD JUSTICE CENTRE
THE ESCARPMENT
VENUE 3
BAR
208.8 m²
LIFT 1
LIFT 2
LIFT 3
STAIR
BIN STORE
16 BIKES TOTAL
BLUESTONE KERB
EXISTING CROSSOVER
EXISTING GATE
EXISTING 1:20 SHARED WALKWAY / DRIVEWAY
INTERNAL WORKS NOT THE SUBJECT OF THIS PLANNING APPLICATION
REFER TO LIGHTING DESIGNER DRAWINGS AND REPORT FOR DETAIL ON LIGHTING OF PUBLIC REALM AREAS. LANDSCAPE DRAWINGS SUBMITTED UNDER CONDITION 8
BINS TO BE SCREENED TO HEIGHT OF 1.5m ON NORTHERN AND WESTERN FACES
SPRINKLER & HYDRANT BOOSTER RELOCATED AWAY FROM ADJACENT KEITH HARING MURAL
GRADED OVER EXISTING WALKWAY
NEW 1:20 WALKWAY
2no. INGROUND GREASE INTERCEPTOR TRAPS 2200Lx750Wx1200H
MAILBOXES (15 no.) (35 PERRY ST)
MAILBOXES (25 no.) (35 JOHNSTON ST)
MAILBOXES (25 no.) ALTERNATIVE LOCATION (35 JOHNSTON ST)
PRECINCT BANNER POLES
OVERHEAD POWER POLE
OUTLINE OF BUILDING ABOVE SHOWN DASHED
TREE 1
TREE 3
TREE 4
TREE 15
TREE 16
TPZ (TREE 3 & 4) SHOWN HATCHED
SRZ (TREE 3 & 4)
TPZ FOR TREE 1 SHOWN HATCHED
SRZ (TREE 1)
EXISTING CROSSOVER
EXISTING 1:20 WALKWAY
EXISTING 1:20 SHARED WALKWAY / DRIVEWAY
INTERNAL WORKS NOT THE SUBJECT OF THIS PLANNING APPLICATION
PLANTER BED
EX. 1:20 WALKWAY
EX. 1:20 RAMP
EX. 1:20 WALKWAY
EX. 1:20 WALKWAY
EX. 1:20 WALKWAY



Notes :
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE
- REFER TREE MANAGEMENT PLAN FOR ALL TREE PROTECTION DETAILS.
- REFER LIGHTING PLANS FOR EXTERNAL LIGHTING EXTENT AND DETAILS

REV	REASON	DATE
02	LIQUOR LICENSE	19-Aug-24
01	LIQUOR LICENSE	28-Jun-24

FIELDWORK
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Client
CONTEMPORARY ARTS PRECINCTS, LTD.

Project Name
COLLINGWOOD ARTS PRECINCT

Project Number
2016_127944

Site Address
35 JOHNSTON STREET, COLLINGWOOD 3066

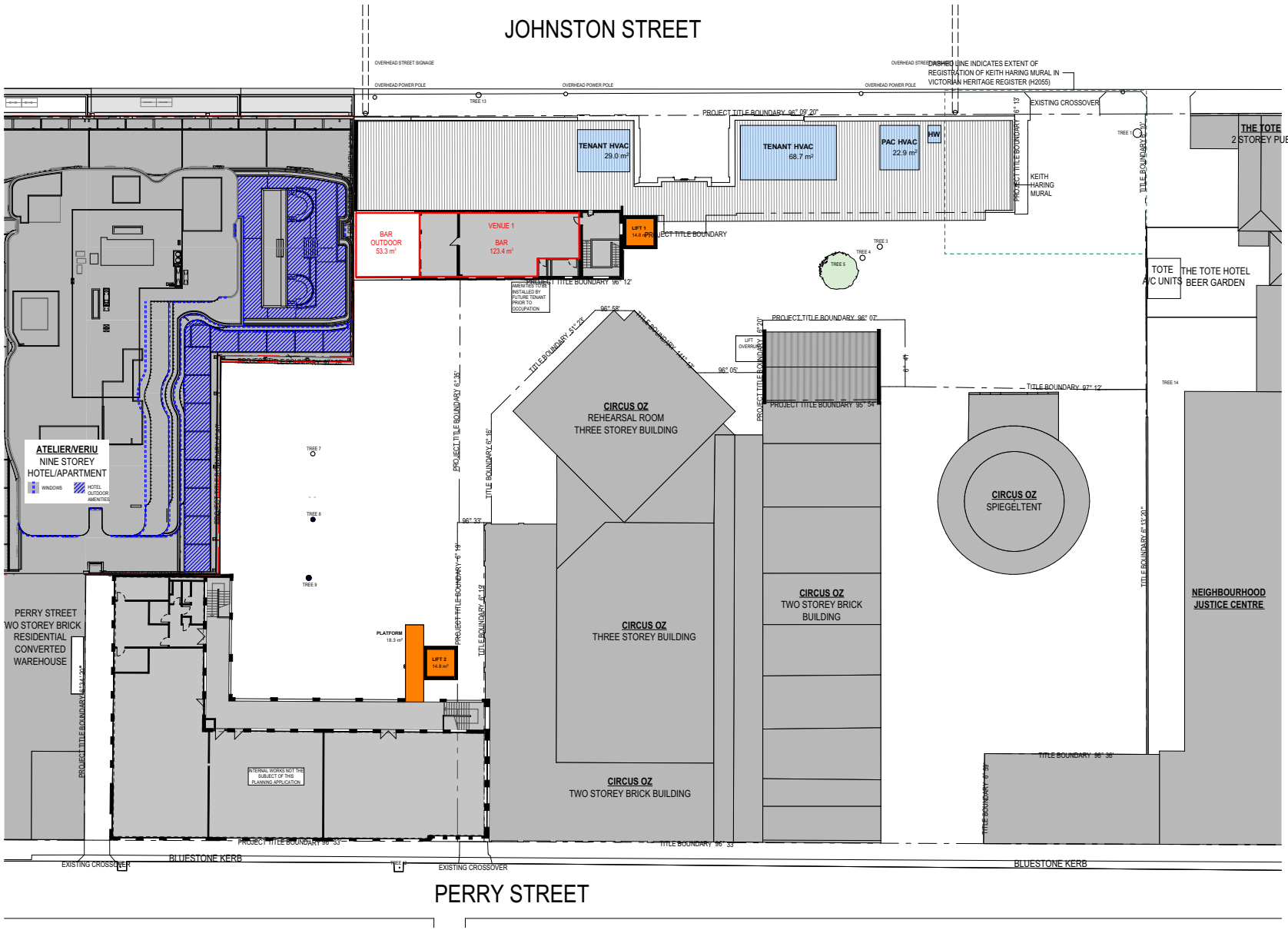
Date
19/08/2024

Drawing Name
RED LINE PLAN UPPER GROUND

Status
Town Planning

Scale **1:200 @ A1**
1:400, 1:200 @ A3

Drawing Number **SK-284** Revision **02**



Notes :
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE
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Project Name
COLLINGWOOD ARTS PRECINCT

Project Number
2016_127944

Site Address
35 JOHNSTON STREET, COLLINGWOOD 3066

Date
19/08/2024

Drawing Name
RED LINE PLAN LEVEL 02

Status
Town Planning

Scale **1:200 @ A1**
1:400, 1:200 @ A3

Drawing Number **SK-285**
Revision **02**

APPENDIX C PATRON NOISE DATA

Patron noise levels vary based on the type of venue, patron numbers, alcohol consumption and the ambient noise environment. The 1986 H. Lazarus paper *Prediction of Verbal Communication in Noise – A Review* is often referenced in terms of vocal effort and corresponding sound pressure levels. Table 12 provides the sound pressure levels of speech for different vocal efforts.

Table 12 – Equivalent A-weighted sound pressure levels of speech for different vocal efforts

Vocal Effort	Speech Level at 1m
Whispering	36 dB
Soft	42 dB
Relaxed	48 dB
Relaxed, normal	54 dB
Normal, raised	60 dB
Raised	66 dB
Loud	72 dB
Very loud	78 dB
Shouting	84 dB
Maximal shout	90 dB
Maximal shout (in individual cases)	96 dB

These sound pressure levels are further supported by the 2016 Zelem Etal paper *Analysis of the acoustic behaviour of people in a restaurant* which analyses patron numbers in a restaurant against sound pressure level. For the purpose of predicting noise levels from groups of patrons, Table 13 provides the patron sound power formulae derived from the H. Lazarus sound pressure levels for different vocal efforts.

Table 13 – Patron sound power formulae

Crowd type	Description of crowd type	Crowd L_{Aeq} Sound Power Formula, dB	Individual Patron L_{Amax} Sound Power, dB
Smokers	Focus on smoking rather than socialising – includes alcohol consumption	L_{wAeq}=65+10*log(N)	98
Restaurant diners	Focus on eating, drinking, socialising – patrons seated	L_{wAeq}=71+10*log(N)	98
Tavern patrons	Focus on drinking and socialising – patrons mostly seated	L_{wAeq}=77+10*log(N)	104
Vertical drinkers	Focus on drinking and socialising – patrons mostly standing	L_{wAeq}=83+10*log(N)	104

APPENDIX D NOISE PREDICTION METHODOLOGY

Predictions of operational noise from the subject site have been undertaken on the basis of:

- The sound emissions of patrons as outlined in Table 7
- A digital noise model of the site and surrounding environment
- International standard(s) used for the calculation of environmental noise propagation.

Details of the prediction methodology are summarised in Table 14 below.

Table 14 - Noise prediction methodology

Detail	Description
Software	Proprietary noise modelling software SoundPLAN v8.2
Method	International Standard ISO 9613-2:1996 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613-2).
Ground conditions	Ground factor of G = 0 i.e. 100 % hard ground
Atmospheric conditions	Temperature 10°C and relative humidity 70% This represents conditions which result in relatively low levels of atmospheric sound absorption.
Receiver heights	1.5 m above finished floor level

Leigh Design

waste management plans for all urban developments

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Waste Management Plan

Proposed Development: Collingwood Arts Precinct
35 Johnston Street, Collingwood, Victoria

Prepared for:
Contemporary Arts Precincts Ltd

Document Control

Report Date: 2 July 2024 (supersedes all prior reports)

Prepared By: Carlos Leigh, MIEAust

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WASTE MANAGEMENT SUMMARY

- The operator, as defined below, shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall dispose sorted waste into designated collection bins and into the glass crusher (the operator shall change crusher bins).
- Waste shall be collected at the onsite driveway and on Perry Street. The collection contractor shall transfer bins between the waste areas and the truck.
- A private contractor shall provide waste collection services.

GLOSSARY

Operator: refers to the owner and/or Facility Management, who shall manage site operations (via cleaners, staff and contractors, if required).

User: refers to tenants, who shall utilise the waste system.

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1 SPACE AND SYSTEM FOR WASTE MANAGEMENT

1.1 Development Description and Use

This development shall consist of three refurbished buildings for use by commercial tenants (floor-areas are stated in Table 1, below).

Note: The existing component (circus) shall retain the current waste system (limited information has been included in Tables 1 and 2 of this report).

1.2 Estimated Garbage and Recycling Generation

The following table summarises the waste estimate (m^3/week):

Table 1: Waste Estimate

Waste Source	Base Qty (est.)	Garbage	Paper / Cardboard	Mixed Containers
F: Office/studio Grnd	area (m^2) = 116	0.08	0.08	0.01
F: Office/studio Grnd	area (m^2) = 576	0.40	0.40	0.03
F: Offices/studios T1-4,7	area (m^2) = 560	0.39	0.39	0.03
F: Office/studio L1	area (m^2) = 267	0.19	0.19	0.01
F: Premises 1 (bar) L2	area (m^2) = 188	0.85	0.17	0.64
F: Flexibe 1 (bar) Grnd	area (m^2) = 303	1.36	0.27	1.03
C: Office/studio	area (m^2) = 284	0.20	0.20	0.01
E: Premises 3 (bar) LGrnd	area (m^2) = 209	0.94	0.19	0.71
E: Premises 2 (café)	area (m^2) = 188	1.97	0.38	0.68
E: Shop/retail (3,5,6)	area (m^2) = 198	0.69	0.68	0.01
E: Office/studio (15-20)	area (m^2) = 1098	0.77	0.77	0.05
E: Premises 4 (café)	area (m^2) = 59	0.62	0.12	0.21
E: Premises 5 (café)	area (m^2) = 156	1.64	0.31	0.56
TOTAL (m^3/wk)		**10.11**	**4.15**	**3.99**

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

1.3 Collection Services

Based on the anticipated waste volume, a private contractor shall be required to collect waste. The operator shall choose a waste collection provider, negotiate a service agreement, and pay for these services.

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

1.4 Location, Equipment, and System Used for Managing Waste

The waste management system is summarised as follows:

- Internal receptacles at work/amenity areas.
- Waste receptacles located at public and common amenity areas.
- Building C&F Bin Area at Lower Ground Level.
- Building E Bin Store at Upper Ground Level.
- Shared Glass Crusher for the whole site (kept at the Building C&F Bin Area).
- Collection bins (kept within the above waste areas - refer to Table 2).

The various collection waste-streams are summarised as follows:

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

Recycling: All recyclables shall be sorted onsite into the following collection bins: 1) Paper/Cardboard; 2) Mixed Containers (for aluminium, steel, and plastics); and 3) Glass bins.

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

Food Organics: Users shall place food waste into Organics bins.

Other Waste Streams:

- The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, solvents, chemicals and detox items, etc) shall be organised with the assistance of the operator. These items shall be stored within each tenement.
- Bulky/hard waste shall be presented at the waste areas in coordination with the collection (e-waste and all other items shall await collection at the respective tenement of origin). Each tenant shall identify a location for e-waste at their respective tenement. The collector shall remove e-waste from each tenement, ensuring that e-waste is not disposed in landfill.
- Office managers shall arrange for the appropriate disposal of secured paper and toner/printer cartridges.
- Food and beverage tenants shall arrange the storage of used cooking oil and its collection by a recycler and shall organise Grease Trap servicing, if any.

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

Table 2: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Net Area m^2
Circus Tenement (existing Bin Area)	Garbage	1	660	TBA	1.2
	Garbage	1	240	TBA	0.5
	Cardboard	2	660	TBA	2.4
	Recycling	2	660	TBA	2.4
Bldg C & F (shared Bin Area)	Garbage	2	660	3	2.4
	Cardboard	1	660	3	1.2
	Mixed Containers	1	660	1	1.2
	Glass*	3	120	1	1.5
	Glass Crusher*	-	-	-	1.0
Bldg E (shared Bin Store)	Garbage	3	660	3	3.6
	Cardboard	2	660	3	2.4
	Mixed Containers	2	660	3	2.4
	Food Organics*	3	240	3	1.5
Net Waste Storage Area (excludes circulation), m^2:					**23.7**

Notes:

- * = indicates shared components for Buildings C, F, and E.
- Bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor).
- A Glass Crusher with a min 4:1 compaction ratio shall be sourced by the operator (alternatively, a minimum of 5x240L bins shall be adopted for whole glass containers and collected twice per week). The operator shall be responsible for ongoing maintenance, cleaning, and replacements.
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

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

The drawings illustrate sufficient space for onsite bin storage, as required by the above schedule. The total size of the bin storage areas is 34.1sqm (8.9sqm in the Bin Area, and 25.2sqm the Bin Store).

Notwithstanding the above, collection days shall be staged appropriately and the operator shall stipulate procedures for effective management of the available space.

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1.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

Table 3: Bin Details

Capacity (litres)	Height (mm)	Width (across front, mm)	Depth (side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
120	930	480	545	10	26
240	1060	585	730	13	45
660	1250	1240	780	43	130

Notes:

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

Table 4: Yarra Colour Coding

Bin	Garbage	Recycling	Glass	FOGO
Lid	Green	Yellow	Purple	Lime
Body	Green	Green	Green	Green

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

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2 ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES

2.1 User Access to Waste Facilities

Users shall dispose sorted waste into designated collection bins and into the glass crusher (if required, transferring waste using a suitable trolley and the lifts). Similarly, the operator shall maintain the various public and common amenity waste receptacles.

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

2.2 Collection Arrangements and Access to Waste Facilities

- A private contractor shall collect waste at the onsite driveway and on Perry Street.
- Collection staff shall have access to the waste areas and transfer bins to the truck and back to the waste areas.
- The garbage, cardboard, mixed container, and organics collections shall be carried-out by rear-lift vehicles (nom. 6.4m long, 2.1m high, and 6.4 tonnes gross vehicle mass, needing a 2.3m high clearance when collecting 660L). Similar sized vehicles shall be employed to collect glass.
- The waste system is illustrated in the architectural drawings.

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3 AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN

3.1 Noise Minimisation Initiatives

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- Waste areas shall meet BCA and AS2107 acoustic requirements.
- Local laws shall be observed for all operations in public and private areas. In particular, note the requirements of Yarra's Environmental Local Law Part B, Sect. 10, and Part C, Sect. 17-29, which can be found at: www.yarracity.vic.gov.au
- It is understood that based on discussions with Council, the waste collection must be undertaken at the following off-peak times:
  - Before 8am; or
  - Between 10am and 2pm; or
  - After 4:30pm.
  - Note: Collection times outlined in the above local laws must be observed also.
- The waste collector shall protect the acoustic amenity by minimising noise during the collection.

3.2 Litter Reduction and Prevention of Stormwater Pollution

The operator shall be responsible for:

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

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

3.3 Ventilation, Washing, and Vermin-Prevention Arrangements

Waste areas shall feature:

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

The operator shall regularly clean waste areas/equipment. Also, any access doors and bin-lids shall be kept closed. Also, ongoing assessment and treatment is needed by operator in order to address potential vermin issues.

3.4 Design and Aesthetics of Waste Storage Areas and Equipment

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

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

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

The glass crusher shall be designed as recommended by a reputable manufacturer (these units are proprietary items). The supplier shall provide training to all users and include appropriate safety features, operating instructions, and signage to ensure safe operation and prevent unauthorised use. Access to the glass crusher shall be restricted to trained personnel only.

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4 MANAGEMENT AND SUSTAINABILITY

4.1 Waste Sorting, Transfer, and Collection Responsibilities

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

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

4.2 Facility Management Provisions to Maintain & Improve the Waste System

The Operator shall be responsible for managing the waste system and for developing and implementing safe operating procedures (refer to the glossary in page 2).

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

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

4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism

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

- Secure the waste areas.
- Label the bins according to property address.
- Collection bins shall await collection at designated onsite areas (bins shall not be placed on the street).

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

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

4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

The *Environment Protection Amendment Act 2018* (and the principal EPA Act of 2017) includes fundamentals of environment protection and guidance for waste

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management decision making. Also, the *Sustainability Victoria Act 2005* established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

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

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

- Observe the *Environment Protection Amendment Act 2018* principle of waste management hierarchy, which states that waste should be managed in accordance with the following order of preference, so far as reasonably practicable: a) avoidance, b) reuse, c) recycling, d) recovery of energy, e) containment, and f) waste disposal.
- Peruse the Sustainability Victoria website: www.sustainability.vic.gov.au.
- Participate in Council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

4.6 Waste Management Plan Revisions

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

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

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5 SUPPLEMENTARY INFORMATION

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

Task (to be confirmed)	Hazard (TBC)	Control Measures (TBC)
Sorting waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Glass crusher	Crush/strike/cut and shear points	Staff training, signage and warning system, maintain access restrictions
Bin/waste manual handling	Sprain, strain, crush	PPE. Maintain bin wheel-hubs. Limit bin weight. Provide mechanical assistance to transfer bins
Bin transfers and emptying into truck	Vehicular strike, run-over	PPE. Develop a Hazard Control Plan for transfers and collections. Maintain visibility. Use a mechanical bin-tipper
Truck access (reversing & manoeuvring)	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoeuvring and traffic-control procedure

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

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6 CONTACT INFORMATION

City of Yarra (local Council), ph 03 9205 5555

Kartaway (private waste collector), ph 1300 362 362

iDump (private waste collector), ph 1300 443 867

Waste Wise Environmental (private waste collector), ph 03 9359 1555

Recall SDS (office paper recycler), ph 1300 366 011

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

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

Bottle Sonic (glass crusher), ph 1800 4 SONIC

Electrodrive Pty Ltd (tug & trailer supplier – for bin transfers), ph 1800 033 002

Sabco Commercial (supplier of cleaner's trolleys), ph 1800 066 522

Sulo MGB Australia (bin supplier), ph 1300 364 388

One Stop Garbage Shop (bin supplier), ph 03 9338 1411

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

7 LIMITATIONS

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

This report is based on the following conditions:

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

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Noise and Amenity Action Plan

Collingwood Arts Precinct - Licensed Premises

35 Johnston Street, Collingwood

January 2025

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1 Introduction

This Noise and Amenity Action Plan (NAAP) has been prepared with respect to the proposed use of the Collingwood Arts Precinct ('Precinct') at 35 Johnston Street, Collingwood ('Site') for the sale and consumption of liquor. The proposal includes the following tenancies (refer Red Line Plan):

- **Venue 1:** Food and drink premises 1 – 100
- **Venue 2:** Food and drink premises 2 – 200
- **Venue 3:** Food and drink premises 3 – 100
- **Venue 4:** Flexible Space 1 (Performance Space) – 260
- **Venue 5:** Food and drink premises 4 – 55
- **Venue 6:** Food and drink premises 5 – 124

The licensed premises is proposed to operate between the following hours:

- **Venue 1:** Food and drink premises 1 – Between 11am to 1am from Monday – Sunday.
- **Venue 2:** Food and drink premises 2 – Between 12pm to 11pm from Monday – Sunday.
- **Venue 3:** Food and drink premises 3 – Between 12pm to 12am (midnight) from Sunday – Wednesday; between 12pm to 1am Thursday, Friday and Saturday.
- **Venue 4:** Flexible Space 1 (Performance Space) – Between 12pm to 12am (midnight) from Monday – Sunday.
- **Venue 5:** Food and drink premises 4 – Between 11am to 9pm on Sunday; between 10am to 4pm from Tuesday – Thursday; between 10am to 11pm on Friday; between 11am to 11pm on Saturday.
- **Venue 6:** Food and drink premises 5 – Between 9am to 6pm on Monday – Sunday.

This NAAP has been prepared in accordance with 'Clause 22.09 — Licensed Premises' of the Yarra Planning Scheme. The document aims to provide transparency in the operation of the licensed premises to encourage open communication with the local community to ensure that the successful operation of the licensed premises can occur without unreasonable detriment to that community.

Measures to ensure compliance with the Patron Noise Criteria of Schedule 6 to the Special Use Zone and the relevant music noise criteria are incorporated into this NAAP.

The information set out in this document complements and does not seek to alter any requirements set out in any planning permit(s) relating to the Site. This document is to be read as a subordinate to any planning permits affecting the Site.

2 Requirement for Venue Management Plan(s)

In addition to this NAAP, a Venue Management Plan must be prepared for each individual premises or flexible space by a person suitably qualified or experienced and submitted to the satisfaction of and approved by the Responsible Authority.

The plan must set out the measures additional to this NAAP that are to be implemented by the owner and or licensee to assist in the orderly management of the permitted licensed premises to limit any impacts of the sale and consumption of liquor on the amenity of the locality and to control patron behaviour in accordance with the endorsed NAAP, including but not limited to:

- Details of staffing arrangements including numbers and working hours of security.
- Details of staff training in management of patron behaviour.
- Procedures to be undertaken by staff members in the event of a complaint.

- Measures to be undertaken to ensure that patrons disperse the site in a quiet and orderly manner.
- Procedures to ensure the appropriate management of large bookings.
- Measures for the appropriate management of smoking areas.
- Measures to ensure that queues are appropriately managed.
- Details of music to be provided and measures to ensure compliance with the Patron Noise Criteria of Schedule 6 to the Special Use Zone.
- Measures to ensure that the maximum number of patrons permitted on the premises is not exceeded.
- Waste management procedures.

Once submitted and approved, the Venue Management Plan must be carried out to the satisfaction of the Responsible Authority.

3 Procedures in the event of a complaint

It will be a requirement of future Venue Management Plans that individual licensees must develop and implement standard procedures to be undertaken by all staff members in response to a complaint.

In the event of a complaint by a member of the public, Victoria Police, an 'authorised officer' of Council or the VCGLR, the licensee must act on the complaint to ensure that the cause is immediately dealt with and any concerns minimised.

The licensee will be required to keep a record of any complaints made through a detailed log book and to make this available to authorised officers as requested. Immediately following any complaint made, the licensee must promptly discuss and follow up the complaint to determine an appropriate course of action to ensure that circumstances which lead to the complaint do not reoccur.

4 Movement and exit of patrons

Collingwood Arts Precinct has five pedestrian entrances – three to Johnston Street to the north, and two to Perry Street to the south (see Figure 1).

All tenancies will be accessed via the Site's main entries allowing for patron movement to be contained within the Site.

The individual licensees will be responsible for ensuring that patrons leaving the Site disperse in a quiet and orderly manner and that no patrons congregate in the surrounding area to the best of its ability and without impacting on the safety of staff.

Patrons will be prohibited from entering or exiting the Site using the Perry Lane pedestrian entrance to Perry Street after 9pm. Patrons will be prohibited from exiting the Site onto Perry Street after 10pm. After this time all patrons must exit the Site via Johnston Street. At all times patrons must que for the venues in locations based within the site. This information will be communicated to patrons and the general public on websites, social media and event invitations and all public information.

The operators of the licensed premises on the Site will be responsible for employing crowd controllers as required to appropriately manage patron dispersal.

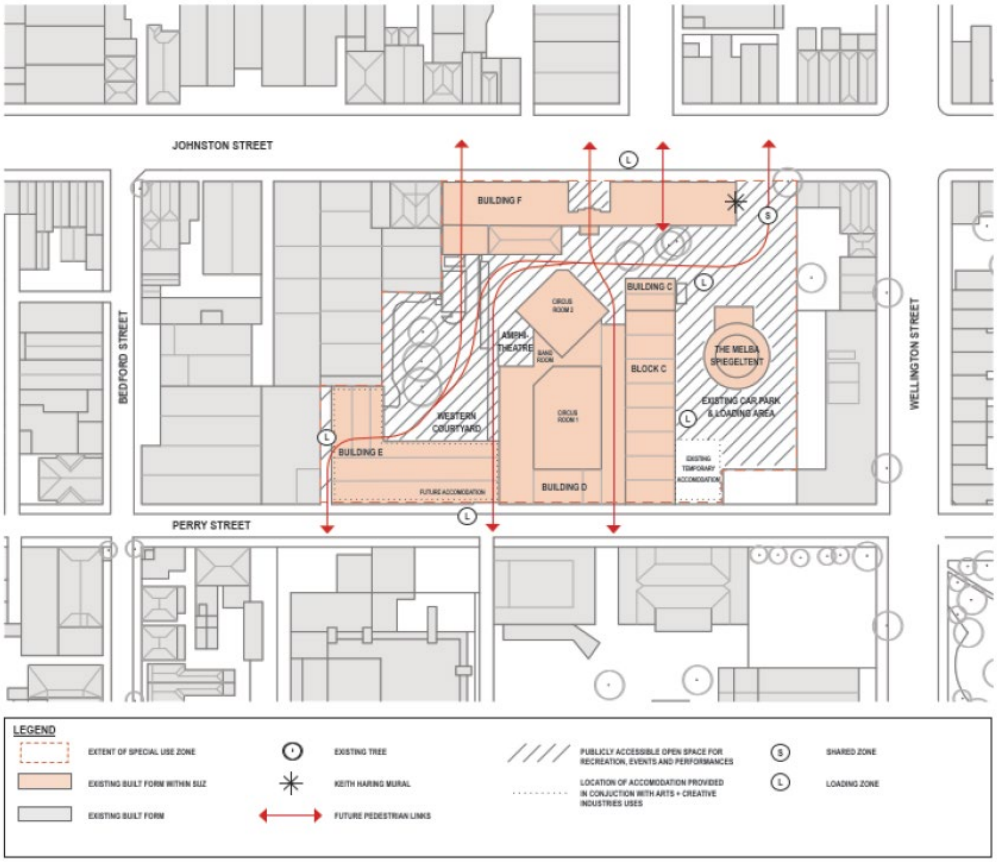

Figure 1 - Pedestrian Flow Map (via Fieldwork)

5 Management of large bookings

It will be a requirement of future Venue Management Plans that individual licensees must develop and implement standard procedures to be to deal with large bookings. These groups are to be informed of the Site's noise and amenity requirements. In the event of a large booking the licensees must ensure that additional staff are employed as appropriate.

6 Management of smokers

In Victoria smoking is not permitted in any enclosed area of a workplace, including shopping centres, restaurants and licensed premises. As a result all indoor and enclosed spaces at the Site are smoke free.

Everyone must observe the smoking ban including employers, employees, volunteers and customers. These restrictions also apply within individual offices and studios which are fitted with smoke detectors and alarms.

This NAAP recognises that for licensed premises, licensed events and a range of late-night activities it may not be desirable, safe or practical for patrons to leave the precinct to smoke in neighbouring residential streets. In this context, a designated outdoor smoking zone is located within the Site on the north-western edge of the courtyard and is outlined in red a red checked box in Figure 2.

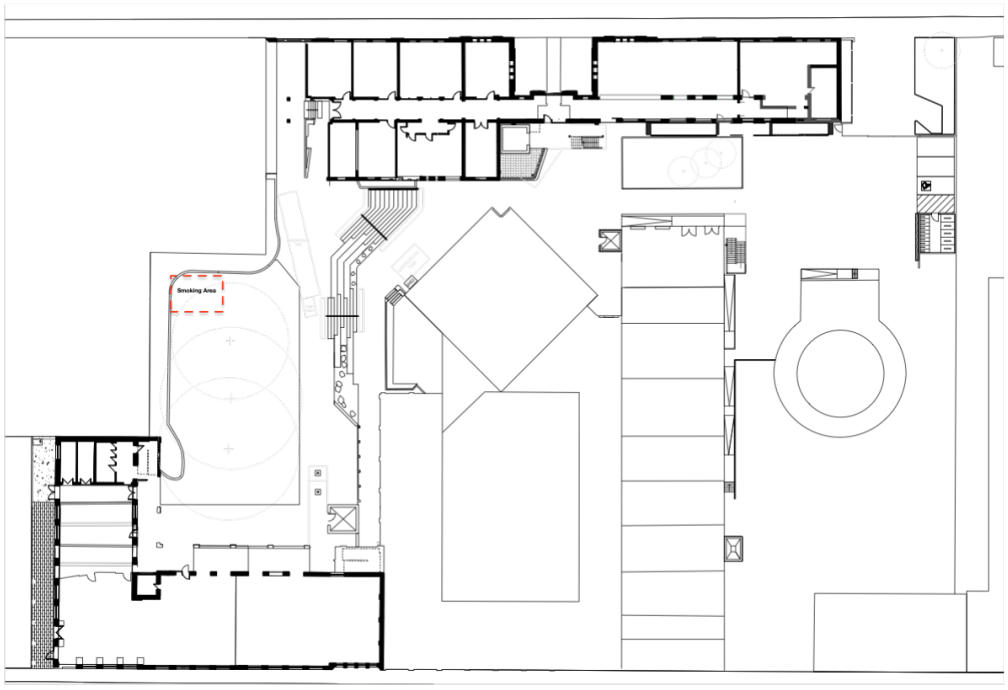

Figure 2 - Smoking Area

This (semi) permanent zone will be supplemented by temporary zones (for events or after hours) where required, depending on operations. Designated smoking areas will be away from building entrances, ventilation services and areas where children and families congregate.

Over time it is envisaged that the extent of smoking on the Site will be reduced. In this context the size and number of designated smoking areas may change over time.

In addition to the above, it is noted that:

- Smoking will be allowed within the terrace of Venue 1 (subject to all local, state and federal regulations).
- Event organisers may request the creation of an approved smoking area as part of an event plan (subject to owner's approval and in accordance with the operating procedures).
- Tenancy operators/licensees may request or provide outdoor smoking areas within their tenancy (such as on an outdoor deck) or in an adjacent or nearby appropriate area that can be responsibly monitored (subject to owner's approval and in accordance with operating procedures).
- Tenancy operators/licensees with particular needs to work later can discuss safe and accessible smoking locations with the owner to identify and agree to appropriate locations.

7 Management of external queues

All queues must be contained within the Site to ensure appropriate management. Queuing will be prohibited at all times within Perry Lane and Perry Street.

Patrons can be redirected by staff members to wait in other areas of the Site if a specific licensed premises is at full capacity.

8 Details of music

Providing spaces for the performance of live music is an integral part of the Collingwood Arts Precinct as included in the purpose of Schedule 6 to the Special Use Zone.

Details of the provision of music for the proposed licensed premises are outlined below.

- Venue 1: Food and drink premises 1 – recorded music played at background volume throughout the hours of operation.
- Venue 2: Food and drink premises 2 – recorded music played at background volume throughout the hours of operation.
- Venue 3: Food and drink premises 3 – this premises will operate as a live music and entertainment venue. Live and/or recorded music may be held between the hours of 12pm to 1am Monday to Sunday, subject to the curation of the licensee.
- Venue 4: Flexible space 1 (Performance Space) – this premises will operate as a live music and entertainment venue. Live and/or recorded music may be held between the hours of 12pm to 1am Monday to Sunday, subject to the curation of the licensee. The space will have a noise limiter device installed with location and settings as per the conditions in the Acoustic Report via Clarity Acoustics.
- Venue 5: Food and drink premises 4 – recorded music played at background volume throughout the hours of operation (inside only, no speakers outdoors).
- Venue 6: Food and drink premises 5 – recorded music played at background volume throughout the hours of operation (inside only, no speakers outdoors).

With regard to music noise from the proposed tenancies, the relevant criterion is determined in accordance with the *Noise Protocol (Publication 1826, Environment Protection Authority, November 2020)*, compliance with which is mandatory in Victoria.

Noise level emissions will be regularly monitored and adjusted if necessary to ensure compliance.

9 Details of food

Venues 2, 3, 5 & 6 will include a restaurant kitchen capable of serving meals subject to the discretion of the future licensee.

Venues 1 & 4 will offer snacks and finger food.

At all licensed premises on the Site a variety of hot and cold non-alcoholic beverages will be available to patrons throughout the day and evening until the premises closes and water will be complimentary at all times available at all bar areas.

10 Measures to maintain amenity

For the safety of the patrons and the neighbourhood, the maximum number of patrons permitted on the licensed premises will be limited to the safe and amenable operating capacity of the premises as set out in the Building Regulations 2006. Licensed premises operators will ensure that the maximum number of patrons allowed on the premises is not exceeded.

All staff will be trained in the responsible service of alcohol, in accordance with the requirements of the Liquor Reform Control Act and any other applicable legislative requirements. Staff will be given a copy of the NAAP and will be required to familiarise themselves with its requirements.

The licensed premises will be managed to ensure compliance with the Patron Noise Criteria pursuant to Schedule 6 to the Special Use Zone.

11 Security

CY has a 7 camera remote view CCTV system that has full coverage of site entrances, and partial coverage of the courtyard space. The system has 30 day retention of data. The Integriti electronic door access system provides a comprehensive log of movement and usage of designated electronic passes, with full remote oversight and control. The pedestrian and vehicle site entrance gates are on a time controlled program that are scheduled to close overnight in line with retail and public facing tenants hours of trading and/or approved events.

CY currently has overnight perimeter patrols, and are consulting with hospitality tenants on outdoor inner precinct security patrols as and if required.

CAP has a full time operations manager who will work closely with venues to coordinate security as required. Premises managers will meet with CAP Operations Manager quarterly to discuss security arrangements and other aspects of their trade affecting the precinct and local ammenity. Hospitality tenants will be attending members of CAP's Site Operations Working Group which meets bi monthly to discuss site wide operational issues including security.

All hospitality tenants will be required to provide security for their premises as per legislative requirements. All hospitality tenants will be required to ensure adequate security and staffing to ensure that their patrons behave on, exit and enter the site in an orderly manner. These requirements will be reviewed regularly to ensure the needs of the precinct are being met and that local amenity is maintained.

12 Waste management

Waste management will be conducted in accordance with the revised Waste Management Plan for the Site. Refer to the revised Waste Management Plan prepared by Leigh Design for further details.

13 Conclusion

This NAAP has been prepared in accordance with 'Clause 22.09 — Licensed Premises' of the *Yarra Planning Scheme* to ensure the successful operation of the Site's licensed premises.

The information set out in this document complements and does not seek to alter any requirements set out in any planning permit(s) relating to the Site. This document is to be read as a subordinate to any planning permits affecting the Site.

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Madeleine Moloney
Council Reference:	PLN19/0828.02
Address:	1/35 Johnston St, Collingwood VIC 3066
Proposal:	Amendment to planning permit PLN19/0828 including to allow for an extension of the area for sale and consumption of liquor associated with the provision of a restaurant and cafe liquor licence to two additional (as-of-right) food and drink premises (cafes) within Collingwood Yards (venue 5 and 6). Venue 5 proposes a maximum capacity of 55 patrons with sale/consumption of liquor occurring: Tuesday to Thursday (10am to 4pm); Friday (10am-11pm); Saturday (11am to 11pm); and Sunday (11am to 9pm). Venue 6 proposes a maximum capacity of 124 patrons with sale/consumption of liquor occurring: Monday to Sunday (9am to 11pm).
Comments Sought:	Click here to view referral memo: Record D24/395739: IREF24/01753 - Internal Referral Request
Disclaimer:	Council's City Works Unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comments:

The waste management plan for 35 Johnston Street, Collingwood authored by Leigh Design and dated 2/7/24 is satisfactory from a City Works Branch's perspective.

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:22/10/2024

Social Planning
Formal Referral Response

Application Information:

Referral Officer:	Tara Bewley
Officer:	Madeleine Moloney
Council Reference:	PLN19/0828.02
Address:	1/35 Johnston St, Collingwood VIC 3066
Proposal:	Amendment to planning permit PLN19/0828 including to allow for an extension of the area for sale and consumption of liquor associated with the provision of a restaurant and cafe liquor licence to two additional (as-of-right) food and drink premises (cafes) within Collngwood Yards (venue 5 and 6). Venue 5 proposes a maximum capacity of 55 patrons with sale/consumption of liquor occurring: Tuesday to Thursday (10am to 4pm); Friday (10am-11pm); Saturday (11am to 11pm); and Sunday (11am to 9pm). Venue 6 proposes a maximum capacity of 124 patrons with sale/consumption of liquor occurring: Monday to Sunday (9am to 11pm).
Comments Sought:	Click here to view referral memo: Insert CM Link here to referral request memo (which will include a hyperlink to all relevant plans / information)
Disclaimer:	Council's Social Planning Unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Recommendation:

Social Planning were requested to make comments on the proposal from a social planning perspective.

Hours of operation, Maximum Capacity, Patron Noise

Then venue sits within a Special Use Zone. The hours of operation do not exceed the existing hours of operation within the existing permit, and do not exceed hours under Clause 13.07-1L-02 of being within 30m of a residential zone.

The maximum patron capacity of both Venue 5 and 6 are in line with the Liquor Licensing Ratio for maximum capacity. It is noted however, that at capacity, Venues 1-6 would hold 839 patrons within Collingwood Yard.

The Acoustic Report by Clarity Acoustics states the venues will comply with noise limits, and that noise from dispersal of patrons does not pose a risk to compliance. At the time of writing this response, the review of the Acoustic Report by external consultants has not been completed. It is suggested to be guided by their forthcoming response, and balance this with the consideration of comments regarding noise and acoustics outlined by objector submissions, along with the positive cumulative impacts the additional venues may bring.

If there are issues with the above, to accommodate for Venue 5 and Venue 6 and reduce potential negative cumulative impact to amenity, consideration of one or more of the following could be made:

- To reduce the latest closing time of Venue 5 and Venue 6 to earlier than 11pm, to better manage dispersal of patrons (noting Condition 3 states the following closing times Venue 1 (1am), Venue 2 (11pm), Venue 3 (12am/1am), Venue 4 (12am)
- To reduce patron numbers of Venue 3 and Venue 4 (in the case these tenancies become more high impact in the future).
- To reduce the number of patrons in Venue 6.

Music
Both venues propose background music, inside only. This can be supported.

Food
Both Venue 5 and 6 will provide facilities to serve food. This can be supported.

Social Planner: Tara Bewley
Date: 24 October 2024

Compliance & Parking - Compliance Formal Referral Response

Application Information:

Referral Officer:	Steve Alexander
Officer:	Madeleine Moloney
Council Reference:	PLN19/0828.02
Address:	1/35 Johnston St, Collingwood VIC 3066
Proposal:	Amendment to planning permit PLN19/0828 including to allow for an extension of the area for sale and consumption of liquor associated with the provision of a restaurant and cafe liquor licence to two additional (as-of-right) food and drink premises (cafes) within Collngwood Yards (venue 5 and 6). Venue 5 proposes a maximum capacity of 55 patrons with sale/consumption of liquor occurring: Tuesday to Thursday (10am to 4pm); Friday (10am-11pm); Saturday (11am to 11pm); and Sunday (11am to 9pm). Venue 6 proposes a maximum capacity of 124 patrons with sale/consumption of liquor occurring: Monday to Sunday (9am to 11pm).
Comments Sought:	Click here to view the referral memo: Insert CM Link here to referral request memo (which will include a hyperlink to all relevant plans / information)
Disclaimer:	Council's Compliance & Parking – Compliance Team provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comments and Recommendations

The Compliance branch has reviewed the application and given the hours proposed are no later than 11.00pm associated with a café/restaurant, there is no concern with application.

By way of history all complaints are recorded under 1/35 Johnston Street, Collingwood. Below is summary of alleged complaints, no formal investigation progressed as they were not substantiated:

The complaints were general in nature/ or about events.

2021 – 4 complaints – 3 x amplified music/ 1 noisy restaurant
2022 – 8 complaints - amplified Music
2023 – 1 complaint (bins/patron noise)
2024 – 1 x amplified music

Compliance Officer: Steve Alexander
Date: 30 October 2024
Updated: 09 December 2024

SLR Consulting Australia
Level 11, 176 Wellington Parade, East Melbourne VIC 3002, Australia

7 November 2024
SLR Ref: 640.10090.06360-L04-v1 Collingwood Yards - acoustic review.docx

Attention: Madeleine Moloney
City of Yarra
PO Box 168
Richmond, VIC 3121

RE: Development Application – Acoustic Review
35 Johnston Street, Collingwood

1.0 Introduction

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report for the planning application at 35 Johnston Street, Collingwood.

Details of the report are as follows:

- Title: Collingwood Yards – New Licenced Tenancies – Patron Noise Assessment
- Date: 22 August 2024 (R01 Rev4)
- Prepared for: Contemporary Arts Precinct Ltd
- Prepared by: Clarity Acoustics

The report has been prepared as part of the planning application to add two additional licenced venues to the existing entertainment precinct.

SLR has previously reviewed several revisions of this report, prior to the additional venues being proposed. All previous acoustics issues have been resolved and Revision 02 of the report has been endorsed by Council. Therefore the current review will focus on the impacts of the two new venues and the changes to the acoustic report.

As part of this review, SLR sent the applicant's consultant several questions regarding the bottle crusher in a Request for Information. The consultant's responses to these questions were received in an email from a town planner at Tract Planning on 28 October.

2.0 Acoustic Peer Review

2.1 Proposal and site context

Summary of the Application

Information received from Council (in the referral documents for the peer review) indicates that the key change consists of the addition of Venue 5 and Venue 6 on the subject site. Venue 5 proposes a maximum capacity of 55 patrons and liquor service until 4 pm on Tuesday to Thursday, 11 pm on Fridays and Saturdays, and 9 pm on Sundays. Venue 6 proposes a maximum capacity of 124 patrons and liquor service until 11 pm, seven days a week.

Section 2.3 of the acoustic report states the following operations for the new venues:

- Venue 5: Capacity of 55 patrons, with up to 20 patrons outside. Recorded music to be played at background levels.

- Venue 6: Capacity of 124 patrons, with up to 24 patrons outside. Recorded music to be played indoors at background levels.

The nearest noise sensitive receivers are identified in the figure shown below (extracted from the acoustic report and unchanged from the endorsed revision). The two additional venues are both proposed for the Upper Ground Floor of "CAP Building E".

Condition 9 of the planning permit dated 23rd January 2023 states:

> *Before the use and development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Clarity Acoustics dated 30 June 2020, but modified to include (or show, or address):*
>
> *a. Any noise impacts associated with the bottle crushers (if this equipment is proposed);*
>
> *b. Details of a noise limiting device for Venue 4. For this device, a master control volume is to be set, locked and only accessible to staff members, with the maximum volume set to achieve compliance with SEPP N-2 noise thresholds in all areas of the venue;*

SLR Comments

The acoustic report has appropriately identified the site location, nearby sensitive receivers, and applicant's proposed operations.

2.2 Background noise levels

SLR Comments

Unchanged from the endorsed acoustic report.

2.3 Patron noise from venue outdoor areas

2.3.1 Criteria

SLR Comments

Unchanged from the endorsed acoustic report.

2.3.2 Assessment

Summary of the Acoustic Report

The following source sound power levels have been assumed for the new venues:

- Venue 5: 90 dBA L_{eq} for 20 patrons in the outdoor area
- Venue 6: 91 dBA L_{eq} for 24 patrons in the outdoor area

The updated predicted patron noise levels at the nearby dwellings are shown on page 14 of the report. The only change in predicted noise level for the period when venues 5 & 6 are operating (i.e. *2200 – 2300 hours*) is that 15 & 15A Perry Street ('R7' in the figure above) is now 43 dBA. This represents an increase due to the new venues of 1 dBA at these dwellings. Patron noise is predicted to comply with the noise criteria at all sensitive receivers.

The internal patron noise assessment for 23-33 Johnston Street ('R4' in the figure above) is unchanged, with the compliance margin remaining as being "at least 7 dBA".

SLR Comments

The updated patron noise assessment with the two new venues added seems to be appropriate. We do not consider that measurements of existing patron noise sources are necessary, due to the proposed capacities and opening hours of the new venues.

2.4 Patron noise from movement around the precinct

Summary of the Acoustic Report

The last paragraph of Section 6.0 states that patrons leaving the two new venues are not expected to result in the patron noise criteria being exceeded, due to the small proportion of additional patrons caused by these two venues *[55 + 124 additional patrons, compared with 770 patrons for the existing venues]*

SLR Comments

We agree that this is a low-risk issue.

2.5 Bottle crusher

Summary of the Acoustic Report

A bottle crusher is proposed in the location shown below. The second paragraph of Section 7.0 of the report states that use of the bottle crusher should be restricted to the hours of 7 am to 10 pm.

The report states that the evening period SEPP N-1 *[replaced by EPA Publication 1826 Part I]* noise limit is 52 dBA and that a +5 dBA adjustment has been applied due to the character of noise from the bottle crusher.

The report recommends that the source noise level for the bottle crusher should not exceed 80 dBA at 1 metre, in order to comply with the EPA noise limits.

SLR Comments

In response to SLR's questions, the consultant has clarified that the dwelling most affected by noise from the bottle crusher is the upper storey of 54 Johnston Street (receiver 'R3').

The EPA Publication 1826 Part I noise limit for the evening period for this has been calculated using a background noise level of 44 dBA. This is as per Table 11 of a previous Renzo Tonin Acoustics report, which we presume is referring to the report titled "23-33 Johnston Street Collingwood – Acoustic Report" (sensitive receiver R4 above) and dated 5 June 2019. Therefore the background noise level was on the eastern boundary of 23-33 Johnston Street at a distance of approx. 18 metres south of Johnston Street. The measurement was conducted on the roof of the previous two-storey building on this site.

The consultant has also provided calculation details (an Arcadian export) for the noise limit, albeit showing a slightly less onerous noise limit.

Also, in response to SLR's questions, the consultant has clarified that no duration adjustment has been applied to the bottle crusher noise.

We consider that the noise limits identified are appropriate, and expect that the mitigation measures presented in Section 7.0 of the report are likely to result in compliance with them.

2.6 Music noise

SLR Comments

Music noise from the two new venues has not been assessed. However, SLR considers that background music played in indoor areas is unlikely to be an issue.

3.0 Recommendations

A review of the acoustic report prepared for the two additional venues proposed at 35 Johnston Street, Collingwood has been completed. We consider that noise impacts from the two additional venues have been appropriately addressed.

Further details are presented in the previous sections of this letter.

Regards,

SLR Consulting Australia

SDL

Checked/
Authorised by: DW

Simon de Lisle
Associate- Acoustics

Yarra City Council (Responsible Authority)
Yarra Planning Scheme

PLANNING PERMIT (AMENDED)
PLN19/0828

Address of the land: 35 Johnston St, Collingwood VIC 3066

The permit allows: Sale and consumption of liquor in association with food and drink premises (restaurant and bars) and a place of assembly (no permit required for uses)

The following conditions apply to the permit:

1. Before the sale and consumption of liquor commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans prepared by Fieldwork (SK-283, SK-284, SK-285) and dated 15/11/2019, but modified to show:
   a. The specific uses for each venue (i.e. Bar or Restaurant);
   b. Any changes required via the amended Acoustic report at Condition 9;
   c. Any changes required via the amended Waste Management Plan at Condition 11.

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

3. Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor may only occur within each venue between the following hours:

   a. Venue 1
      i. Monday to Sunday 11am – 1am;
   b. Venue 2
      i. Monday to Sunday 12midday – 11pm;
   c. Venue 3
      i. Sunday to Wednesday 12midday – 12midnight;
      ii. Thursday, Friday, Saturday 12midday – 1am;
   d. Venue 4
      i. Monday to Sunday 12midday – 12midnight.

4. Except with the prior written consent of the Responsible Authority, no more than the following numbers of patrons are permitted within each venue at any time liquor is being sold or consumed;

   a. Venue 1 – 100 patrons (maximum of 70 within the external terrace);
   b. Venue 2 – 200 patrons;
   c. Venue 3 – 100 patrons;
   d. Venue 4 – 260 patrons.

5. Before the sale and consumption of liquor commences, an amended Noise and Amenity Action Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Noise and Amenity Action Plan will be endorsed and will form part of this permit. The amended Noise and Amenity and Action Plan must be generally in accordance with the Noise and Amenity Action Plan prepared by Tract Consulting and dated February 2020, but modified to include:
   a. Amended hours of operation and patron numbers to be consistent with Conditions 2 & 3 of this Planning Permit;
   b. Details of a precinct-wide approach to security arrangements;
   c. Confirmation that the Perry Lane exit will be closed (for entry and exit) from 9pm each night;
   d. Confirmation that the Perry Street exits will be closed (for exit) from 10pm each night;
   e. Confirmation that queuing will be prohibited at all times within Perry Lane and Perry Street;
   f. The provision of a noise limiting device to be installed in Venue 4. For this device, a master control volume is to be set, locked and only accessible to staff members, with the maximum volume set to achieve compliance with SEPP N-2 noise thresholds in all areas of the venue;
   g. Details confirming that all public information on websites, social media and event invitations is to clearly state that pedestrian access to all venues is via the Johnston Street entrances after 10pm;
   h. Details of exact locations of designated smoking areas.

6. The provisions, recommendations and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

7. Prior to the sale and consumption of liquor commences within each venue, individual Venue Management Plans must be submitted to and approved by the Responsible Authority for the respective venue. When approved, the Venue Management Plans will be endorsed and will form part of this permit. The Venue Management Plans must include, but not be limited to, the following;
   a. Details of staffing arrangements including numbers and working hours of security;
   b. Details of staff training in management of patron behaviour;
   c. Procedures to be undertaken by staff members in the event of a complaint;
   d. Measures to be undertaken to ensure that patrons disperse the site in a quiet and orderly manner;
   e. Procedures to ensure the appropriate management of large bookings;
   f. Measures for the appropriate management of smoking areas;
   g. Measures to ensure that queues are appropriately managed;
   h. Details of music to be provided and measures to ensure compliance with the Patron Noise Criteria of Schedule 6 to the Special Use Zone;
   i. Measures to ensure that the maximum number of patrons permitted on the premises is not exceeded;
   j. Waste Management procedures for each venue.

8. The provisions, recommendations and requirements of each endorsed Venue Management Plan(s) must be implemented and complied with to the satisfaction of the Responsible Authority.

9. Before the use and development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Clarity Acoustics dated 30 June 2020, but modified to include (or show, or address):
   a. Any noise impacts associated with the bottle crushers (if this equipment is proposed);
   b. Details of a noise limiting device for Venue 4. For this device, a master control volume is to be set, locked and only accessible to staff members, with the maximum volume set to achieve compliance with SEPP N-2 noise thresholds in all areas of the venue;

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

11. Before the sale and consumption of liquor commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 6 February 2020, but modified to include:
   a. Details on how food waste diversion will be addressed;
   b. Confirmation of whether bottle crushers are proposed and if so, where this equipment will be located

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

13. The amenity of the area must not be detrimentally affected by the use, including through:
   a. the transport of materials, goods or commodities to or from land;
   b. the appearance of any buildings, works or materials;
   c. the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
   d. the presence of vermin.

   to the satisfaction of the Responsible Authority.

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

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

16. The provision of music within Venues 1 & 2 must be at a background noise level.

17. Emptying of bottles and cans into bins may only occur between 7am and 10pm on Monday to Saturday or after 9am on a Sunday or public holiday.

18. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

19. Delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.

20. This permit will expire if:

    (a) the sale and consumption of liquor is not commenced within two years from the date of this permit; or
    (b) The sale and consumption of liquor is discontinued for a period of two years.

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

Notes:

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 5555 to confirm.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	**Brief description of amendment**
23 January 2023 PLN19/0828.01	Pursuant to Section 72 of the *Planning and Environment Act 1987,* the permit has been amended to allow for the following: An extension to the red line plan for Venue 2, with no changes to operating hours or patron numbers.

PLANNING PERMIT
IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit. Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning and Environment Act 1987*.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- From the date specified in the permit; or
- If no date is specified, from:
  (i) The date of the decision of the Victorian Civil and Administration Tribunal, if the permit was issued at the direction of the Tribunal; or
  (ii) The date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if:
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987,* or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.

5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review must be lodged with the Victorian Civil and Administrative Tribunal (VCAT).
- An application for review must be made on the relevant form which can be obtained from Victorian Civil and Administrative Tribunal (VCAT). and must be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.

Information about the VCAT process, applications for review and the fees payable to the Victorian Civil and Administrative Tribunal you can look at Council's website https://www.yarracity.vic.gov.au/services/planning-and-development/decisions-and-appeals, download the Planning proceedings at VCAT factsheet (PDF) or visit the VCAT website.

PLANNING ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN19/0828
relating [redacted]ment of land.
For and on behalf of the Responsible Authority
DATE 30/03/2021 PLAN 1 of 3
This is NOT a Building Permit

JOHNSTON STREET

PRECINCT BANNER POLES
MAILBOXES (25 no.) *ALTERNATIVE LOCATION* (35 JOHNSTON ST)
OVERHEAD POWER POLE
OVERHEAD STREET SIGNAGE
DASHED LINE INDICATES EXTENT OF REGISTRATION OF KEITH HARING MURAL IN VICTORIAN HERITAGE REGISTER (H2055)
TREE 13
PROJECT TITLE BOUNDARY 96° 09' 20"
PROJECT TITLE BOUNDARY 6° 23'
PROJECT TITLE BOUNDARY 6° 13'
EXISTING CROSSOVER
EXISTING CROSSOVER
TPZ FOR TREE 1 SHOWN HATCHED
EXISTING 1:20 SHARED WALKWAY / DRIVEWAY
TREE 1
SRZ (TREE 1)
PROJECT TITLE BOUNDARY 6° 10'
THE TOTE
2 STOREY PU
PLANTER BED
PLANTER BED
EX. 1:20 WALKWAY
INTERNAL WORKS NOT THE SUBJECT OF THIS PLANNING APPLICATION
INTERNAL WORKS NOT THE SUBJECT OF THIS PLANNING APPLICATION
KEITH HARING MURAL
MURAL INTERPRETATION AREA
SHRUBS
SPRINKLER & HYDRANT BOOSTER RELOCATED AWAY FROM ADJACENT KEITH HARING MURAL
EX. 1:20 WALKWAY
EX. 1:20 WALKWAY
LIFT 1
14.8 m²
PROJECT TITLE BOUNDARY
STAIR
5.3 m²
ENTRANCE COURT
MAILBOXES (25 no.) (35 JOHNSTON ST)
TPZ (TREE 3 & 4) SHOWN HATCHED
SRZ (TREE 3 & 4)
TREE 3
TREE 4
TREE 5
EXISTING GATE
PROJECT TITLE BOUNDARY 96° 12'
KEITH HARING GARDEN
TOTE A/C UNITS
THE TOTE HOTEL BEER GARDEN
30,000L RAINWATER TANK UNDER
96° 58'
PROJECT TITLE BOUNDARY 96° 07'
EX 1:20 WALKWAY
PROJECT TITLE BOUNDARY 97° 26'
TITLE BOUNDARY 54° 23'
3 BIKE HOOPS
3 BIKE HOOPS
LIFT 3
8.6 m²
REFER TO LIGHTING DESIGNER DRAWINGS AND REPORT FOR DETAIL ON LIGHTING OF PUBLIC REALM AREAS. LANDSCAPE DRAWINGS SUBMITTED UNDER CONDITION 8.
BINS TO BE SCREENED TO HEIGHT OF 1.5m ON NORTHERN AND WESTERN FACES
18 BIKES TOTAL
23.3 m²
BIN STORE
8.9 m²
2no. LANDFILL (L)
2no. CARDBOARD & PAPER (C)
1no. MIXED CONTAINERS (MC)
3no. GLASS CRUSHER (GC)
TREE 14
TITLE BOUNDARY 97° 12'
PROJECT TITLE BOUNDARY 6° 40'
EXISTING UNDERGROUND DETENTION TANK
SHED
INTERNAL WORKS NOT THE SUBJECT OF THIS PLANNING APPLICATION
PROJECT TITLE BOUNDARY 95° 54'
PROJECT TITLE BOUNDARY 6° 16'
THE ESCARPMENT
TITLE BOUNDARY 6° 16'
CIRCUS OZ
REHEARSAL ROOM
THREE STOREY BUILDING
CIRCUS OZ AMPHITHEATRE
CIRCUS OZ WASTE AREA
CIRCUS OZ
SPIEGELTENT
96° 33'
PROJECT TITLE BOUNDARY 6° 19'
TITLE BOUNDARY 6° 19'
CIRCUS OZ
THREE STOREY BUILDING
CIRCUS OZ
TWO STOREY BRICK BUILDING
TITLE BOUNDARY 6° 13' 20"
NEIGHBOURHO
JUSTICE CENT
PROJECT TITLE BOUNDARY 96° 24'
PROJECT TITLE BOUNDARY 6° 34' 20"
OUTLINE OF BUILDING ABOVE SHOWN DASHED
LIFT 2
14.8 m²
CIRCUS OZ CAR PARKING 12 SPACES
1
2
3
4
5
6
7
8
9
10
11
12
GRADED OVER EXISTING WALKWAY
NEW 1:20 WALKWAY
BAR
208.8 m²
Venue 3
2no. INGROUND GREASE INTERCEPTOR TRAPS 2200Lx750Wx1200H
MAILBOXES (15 no.) (35 PERRY ST)
CIRCUS OZ
TWO STOREY BRICK BUILDING
TITLE BOUNDARY 96° 36'
TITLE BOUNDARY 6° 59'
PROJECT TITLE BOUNDARY 96° 33'
TITLE BOUNDARY 96° 33'
TREE 11
TREE 12
EXISTING CROSSOVER
BLUESTONE KERB
EXISTING CROSSOVER
BLUESTONE KERB
NEW INVERT SLOPE KERB TO MATCH EXISTING
PERRY STREET

Notes :
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE

- REFER TREE MANAGEMENT PLAN FOR ALL TREE PROTECTION DETAILS

- REFER LIGHTING PLANS FOR EXTERNAL LIGHTING EXTENT AND DETAILS

REV	REASON	DATE
01	LIQUOR LICENSE	21-Jan-21

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VICTORIA, 3066, Australia

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Client
CONTEMPORARY ARTS PRECINCTS, LTD.

Project Name
COLLINGWOOD ARTS PRECINCT

Project Number
2016_127944

Site Address
35 JOHNSTON STREET, COLLINGWOOD 3066

Date
21-Jan-21

Drawing Name
RED LINE PLAN LOWER GROUND

Status
Town Planning

Scale **1:200 @ A1**
1:400, 1:200 @ A3

Drawing Number **SK-283**
Revision **01**

PLANNING ENVIRONMENT ACT 1987 YARRA PLANNING SCHEME Plan referred to in Permit No: PLN19/0828
Approved by Council's Delegate FISCALIL DATE 23/01/2023
PLAN 2 of 3
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AMENDMENT TO PLAN APPROVED IN PERMIT No.: PLN19/0828
Date Issued: 28/09/2020

JOHNSTON STREET

OVERHEAD STREET SIGNAGE
OVERHEAD POWER POLE
TREE 13
OVERHEAD POWER POLE
OVERHEAD POWER POLE
OVERHEAD STREET SIGNAGE
DASHED LINE INDICATES EXTENT OF REGISTRATION OF KEITH HARING MURAL IN VICTORIAN HERITAGE REGISTER (H2055)
EXISTING CROSSOVER

23-33 JOHNSTON STREET
TWO STOREY BRICK SHOPFRONTS AND SAWTOOTH WAREHOUSE

PROJECT TITLE BOUNDARY 96° 09' 20"
PROJECT TITLE BOUNDARY 6.23 & SERVICES
ROLLER DOOR OVER
JOHNSTON STREET LINK 100.8 m²
1:20 WALK WAY
1:32 WALKWAY
HYDRANT LOCATION
LIFT 1 14.8 m²
PLATFORM 17.5 m²
STAIR 14.6 m²
PROJECT TITLE BOUNDARY
BAR 303.4 m²
Venue 4
PROJECT TITLE BOUNDARY 6° 13'
KEITH HARING MURAL
TITLE BOUNDARY 6° 10'
TREE 1
THE TOTE
2 STOREY PU
REFER TO LIGHTING CONCEPT DESIGN FOR JOHNSTON ST LINK LIGHTING STRATEGY
PROJECT TITLE BOUNDARY 96° 12'
TREE 3
TREE 4
TREE 5
TOTE A/C UNITS
THE TOTE HOTEL BEER GARDEN
20,000L RAINWATER TANK UNDER
96° 58'
TITLE BOUNDARY 51° 23'
TITLE BOUNDARY 141° 13'
PROJECT TITLE BOUNDARY 96° 07'
LIFT 3 8.6 m²
STAIR 15.6 m²
PROJECT TITLE BOUNDARY 6° 20'
6° 14'
96° 05'
TITLE BOUNDARY 97° 12'
PROJECT TITLE BOUNDARY 95° 54'
TREE 14
PROJECT TITLE BOUNDARY 97° 26'
TPZ FOR TREE 7, 8, & 9 SHOWN HATCHED
SRZ SHOWN DASHED
TREE 7
PROJECT TITLE BOUNDARY 6° 35'
PROJECT TITLE BOUNDARY 6° 40'
TREE 8
SRZ SHOWN DASHED
TREE 9
TITLE BOUNDARY 6° 16'
96° 33'
REFER TO LIGHTING DESIGNER DRAWINGS AND REPORT FOR DETAIL ON LIGHTING OF PUBLIC REALM AREAS. LANDSCAPE DRAWINGS SUBMITTED UNDER CONDITION 8.
PROJECT TITLE BOUNDARY 6° 19'
TITLE BOUNDARY 6° 19'
CIRCUS OZ
REHEARSAL ROOM
THREE STOREY BUILDING
CIRCUS OZ
SPIEGELTENT
TITLE BOUNDARY 6° 13' 20"
NEIGHBOURHO
JUSTICE CENT
BIN STORE 25.2 m²
3no. LANDFILL (LI)
2no. CARDBOARD & PAPER (C)
1no. MIXED CONTAINERS (MC)
3no. FOOD ORGANICS (FO)
PROJECT TITLE BOUNDARY 96° 24'
ERRY
STOREY BRICK
SIDENTIAL
ONVERTED
AREHOUSE
EX. ROLLER DOOR RELOCATED
BAR/ RESTAURANT OUTDOOR 224.4 m²
THE SOFT YARD
LIFT 2 14.8 m²
LANEWAY 65.1 m²
PERRY STREET LINK 46.0 m²
UNDERCROFT 49.4 m²
Venue 2
BAR/ RESTAURANT 185.9 m²
LOBBY 11.9 m²
CIRCUS OZ
THREE STOREY BUILDING
CIRCUS OZ
TWO STOREY BRICK BUILDING
CIRCUS OZ
TWO STOREY BRICK BUILDING
TITLE BOUNDARY 96° 36'
TITLE BOUNDARY 6° 59'
REFER TO LIGHTING CONCEPT DESIGN FOR PERRY ST LANEWAY LIGHTING STRATEGY
ROLLER DOOR OVER
GAS METER ENCLOSURE TO AUTHORITY REQUIREMENTS
1:20 WALKWAY
PROJECT TITLE BOUNDARY 96° 33'
TITLE BOUNDARY 96° 33'
TREE 11
TREE 12
EXISTING CROSSOVER
BLUESTONE KERB
EXISTING CROSSOVER
BLUESTONE KERB

PERRY STREET

Notes :
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- REFER LIGHTING PLANS FOR EXTERNAL LIGHTING EXTENT AND DETAILS

REV	REASON	DATE
02	LIQUOR LICENSE	04-Nov-22

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Client
CONTEMPORARY ARTS PRECINCTS, LTD.

Project Name
COLLINGWOOD ARTS PRECINCT

Project Number
2016_127944

Site Address
35 JOHNSTON STREET, COLLINGWOOD 3066

Date
04-Nov-22

Drawing Name
RED LINE PLAN UPPER GROUND

Status
Town Planning

Scale **1:200 @ A1**
1:400, 1:200 @ A3

Drawing Number **SK-284**
Revision **02**

FILE P:\PROJECTS_COMPLETED\PE_2016_127944_Collingwood Arts Precinct\DESIGN\ARCHICAD\2022_127944 Collingwood Arts Precinct_V

PLANNING ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN19/0828
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 30/03/2021 PLAN 3 of 3
This is NOT a Building Permit

Notes :
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE
- REFER TREE MANAGEMENT PLAN FOR ALL TREE PROTECTION DETAILS.
- REFER LIGHTING PLANS FOR EXTERNAL LIGHTING EXTENT AND DETAILS

REV	REASON	DATE
01	LIQUOR LICENSE	21-Jan-21

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Client
CONTEMPORARY ARTS PRECINCTS, LTD.

Project Name
COLLINGWOOD ARTS PRECINCT

Project Number
2016_127944

Site Address
35 JOHNSTON STREET, COLLINGWOOD 3066

Date
21-Jan-21

Drawing Name
RED LINE PLAN LEVEL 02

Status
Town Planning

Scale **1:200 @ A1**
1:400, 1:200 @ A3

Drawing Number **SK-285**
Revision **01**