

Agenda

Planning Decisions Committee Meeting

6:30 pm, Tuesday 26 August 2025

Richmond Town Hall

www.yarracity.vic.gov.au

Planning Decisions Committee

The Planning Decisions Committee is a delegated committee of Council with full authority to make decisions in relation to planning applications and certain heritage referrals.

Addressing the Committee

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

There is an opportunity for both applicants and objectors to make a submission to Council in relation to each matter presented for consideration at the meeting.

Before each item is considered, the meeting chair will ask people who have registered to address the committee, to come forward to the microphone, state your name clearly for the record and:

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

Once you have made your submission, please remain silent unless called upon by the chair to make further comment or to clarify any aspects.

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

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

Arrangements to ensure our meetings are accessible to the public

Access to the building is available either by the stairs or lift. Seating is provided to watch the meeting, and the room is wheelchair accessible. Accessible toilet facilities are available. Speakers at the meeting are invited to be seated at the table to address the Council, and all participants are amplified via an audio system. Meetings are conducted in English.

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

- a translator in your language;
- the presence of an Auslan interpreter;
- loan of a portable hearing loop; and
- reconfiguring the room to facilitate access.

Order of Business

1. Acknowledgement of Country....4
2. Attendance, apologies and requests for leave of absence....4
3. Declarations of Conflict of Interest....4
4. Confirmation of Minutes....5
5. Planning Committee Reports....6
    5.1. PLN24/0889 - 169-171 Victoria Parade, Fitzroy....6
    5.2. PLN25/0115 - 732-734 Heidelberg Road Alphington....80
    5.3. PLN24/0987 - 68-70 Nicholson Street Abbotsford....181
6. Planning DTP Applications....209
7. Confidential Planning Decisions Committee Reports....209

1. Acknowledgement of Country

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

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

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

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

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

2. Attendance, apologies and requests for leave of absence

Attendance

Councillors:

- Cr Stephen Jolly — Mayor
- Cr Sarah McKenzie — Deputy Mayor
- Cr Evangeline Aston
- Cr Andrew Davies
- Cr Kenneth Gomez
- Cr Sharron Harrison
- Cr Meca Ho
- Cr Sophie Wade

Absent

- Cr Edward Crossland — Parental Leave

Council staff:

- Mary Osman — General Manager City Sustainability and Strategy
- Danielle Connell — Manager Statutory Planning (Acting)
- Lara Fiscalini — Senior Coordinator Statutory Planning
- Ally Huynh — Senior Coordinator Statutory Planning

Governance

- Phil De Losa — Manager Governance and Integrity
- Patrick O'Gorman — Senior Governance Coordinator
- Mel Nikou — Governance Officer

3. Declarations of Conflict of Interest

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

4. Confirmation of Minutes

RECOMMENDATION

That the minutes of the Planning Decisions Committee held on Tuesday 22 July 2025 be confirmed.

5. Planning Committee Reports

5.1. – PLN24/0889 - 169-171 Victoria Parade, Fitzroy

Author	Ally Dickinson – Senior Statutory Planner
Authoriser	General Manager City Sustainability and Strategy

Executive Summary

Property	169-171 Victoria Parade, Fitzroy
Ward	Mackillop
Application number	PLN24/0889
Proposal	Partial demolition and buildings and works to the existing office building
Zoning & Overlay/s	Commercial 1 Zone Heritage Overlay – Schedule 191 Heritage Overlay – Schedule 192 Design and Development Overlay – Schedule 2 Design and Development Overlay – Schedule 39 Development Contributions Plan Overlay – Schedule 1
Strategic setting	Major Activity Centre Mixed Use Area
Submissions	54 objections
Key reasons for support	There is strong strategic support for this type of proposal in this location. The proposal complies with the built form requirements of the Design and Development Overlay and appropriately responds to relevant local and State policies for built form requirements. The proposal appropriately responds to the applicable and surrounding heritage context of the site and improves the existing building presentation. Through retention of the existing building with minimal changes at the lower levels, off-site amenity impacts are minimized. Through renovation of the existing building on-site amenity is improved. The proposal retains the existing car parking and vehicle access.

	The proposal improves bicycle parking and end of trip facilities within the site.
Recommendation	That Council issues a Notice of Decision to Grant a Planning Permit, with conditions. Key conditions include: - Amended plans showing improvements to bicycle parking. - Deletion of proposed windows on boundary - Revised Sustainability Management Plan - Revised Waste Management Plan
Contact Officer	Ally Dickinson, Senior Statutory Planner

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN/24/0889 for:

Control	**Clause**	**Matter for which the permit has been granted**
Commercial 1 Zone	Clause 34.01-4	To construct or carry out works
Heritage Overlay	Clause 43.01-1	To partially demolish a building
		To construct or carry out works
Design and Development Overlay	Clause 43.02-2	To construct or carry out works

subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and must be generally in accordance with the decision plans prepared by Kerstin Thompson Architects Pty Ltd referenced as TP000, Rev. TP03; TP010 and TP011, Rev. TP01; TP050 to TP052, Rev TP01; TP053, Rev. TP02; TP100, Rev. TP03; TP101, Rev. TP02; TP104, Rev. TP03; TP200 to TP202, Rev. TP02; TP203, Rev. TP03; TP300 and TP301, Rev. TP02; TP400, Rev. TP03; and TP500, Rev. TP02, dated 18 October 2024 but modified to show:
   (a) Proposed demolition and buildings and works (internal and external) to the 'Blanche Terrace' buildings fronting Victoria Parade within the site removed;
   (b) Deletion of new, on boundary windows from the western boundary at all levels. The windows are to be replaced with an alternative solid building material to provide visual interest to this façade;
   (c) A notation within the ground floor car parking area next to the proposed bicycle parking, that the open area must not be used for car parking;

(d) The height of the proposed lift overrun and plant screening dimensioned as being a maximum of 2 metres above the existing parapet finished floor level (55.52 AHD), and the maximum building height (including plant and lift overrun) dimensioned on all elevations above natural ground level;

(e) The two visitor bicycle parking spaces relocated from the ground floor car park accessed via George Street, to a location within the ground floor lobby that is accessible to the public;

(f) Any changes in accordance with the amended Sustainable Management Plan required by Condition 3 of this permit; and

(g) Any changes in accordance with the amended Waste Management Plan required by Condition 5 of this permit.

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

Sustainable Management Plan

3. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Rewild Agency, Revision 03 dated 11 March 2025 but modified to include:

(a) A Sustainable Construction Management Plan detailing how the proposal will manage demolition and construction waste, with a minimum target of 80% recycling.

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

Waste Management Plan

5. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Traffix Group, referenced as G35347R-03C, Revision C dated 6 March 2025, but modified to include:

(a) Confirmation of whether kerb-side collection is proposed;

(b) An updated methodology statement detailing how the bins will be transferred to the collection point and returned to storage upon collection if kerb-side collection is proposed; and

(c) If no kerb-side collection is proposed, the method of collecting bins from the site, including details of access for waste collection vehicles.

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

General

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

8. Within 2 months of the completion of the development 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 (including by the re-sheeting of the laneways for the width of the property frontage if required by the Responsible Authority):

    (a) At the permit holder's cost; and

    (b) To the satisfaction of the Responsible Authority.

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

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

    (a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;

    (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or

    (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Permit Expiry

11. This permit will expire if:

    (a) The development is not commenced within two years of the date of this permit; or

    (b) The development is not completed within four years of the date of this permit.

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

Notes

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

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

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.

Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly at the permit holder's cost; and to the satisfaction of the Responsible Authority.

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.

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

History and Background

Section 57A Amendment

1. The application was originally lodged with Council on 29 October 2024 and sought approval for partial demolition and buildings and works for the construction of an extension to the existing five-storey office building, the construction of two dwellings on a lot (on land on 14 George Street), and a reduction in the car parking requirement.
2. At the time of the original submission, the application included the site at No. 14 George Street (currently used as a car park), which is located directly to the west of the subject site. The proposal included:
    (a) Construction of two, triple-storey dwellings, with car parking for the dwellings and adjoining office at No. 169-171 Victoria Parade at the ground floor:
        (i) A reduction in the required car parking provision associated with the dwellings.
3. Part demolition and buildings and works to the existing five-storey office building (used as a medical centre) at No. 169-171 Victoria Parade, comprising of:
    (a) Construction of an additional two storeys to the existing office building (increasing to seven storeys);
    (b) External alterations to the existing building façade at all levels to improve window and access arrangements;
    (c) A new, single-storey link structure between the proposed seven storey building and original terraces (located at the front of the site, addressing Victoria Parade); and
    (d) Associated works to renovate all existing buildings on site.
4. The original application was advertised on 28 November 2024, and a total of 54 objections were received. Many of the objections raised concerns regarding amenity impacts resulting from the increase in height to the office building to the rear, and heritage impacts to the original buildings at the front of the site (known as 'Blanche Terrace').
5. On 24 March 2025, an amendment pursuant to Section 57A of the *Planning & Environment Act 1987* (the Act) was submitted by the permit applicant. This amendment sought a significant reduction to the scope of the proposal including:
    (a) Deletion of the proposed two dwellings and associated car parking reduction;
    (b) Removal of No. 14 George Street from the application (to remain as existing open-air car park);
    (c) Deletion of the extension to the existing office building (to remain as five storeys with no further increase in parapet height). A balcony is proposed at Level 1 of the office building, within the existing roof area of the light court. All levels above are free of structures/balconies;
    (d) External alterations to the existing five storey office building for refurbishment and alterations to the building façade and addition of roof top services; and
    (e) Construction of a replacement single-storey link between the five-storey building and original terraces at the front of the site.

The following images demonstrate the scope of changes:

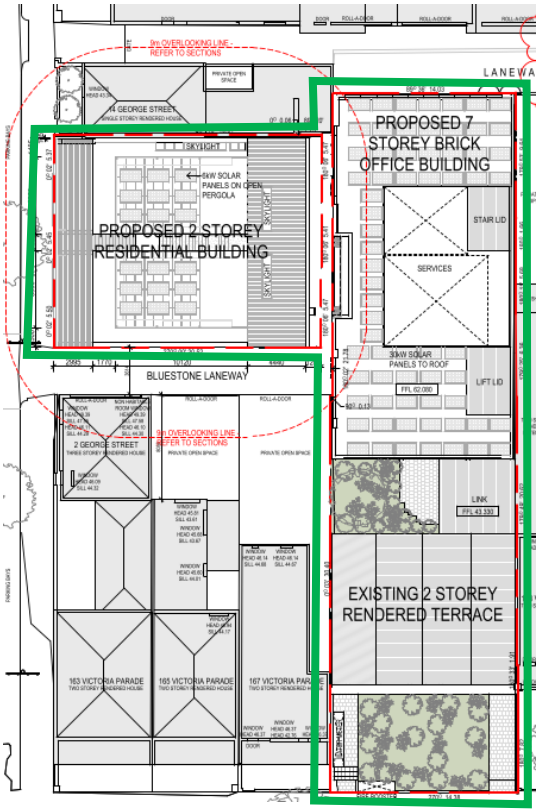


Fig. 1 *- Original proposed site plan (site outline in green)*

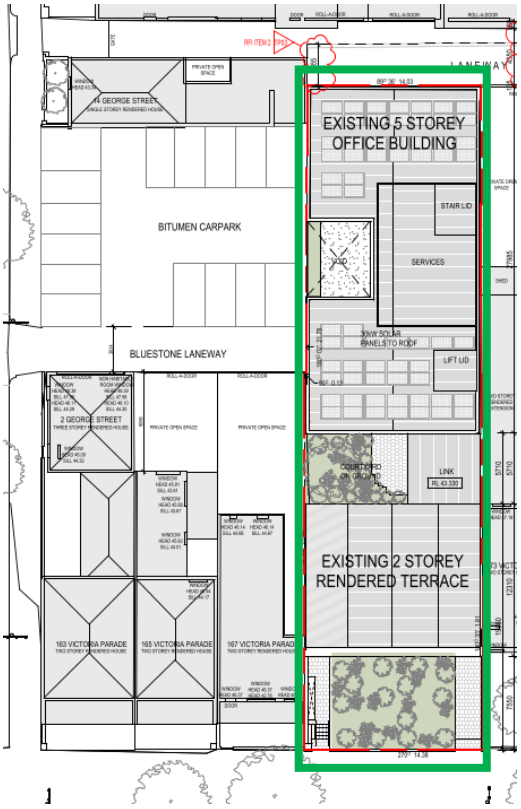


Fig. 2 *- S57A proposed site plan (site outline in green)*

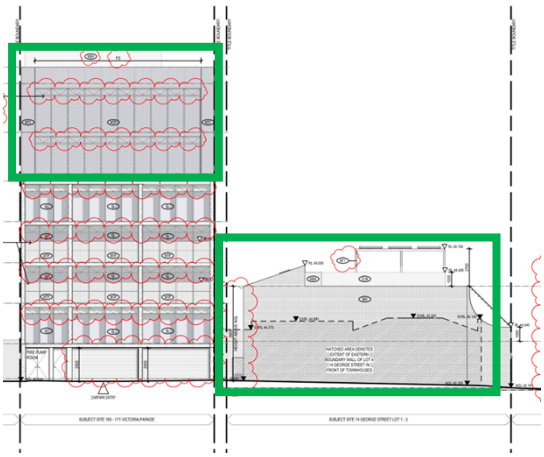


Fig. 3 *- Original proposed northern elevation (additions to office and 14 George Street outline in green. Dashed line indicates existing dwelling outline at 14A George Street)*

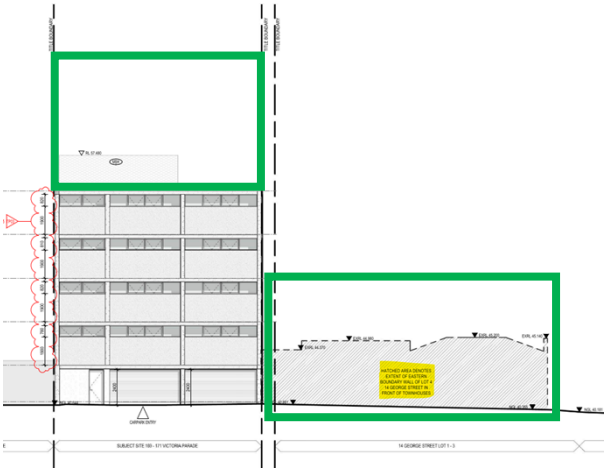


Fig. 4 *- S57A proposed northern elevation (deletion of proposed additions outline in green. Dashed line indicates existing dwelling outline at 14A George Street)*

6. Associated plans and reports were submitted and re-advertised to adjoining and surrounding properties, as well as all objectors to the original proposal. No objections were withdrawn. Two further objections were received from existing objectors in relation to existing access arrangements to adjoining properties.

7. This amended proposal forms the 'Decision Plans'.

Victorian Heritage Register and Heritage Victoria

8. The subject site is located within two site specific Heritage Overlays - Schedules 191 & 192 (HO191 and HO192) and are listed on the Victorian Heritage Register (VHR) (Number H0177 and H0178). These two sites form part of the state-significant heritage place known as 'Blanche Terrace' and were included in the Historical Buildings Register (the precursor to the VHR) in 1974.

9. The VHR listing and corresponding local Statements of Significance only reference the original buildings on site as being a "*a terrace of six houses built between 1866 and 1867… This…. two storey brick terrace in the conservative classical style is notable for the length of its facade and epitomizes a typical terrace composition of the time. The facade is largely intact, although the words 'Blanche Terrace' have been removed from the frieze, and parts of the cast iron palisade fence remain.*"

10. The five storey office building to the rear appears to have been constructed in the 1970's. Several objections to the application reference an agreement between Council and the National Trust in relation to the preservation of the 'Blanche Terrace' buildings, however advice from the National Trust is that there is no record of a 'signed agreement'. A media release from 1972 confirms retention of the original buildings on site in light of "*the rear land for new buildings, as a Medical Centre*". External heritage advice provided to Council (prepared by GJM Heritage, dated 27 February 2025) outlines the following in relation to the five storey office building:

    "*The terraces at the subject site were damaged by fire in the early 1970s, which subsequently led to their amalgamation into a single tenancy and the development of the tower building at the rear. The construction of a multistorey building to the rear of the historic terraces was controversial and came about after the proposed demolition of the two terraces was opposed by the (then) Fitzroy Council, the National Trust of Australia (Victoria) and local community groups. After negotiation, and in the absence of statutory heritage controls, a modified scheme that retained the frontmost sections of the historic fabric and constructed the new rear tower addition was ultimately supported by the National Trust and Council*".

11. Each terrace at Nos. 169 and 171 Victoria Parade are affected by an individual heritage overlay (HO191 and HO192), which correspond to the mapped extents of the VHR H0177 and H0178 respectively. The Incorporated Document to the Yarra Planning Scheme, *City of Yarra Database of Heritage Significant Areas (March 2024)*, also lists the subject sites a second time under HO334 which relates to the South Fitzroy Precinct and affects No. 14 George Street. This overlay affects surrounding properties to the north, east and west, as well as the subject site.

12. GJM heritage advice in relation to the significance of the office building notes:

    "*Having regard to the highly altered state of the rear part of the site, the substantial tower addition that occupies it, the identified heritage values of HO334 and the definitions of heritage significance gradings included in the Incorporated Document, we*

consider this portion of the subject site to be consistent with the grading for 'not contributory', which is defined as... not contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance".

13. While the terraces are listed as individually significant, the five-storey building to the rear does not contribute to the heritage significance of the place as noted in the above advice.

14. Heritage Victoria is the responsible authority for the works to the individually significant 'Blanche Terrace' buildings; while Council is the responsible authority for the works to the five storey office building, given it is affected by the Heritage Overlay.

15. Regarding the two terraces, the Permit Applicant has sought approval from Heritage Victoria who have issued the following permits, subject to conditions:

    (a) ***P40042*** *– Works to 169 Victoria Parade undertaken together with works approved in P40622 (171 Victoria Parade), involving internal alterations, DDA upgrades, new front landscaping and repair works to terrace rear brick wall; and*

    (b) ***P40622*** *- Works to 171 Victoria Parade undertaken together with works approved in P40042 (169 Victoria Parade), involving internal alterations, DDA upgrades, new front landscaping and repair works to terrace rear brick wall.*

16. These permits relate to the works proposed to the original 'Blanche Terrace' buildings only. As such the works will be removed by condition from the plans as Council can only consider the works to relating to the part demolition and external alterations to the 1970's, five storey building located at the rear of the subject site.

Site Context

Subject Site

17. The subject site is located on the northern side of Victoria Parade, and has three frontages; Victoria Parade to the south, an asphalt laneway to the north (rear) and a bluestone laneway to the west. The site has a maximum width of 14.38 metres, a maximum depth of 30.4 metres, and an overall site area of 763 square metres.

18. The site contains part of the building identified as part of 'Blanche Terrace' - a row of double-storey dwellings listed on the Victorian Heritage Register. To the rear is a five-storey office building, which is constructed of grey brick and concrete. Based on the heritage advice received, this building is considered to be 'non-contributory' to the heritage significance of the site.

19. The two buildings are connected via a single-storey 'link structure' within the centre of the lot. Car parking is provided within the ground floor of the 5-storey building (5 car spaces), with vehicle access provided via either the laneway to the rear (via Little Victoria Street) or the laneway to the west (via George Street). The buildings are currently used as offices.



Fig. 5 *– Subject site as viewed from Victoria Parade looking north (photo provided by planning officer)*



Fig. 6 *– Subject site as viewed from George Street looking east (photo provided by planning officer)*



Fig. 7 *– Subject site, as viewed from the rear laneway (photo provided by planning officer).*

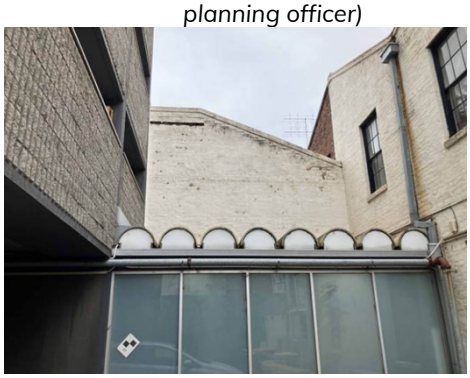


Fig. 8 *– Single storey link structure between the 'Blanche Terrace' buildings (image provided by permit applicant)*

Title

20. The title submitted with the application identifies the site as Land in Plan of Consolidation 101078 Volume 08940 Folio 850.

21. The title identifies an electrical substation and carriageway easement to the benefit of CitiPower (previously the S.E.C.) that runs through the centre of the lot, accessed via George Street. There are also two caveats contained on the title; one relates to the lease of the land (associated with the substation) to CitiPower, while the other relates to a freehold estate claim. The site is identified as affected by Section 16(2) of the *Historic Buildings Act 1981*, which is also noted on the title, and is an indication that the property is listed on the VHR. None of these caveats impact the consideration of the application.

Surrounds

22. The subject site is located within the Commercial 1 Zone and immediately adjoins the Neighbourhood Residential Zone to the north and west. As such, there is a mix of land uses, including dwellings, offices and shops within proximity to the site. The site is also located within the Smith Street Major Activity Centre (MAC), as identified at Clauses 2.04 (Strategic Framework Plan) and 11.03-1L (Activity Centres) of the Yarra Planning Scheme (the Scheme).

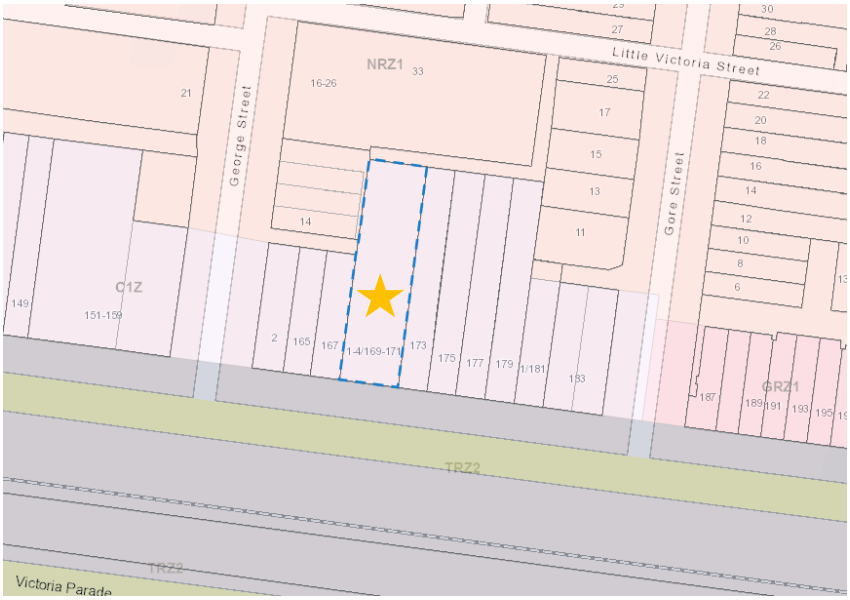


Fig. 9 *– Zoning map of the subject site (identified yellow star) and surrounds (image via VicPlan, July 2025)*

23. Victoria Parade to the south is identified as part of the principal road network through its zoning at Transport Zone 2. On-street metered parking is provided along Victoria Parade to the south, and to Gore and George Streets to the east and west respectively. Additional off-street parking is provided at No. 14 George Street, which is an open-air car park immediately to the west of the site.

24. The site is proximate to public transport services, including tram and bus routes along Victoria Parade, and tram routes along Gertrude Street to the north and Brunswick Street to the west.



Fig. 10 *– Aerial imagery showing the subject site (blue outline) and surrounding pattern of development (image via YarraMaps, July 2025)*

25. The built form character of the area is mixed, with examples of various low-rise residential buildings to the north (within the adjoining NRZ1), while the built form character along Victoria Parade ranges between two and three storeys to the east, and increases in scale and intensity closer to Australian Catholic University and the St Vincent's Hospital precinct to the west

26. The immediate interfaces of the subject site are as follows:

North

27. To the north of the site is a 2-3 storey townhouse development at Nos. 16 George Street and 33 Little Victoria Street. These dwellings largely interface with Little Victoria Street to the north and include pedestrian access and ground floor areas of secluded private open space (SPOS) further to the north. Some dwellings are provided with vehicle access via the laneway at the rear of the property, with this laneway located along the northern boundary of the subject site. The existing office building on the subject site currently shares vehicle access along this laneway.

28. A number of upper-floor balconies and terraces are south-facing, with direct views to the existing 5-storey office building.



Fig. 11 *- Townhouse development at 16 George Street and 33 Little Victoria Street, as viewed from George Street*



Fig. 12 - *Townhouse development at 16 George Street and 33 Little Victoria Street, as viewed from Little Victoria Street*

East

29. Immediately adjoining the site to the east of the site is No. 173 Victoria Parade, which is a double-storey building that forms part of the wider 'Blanche Terrace', along with the subject site and an additional 3 properties further to the east (169-179 Victoria Parade). The site is currently used as a dwelling. Additions have been constructed to the rear along the shared boundary with the subject site. There is an area of landscaped SPOS within the rear of the lot, which includes canopy tree planting. Vehicle access to the site is via the rear laneway.





Fig. 13 & 14 - *173 Victoria Parade as viewed from Victoria Parade (left) and the rear laneway (right), identified with red*

South

To the south of the site is Victoria Parade, a four-lane major arterial road connecting the city with the eastern suburbs of Melbourne. Victoria Parade is particularly wide and presents as a 'boulevard', with a central landscaped reserve separating east and west-bound traffic. This reserve is landscaped with established canopy tree planting, and forms a transport corridor for several tram routes.



Fig. 15 - *Victoria Parade opposite the subject site, looking south.*

West

30. Immediately adjoining the site to the west is No. 167 Victoria Parade. The site is developed as a double-storey Victorian era terrace dwelling; however the site is currently used as an office (medical consulting suites). The rear of the lot is utilised as car parking, with vehicle access via the laneway accessed from George Street to the west.





Fig. 16 & 17 - *167 Victoria Parade as viewed from Victoria Parade (left) and the rear laneway (right), identified in red.*

Proposal

31. The proposal is for partial demolition and buildings and works to the existing 5-storey office building, with details as follows:

    (a) Part demolition to the existing five storey office building, relating to roller doors, walls and windows along the northern (rear), western (side), and southern (internal) elevations of the building;

    (b) Demolition of the existing single-storey link between the five-storey building and 'Blanche Terrace';

    (c) External alterations to install new glazing along the northern (rear), western (side) and southern (internal) elevations;

    (d) Construction of a new, single-storey link between 'Blanche Terrace' and the office building over the existing link footprint;

    (e) Construction of a balcony at Level 1 of the office building within the roof area of the existing light court;

    (f) Internal layout changes at all five levels of the existing office building (no permit required);

    (g) A new, internal courtyard located centrally between the five-storey building and 'Blanche Terrace';

    (h) Installation of solar panels within the roof area of the five-storey building (27kW capacity) and addition of a roof plant and services area (2.4m height);

    (i) Materials will include a combination of concrete render, mesh paneling, standing seam metal roofing, and glazing. This largely reflects the existing materials palette;

    (j) The only changes to the building envelope comprise:

        (i) The inclusion of a west-facing balcony on the first floor, accessed via the relevant office floor plate. The balcony is proposed within the former, non-trafficable roof area of the ground floor of the existing, west-facing light court. The balcony will have an area of 25.62sqm (4.2m x 6.1m), and features a 1 metre high planter box and balustrade along the western edge;

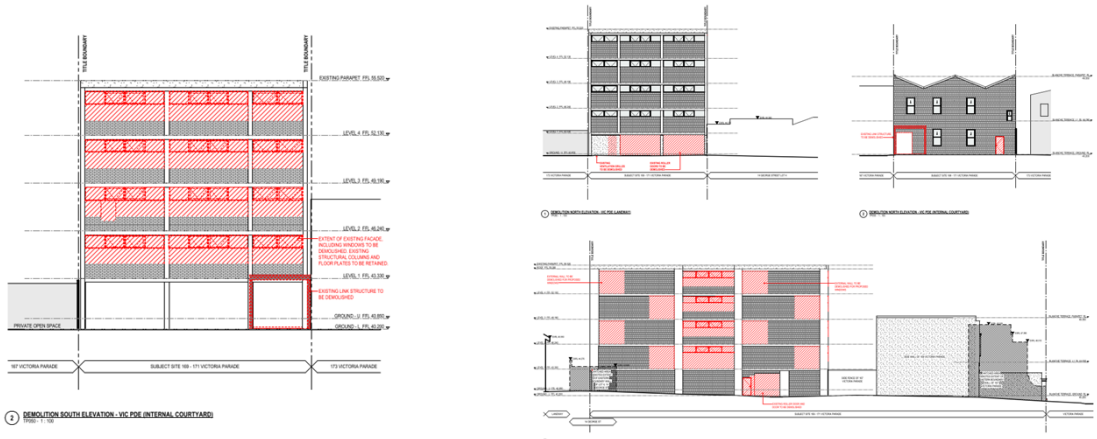
        (ii) Site services and lift overrun, constructed with a 2 metre high mesh screen; and

(iii) The new single-storey link is to be constructed largely over the footprint of the existing single-storey link, which is to be demolished. The proposed link has a width of 5.4 metres (an increase of 1.8 metres from the existing link structure) and is 3.6 meters wide. Associated with the link is a new, landscaped courtyard;

(k) Retention of the existing five car parking spaces (one small car space; one electric vehicle charging space), and 12 bike spaces at ground level. Vehicle and bicycle access remains via the laneway at the rear to Little Victoria Street, or the laneway to George Street to the west. The car parking layout within the building has been altered;

(l) Communal facilities comprising end of trip facilities and new central courtyard at ground level; and

(m) The following images demonstrate the scope of works:



Figs. 18 & 19 *- Extent of demolition proposed to the five-storey building across all elevations.*

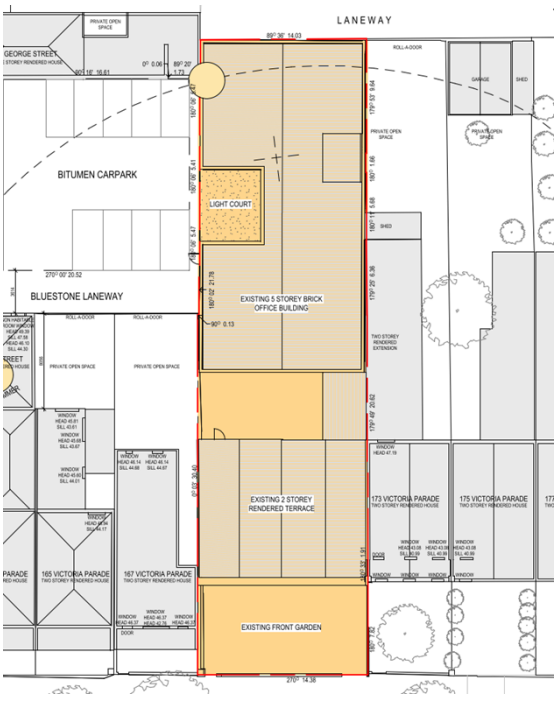


Fig. 20 - *Existing site plan*

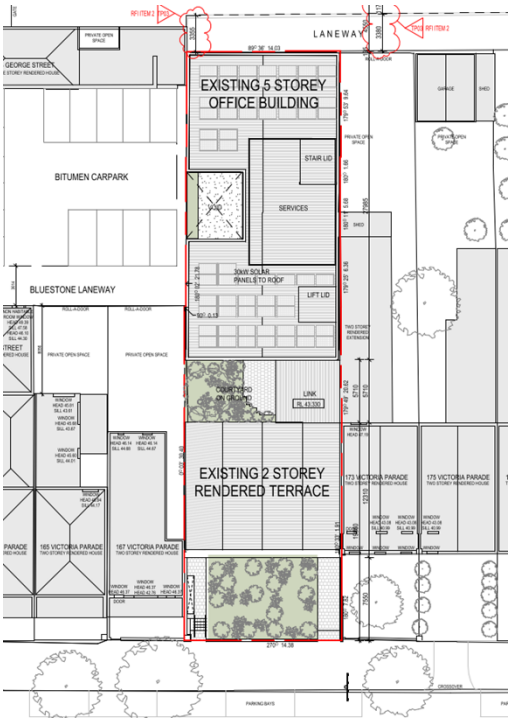


Fig. 21 *- Proposed site plan*

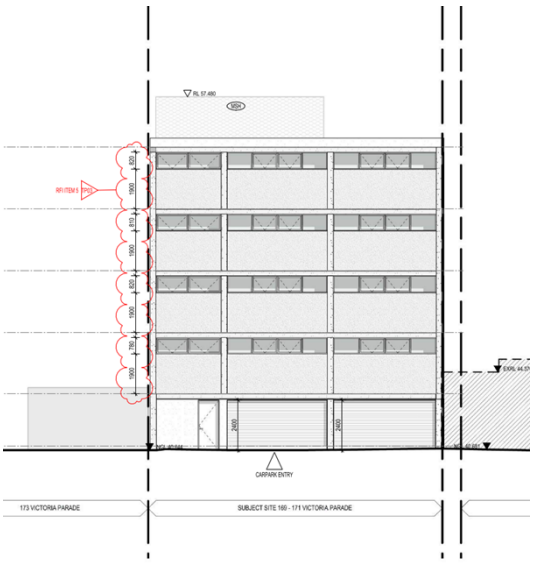


Fig. 22 - *Proposed rear (north) elevation*



Fig. 23 - *Proposed side (west) elevation, from George Street*

Statutory controls

32. The table contained in the Officer Recommendation sets out why a planning permit is required for this matter.

33. The following Clauses of the Yarra Planning Scheme are also relevant to the proposal:

(a) Clause 31.04 – Commercial 1 Zone:

(i) Pursuant to Clause 34.01-1, a 'Medical Centre' (nested under 'Office' at Clause 73.03 of the Scheme) is a Section 1 Use – Permit Not Required. As the proposal seeks to retain the existing medical centre use on site, a permit is not required for the use; and

(ii) Pursuant to Clause 34.01-4, a permit is required to construct a building or construct or carry out works;

(b) Clause 43.01 – Heritage Overlay:

(i) Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building; construct a building or construct or carry out works (including services normal to a building other than a dwelling); and externally alter a building by structural work, rendering, sandblasting or in any other way; and

(ii) The Schedule to the Heritage Overlay identifies that the 'Blanche Terrace' buildings are on the Victorian Heritage Register, HO334 also applies to the site. While Heritage Victoria have considered (and issued permits) for the works to the two-storey terrace buildings, consideration of the demolition and works to the remaining structures on site (comprising of the single-storey link and five-storey office building) reside with Council;

(c) Clause 43.02 – Design and Development Overlay – Schedule 2 (Main Roads and Boulevards)

In addition to the requirements of the parent clause, Schedule 2 of the Design and Development Overlay (DDO2), requires consideration of the following design objectives:

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

(d) Clause 43.02 – Design and Development Overlay – Schedule 39 (Victoria Parade)

In addition to the requirements of the parent clause, Schedule 39 of the Design and Development Overlay (DDO39) prescribes the following controls:

(i) A permit is required to construct a building or construct or carry out works, except for:

- *Rear ground floor extensions no higher than 4 metres above natural ground level;*
- *An alteration to an existing building façade provided:*
  - *The alteration does not include the installation of an external roller shutter;*
  - *In a C1Z, at least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing; and*
  - *In a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.*
- *Construction of an awning to an existing building that projects over a road, if it is authorised by the relevant public land manager.*

(ii) The DDO23 applies the following discretionary built form controls which affect the subject site:

- Retain small landscaped setback;
- Retain heritage street wall;
- Limited opportunity for increased building heights;
- Preferred maximum rear boundary wall height of 8 metres (adjoining NRZ);



Fig. 24: *DDO39 Built form requirement map. Subject site identified with a yellow star.*

(e) **Clause 45.06 – Development Contributions Plan Overlay – Schedule 1 (Yarra Development Contributions Plan):** The proposal does not increase the existing floor area of the office use. As such, the development contributions plan levy does not apply to the proposal as detailed in Schedule 1 of Clause 45.06 (DCPO1);

(f) **Clause 52.06 – Car Parking:** The five-storey office building currently provides five (5) on-site car parking spaces within the existing ground floor footprint. The proposal does not seek to increase the existing floor area of office use but does seek to alter the layout of the existing car parking. As such, there is no change in the required car parking provision. The Design Standards contained at Clause 52.06-9 apply to the proposal; and

(g) **52.34 – Bicycle Facilities:** Clause 52.34-1 states that "*a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land*". An office generates a requirement for 9 bicycle spaces (7 employee; 2 visitor). The proposal provides for 12 bicycle spaces at ground level for staff and visitor use. As the proposal exceeds the requirements of Clause 52.34-5, a permit is not required to reduce, vary or waiver the bicycle parking requirements. End of trip facilities are discussed in relation to 'Car parking, traffic, and bicycle provision and facilities' further in this report.

Internal and External Consultation

Advertising

34. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act* 1987 by letters sent to surrounding owners and occupiers and by two (2) signs displayed on the Victoria Parade and George Street frontages.

35. A total of 54 objections were received and are grounds are summarized as:

(a) Building height and setbacks;

(b) Off-site amenity impacts (overlooking and overshadowing);

(c) Heritage impacts;

(d) Traffic impacts;

(e) Pedestrian access to existing, adjoining dwellings; and

(f) Vehicle access via the rear laneway.

Lodgement of S57A Amendment

36. As detailed earlier in the report, a Section 57A Amendment was received on 24 March 2025 in response to concerns raised by Planning Officers, referral departments, and objections. The Section 57A plans significantly reduced the scope of the application, and the application now seeks approval for 'Partial demolition and building and works to the existing office building'.

37. The Section 57A Amended application was re-advertised pursuant to Section 57B of the *Planning and Environment Act* 1987. No objections were withdrawn, and two (2) subsequent objections were received from existing objectors, revising the grounds of objections.

Internal and external referrals

38. The original proposal was referred to internal Council departments and external consultants. Given the amended proposal reduced the scope of the application, re-referral was undertaken to the following relevant business units:

Internal Business Unit/ External consultant	Comments
Heritage Advisor	As detailed above, the partial demolition and buildings and works as they relate to the original 'Blanche Terrace' building have been assessed by Heritage Victoria. Therefore, heritage comments provided only relate to the proposed demolition and works to the five storey building at the rear. Council's Heritage Advisor is supportive of the proposed external alterations and buildings and works on the basis that the works will add visual interest where visible from George Street, and will potentially improve the visual context of the building. The new single storey link structure will not be visible. The decision to delete the additional floor levels is supported.
Development Engineering	Details are required to be clarified on the plans in relation to car parking access and dimensions. A street lighting assessment is also recommended to be undertaken to confirm the street lighting complies with the relevant public lighting standards and Council requirements. Council's engineers also noted that the swept path diagrams to the rear demonstrate entry and exit movements into and out of the double car space off

	the rear laneway appear to encroach into private property along the north side of the laneway. This is discussed further in relation to 'Car parking and traffic' below.
City Works - Waste Management	The submitted Waste Management Plan (WMP) requires further detail in relation to the proposed waste collection procedure. The requirement for an amended WMP to address the outstanding issues has been included as a condition of the recommendation.
Environmentally Sustainable Design	Council's ESD Advisor generally supports the proposal, and all outstanding matters have been addressed. The requirement for a Green Travel Plan and Construction Waste Management Plan have been recommended. This is discussed further in relation to 'Car parking, traffic, and bicycle parking'.

Policy Implications

Planning Policy Framework (PPF)

39. The following policies are of most relevance to this application:

- Clause 2 - Municipal Planning Strategic, including:
  - Clause 02.01 – Context:
    - Clause 02.01-1 – Location
    - Clause 02.01-6 – Built Environment and Heritage
    - Clause 02.01-9 – Transport
  - Clause 02.02 – Vision
  - Clause 02.03-1 – Settlement:
    - Clause 02.03-4 – Built Environment and Heritage
    - Clause 02.03-6 – Economic Development
    - Clause 02.03-7 – Transport
  - Clause 02.04 – Strategic Framework Plan
- Clause 11 – Settlement , including:
  - Clause 11.01-S – Settlement
  - Clause 11.02-1S – Supply of Urban Land
- Clause 15 – Built environment and heritage:
  - Clause 15.01-1L – Urban Design
  - Clause 15.01-2L – Building Design
  - Clause 15.01-4R – Healthy Neighbourhoods
  - Clause 15.01-5S – Neighbourhood Character
  - Clause 15.03-1L-01 - Heritage
- Clause 17 - Economic Development:
  - Clause 17.01-1S – Diversified Economy
  - Clause 17.01-1L – Employment

- Cause 17.02-1S – Business

- Clause 18 – Transport:
  - Clause 18.01-1S – Land Use and Transport Integration
  - Clause 18.02-1S - Walking
  - Clause 18.02-2L – Cycling
  - Clause 18.02-3S – Public Transport
  - Clause 18.02-3R – Principal Public Transport Network
  - Clause 18.02-4S – Roads
  - Clause 18.02-4L – Road System
  - Clause 18.02-4L-01 – Car Parking
- Clause 19 – Development infrastructure:
  - Clause 19.03-5L – Waste

Planning Scheme Amendments

40. Amendment C271 seeks to apply the Design and Development Overlay (DDO) Schedules 29-40 to land in the Fitzroy and Collingwood Major and Neighbourhood Activity Centres on a permanent basis, delete redundant DDO Schedules 10 and 13, delete redundant DDO2 mapping, apply the Heritage Overlay to two places on a permanent basis, rezone several properties in the municipality and make other associated changes to the Yarra Planning Scheme.

41. The subject site is captured within the area affected by this amendment, with the DDO39 that affects the site being an interim control which expires on 30 June 2026. Amendment C271 seeks to extend to a permanent basis. As it relates to the subject site, the draft Schedule 39 to the DDO, as part of Amendment C271, seeks to reduce the maximum preferred building height from 'limited opportunity' to 14.4 metres in height. As the proposal is only adding screening to site services and a lift overrun on the roof, these works would not increase the height of the building.

Officer Assessment

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

    (a) Strategic support;

    (b) Heritage;

    (c) Building design;

    (d) Off and on-site amenity;

    (e) Car parking, traffic, and bicycle provision;

    (f) Other matters; and

    (g) Objector concerns.

Strategic Support

43. The subject site is located within the Commercial 1 Zone (C1Z), where a purpose is "*To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses*". The site is also identified as located within the Smith Street Major Activity Centre (MAC), and adjoining the Brunswick Street MAC, which includes St Vincents Hospital to the west, including Clause 2.04 (Strategic Framework Plan) and Clause 11.03-1L (Activity Centres).

44. Policy at Clause 2.03-6 seeks to "*strengthen the role and hierarchy of the activity centres by promoting them as the preferred locations for retail, services and entertainment; supporting a diverse land use mix; [and] facilitating adaptable and functional commercial spaces*". Further, policy at Clause 11.03-1L encourages the concentration of commercial uses within and around activity centres, and the development of sites well connected to public transport to ensure efficient use of existing infrastructure; whilst providing adequate protection against off-site amenity impacts.

45. Currently the site is used as a medical centre (nested under 'office' at Clause 73.03 of the Scheme), which is Section 1 Use (no permit required) in the C1Z. This land use is proposed to continue, with no increase in floor area. No additional car parking is proposed on site. While there are surrounding residential uses, the site is considered to be appropriate for the existing use to continue. The location of the site within the Smith Street MAC, proximity of the site to the Brunswick Street MAC, and surrounding related health services provided by St Vincents Hospital is appropriate in supporting this outcome.

46. The proposed buildings and works to renovate and update the five-storey office building and its relationship to 'Blanche Terrace' will allow for the ongoing use of the site as a medical centre or office into the future. Given only minor changes to the building envelope are proposed (through the new balcony and extended ground floor link), and no intensification of the use, off-site amenity impacts as a result of the proposal are minimised. The external alterations to the building will also improve the appearance of the building from the public realm, which is discussed further in relation to 'Heritage' and 'Building design' later in this report.

Heritage

47. An assessment of the proposed demolition and buildings and works as it relates to the heritage context of the site is guided by the decision guidelines of the Heritage Overlay (Clause 43.01) and both State and local policy for Heritage (Clause 15.03-1S and Clause 15.03-1L).

48. These policies and guidelines seek to facilitate development that is appropriate and respectful of identified heritage values; to ensure the context of the heritage place is maintained or enhanced; and ensure the adaptation of heritage places is consistent with the principals of good conservation practices.

49. The amended proposal significantly reduces the scope of works to the existing buildings on the site, as well as removing the proposed dwellings and site at No. 14 George Street. The extent of works required to be considered under the heritage overlay are:

    (a) Part demolition to the existing five-storey office building, relating to roller doors, walls and windows along the northern (rear), western (side), eastern and southern (internal) elevations of the building;

(b) Demolition of the existing single-storey link between the five-storey building and 'Blanche Terrace';

(c) External alterations to the five-storey office building to install new glazing along the northern (rear), western (side) and southern (internal) elevations;

(d) Construction of a new, single-storey link between 'Blanche Terrace' and the office building over the existing link footprint;

(e) Construction of balcony with the roof area of Level 1; and

(f) Installation of solar panels/services including screening and a lift overrun within the roof area of the five-storey building.

This is discussed in detail below.

Demolition

50. The extent of demolition proposed to the five-storey building relates to removal of roller doors and pedestrian doors along the north and western elevations at ground floor, and demolition of existing highlight windows and walls to facilitate upgrades and new openings for glazing at the upper levels along the northern, western and southern internal elevations.

51. As discussed in the 'History and Background' section of this report, the five-storey office building is found to be 'non-contributory' to the heritage context of the area. The building was originally constructed in the 1970's and has a brutalist appearance, being a boxy form of sheer walls, limited glazing, and constructed largely of grey concrete.

52. The amended proposal has been reviewed by Council's heritage advisor, who advised that the scope of demolition to the five-storey building, given its status as non-contributory and non-significant, is supported.

53. The existing single-storey link structure between the five-storey office building and the 'Blanche Terrace' buildings is also to be demolished. This structure is also not original, and its removal is of no consequence to the integrity of the surrounding heritage context given it is largely not visible to the public realm.

Buildings and works & external alterations

54. The proposal includes external alterations to the five-storey building to allow for improved window and access arrangements, and buildings and works within the middle-rear portion of the lot to construct a new, single storey link between 'Blanche Terrace' buildings and the five-storey office building, and a balcony within the former roof area of the west-facing light court at Level 1.

55. The proposed external alterations comprise of:

(a) Replacement of existing highlight windows along the northern elevation with a sill height of 1.9 metres, and new glazing to the western and southern (internal) elevations;

(b) Installation of new roller and pedestrian doors at the ground floor along the northern and western elevations; and

(c) Installation of solar panels, a lift overrun, and screening to building services within the roof area.

56. The amended proposal was reviewed by Council's heritage advisor, who advised that the proposed introduction of additional openings to the blank concrete walls that will be visible from George Street will add visual interest and will potentially improve the visual context of the building from George Street.

57. At present, the building is almost entirely flat, containing grey, concrete walls with minimal façade articulation. While the building itself is considered to be non-contributory, it is surrounded by buildings with heritage significance. While the works will not increase the overall presence of the building, which at five storeys is an anomaly within the area, the addition of glazing along the visible walls would assist in breaking up the visual mass of the building, which is highly visible from the west along George Street. However, this raises equitable development concerns, which is discussed further in relation to 'Building design' below.

58. Council's heritage advisor has not commented on the proposed balcony to the first floor, however this is also considered to positively contribute to the appearance of the building, with activity at first floor and landscaping to be provided along the edge within the balustrade, which will enhance the 'blocky' appearance from George Street but not detract from heritage significant building.

59. The proposed new single-storey structure to link the original buildings on site and the five-storey building is also considered to be acceptable, on the grounds that it replaces an existing structure of a similar height and scale and will not be visible from the public realm.

60. Solar panels and services are proposed within the roof area of the five-storey building with the following setbacks:

    (a) Victoria Parade: 34.2 metres (services screening); 29 metres (lift overrun); and 26.8 metres (solar panels);

    (b) George Street: 33.5 metres (services screening); 38 metres (lift overrun); and 29 metres (solar panels); and

    (c) Rear (north) laneway: 8 metres (services screening); 21.5 metres (lift overrun); and 1.4 metres (solar panels).

61. Given their location on the roof of this building, which has a height well above surrounding development, it is considered that the siting and orientation of the solar panels is appropriate and will not detract from the heritage significance of the area.

62. The location of the lift overrun and screening to building services is considered to be appropriate, given the significant setback from the street, the orientation of the lot, and the minimal visibility from the public realm.

Building design

63. An assessment of the proposed building design is guided by the decision guidelines of both State and local policy for Building Design (Clause 15.01-2S and Clause 15.01-2L), Schedule 2 of the DDO (Main roads and boulevards), and the interim and proposed Schedule 39 to the DDO (Victoria Parade).

64. Schedule 39 of the DDO provides detail about expected built form outcomes as it relates to building height, setbacks, and amenity impacts to adjoining properties. However, as the proposal does not seek to significantly alter the existing building envelope (with the proposed balcony contained within a formerly non-trafficable roof area), consideration against the built form outcomes of Schedule 39 to the DDO is limited. Further, Schedule 2 of the DDO contains design objectives that seek to retain, reinforce and enhance the distinctive heritage qualities of main roads and boulevards; and reinforce the pattern of development and character of the street in building design.

Building height

65. The existing five-storey building is an anomaly within the context of this section of Victoria Parade. While there are larger buildings further to the west (associated with St Vincent's Hospital and Australian Catholic University), and to the east deeper within Collingwood, the surrounding context of the site is largely buildings at a two-storey scale.

66. The original proposal sought to increase the height of the five-storey building by two levels, resulting in a seven-storey building. A building of this scale in this context would have resulted in significant implications on the visibility of the non-contributory building within a strong heritage context. This outcome was not supported by Council's heritage adviser or planning officers, particularly in light of policy directions of the DDO schedules, which identify the site as having 'limited opportunity' for increased height within the DDO39.

67. However, the amended proposal deleted the additional two levels to the building, and as such, no significant changes to the building envelope are to occur. While the balcony at the first floor and screening of building services/lift overrun will be visible, the overall reduction in scale of works is considered to be positive and the outcome is supported.

68. Additional services are proposed within the roof area, including solar panels, a roof plant area, and lift overrun. These will marginally increase a small portion of the height of the building from 15.32 metres to 17.2 metres. Clause 2.5 of Schedule 39 to the DDO states that "*Service equipment and/or structures… may exceed the height provided that:*

    (a) The equipment/structures do not cause additional overshadowing of private open space to residential land, opposite footpaths, kerb outstands etc;

    (b) The equipment/structures are no higher than 2.6 metres above the proposed building height; and

    (c) The equipment/structures occupy less than 50 percent of the roof area (solar panels excepted).

69. The proposed plant and lift overrun are considered acceptable on the grounds that they do not occupy more than 50% of the roof area and have a maximum height of 2.4 metres above the existing roof level of the five-storey building. The height of the screening has not been dimensioned on all relevant elevations. A condition will require this to be added where necessary.

70. The proposed single storey link at the ground floor level between 'Blanche Terrace' and the five-storey office building is proposed to be constructed with a maximum height of 3.22 metres. It replaces an existing structure of a similar size, with a maximum height of approximately 3.4 metres.

71. The proposed structure will be marginally smaller than what currently exists on site and so is not considered to detract or impact on the public realm, particularly given it sits comfortably behind the existing side fence of the adjoining property of 167 Victoria Parade to the east.

Building facade

72. Clause 2.10 of Schedule 39 to the DDO sets out the following in relation to façade design requirements:

- *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;*
- *Avoid large expanses of glazing with a horizontal emphasis, except to ground floor shopfronts and former industrial buildings;*
- *Development should avoid blank walls visible to the public realm, 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.*

73. The existing building on site is a large, visual mass with limited façade articulation along all elevations. This results in a boxy form when viewed from George Street (the most visible elevation). As such, the increase in glazing along the western elevation is considered to positively respond to the requirements of the DDO39 by providing for visual breaks in the form and improving the building's articulation where most visible from the public realm. However, this results in equitable development concerns, which are discussed further in relation to 'Equitable development' later in the report.

74. The improvements to the glazing within the other building interfaces will allow for improved daylight provision to the revised internal layout of the existing medical centre offices, while the replacement of roller doors does not impact on the existing vehicle access to the site. Vehicle access will be discussed in detail later within this assessment.

75. The materials proposed are consistent with the existing building, with these consisting of glazing, grey concrete/render, and silver mesh screening. This will integrate the new works with the existing façade of the building and will not detract from the heritage significance of 'Blanche Terrace' as it faces Victoria Parade.

76. The single storey link structure is designed with a flat roof form, finished in sheet metal, glazing, or concrete external boundary walls. The structure is considered to be an appropriate response, with minimal impact on the public realm or adjoining properties. The link will form part of a larger lobby, joined with the 'Blanche Terrace' buildings, which will provide for an improved experience and access for staff and visitors to the building.

77. The new single storey link (to replace the demolished existing) increases slightly in area, however overall, the ground floor site coverage reduces in total by 72sqm, due to removal of concrete and replacement with a landscaped, internal courtyard within the centre of the lot. Views from the link to the internal courtyard will also be provided through the use of glazing along the western wall at ground floor. Privacy is maintained to the residential property to the east through a boundary wall. On balance, the outcome is considered to be a positive change.

78. Similarly, at Level 1 a balcony will be added to the currently roofed area within the courtyard (formerly non-trafficable). This is a change to the building envelope, however is considered to be positive given the modest height of the balustrade (1 metre high) and the inclusion of landscaping.

Equitable development

79. The proposal includes construction of new windows along the western boundary of the subject site. These were included as part of the original proposal, which included the car park at No. 14 George Street, and so did not pose equitable development concerns. However, the deletion of No. 14 George Street from the application means that there is opportunity in the future for this lot to develop further.

80. It is acknowledged that No. 14 George Street is located within the Neighbourhood Residential Zone – Schedule 1 (NRZ1) which prescribes a maximum height limit of 9 metres and two storeys and is located within the Heritage Overlay. However, given the site's location and size, it's possible that this land could be rezoned in the future to accommodate a more intense scale of development. As such, the proposed windows on boundary do not allow for equitable development outcomes for this site into the future. A condition will require deletion of the windows located on the western boundary at Levels 1 to 5 of the office building.

81. While the windows would be deleted, the outcome effectively maintains existing conditions. The condition has also been worded to allow for replacement of the demolished portion of the building with alternative solid building material to further improve visual articulation of the wall along the western elevation.

Off and on-site amenity impacts

82. Off-site amenity impacts are guided by the Decision Guidelines at Clause 15.01-2L (Building design), the Decision Guidelines of the C1Z, and Design Objectives of the DDO39. Key considerations are overshadowing and overlooking. These are discussed in turn below.

Overshadowing

83. Consideration of overshadowing impacts to adjoining land and existing solar energy systems in a residential zone is included as a Decision Guideline of the C1Z. All land to the east, west and south of the site are located within the C1Z – all residentially zoned land is located to the north and thus not impacted by any additional shadows cast by the proposal.

84. The addition of site services to the building has the potential to result in overshadowing impacts to the adjoining dwellings to the east (located within the C1Z), however the shadow diagrams indicate that any additional shadows will fall within existing shadows, with no increase in overshadowing at any time throughout the day to any adjoining sites.

85. The inclusion of the balcony at the first floor will not result in additional shadowing impacts to the west, given the height of the additional levels well above the proposed balcony casting shadow already.

Overlooking

86. The works proposed include removal and replacement of existing highlight windows along the northern elevation, and new openings in the building to facilitate additional and increased glazing within the southern internal elevations.

87. There are existing residential properties to the north and east of the site that have the potential to be impacted by overlooking.

88. Along the northern elevation, all existing highlight windows are proposed to be removed and replaced with new highlight windows with a sill height of 1.9 metres above finished floor level. Overlooking from an office use is not considered under the Scheme, unlike overlooking between habitable rooms and private open spaces of residential uses. In the instance of residential uses, it is accepted that any overlooking within 9m and a 45-degree arc of habitable spaces should be screened, with a minimum height of 1.7m above floor level. Given that the sill height of the office windows is to be retained above this height (i.e.. 1.9m), this provides protection to the northern sensitive residential uses.

89. To the west (within 9m and a 45-degree arc), most adjoining properties is utilised for commercial purposes/ as a car park or has built form. While there are some areas to the south-west that are used for SPOS, this is for land zoned Commercial 1 and as stated previously an office building is not required to be screened.

90. No new windows to the east are proposed, however the replacement of glazing along the internal southern elevation has the potential for oblique views to the residential properties to the east and west. The dwelling at No. 173 Victoria Parade (east) is constructed along the shared boundary with the subject site, so any views from the new south-facing windows will look out to and over the roof form. While there is a north-facing window on the adjacent building, this is on land zoned Commercial 1 as stated previously an office building is not required to be screened.

91. Similarly to the west, the site was previously used as a dwelling. This site features SPOS and car parking to the north, that would be impacted similarly by oblique views to this area and a first-floor window.

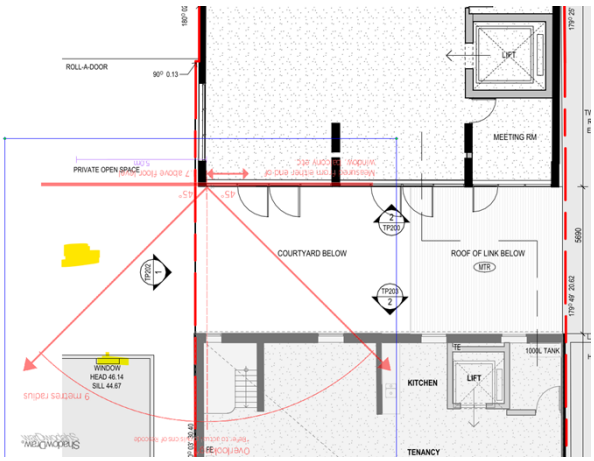


Fig. 25 *– Oblique overlooking impacts to No. 167 Victoria Parade. First floor window and area of SPOS highlighted yellow.*

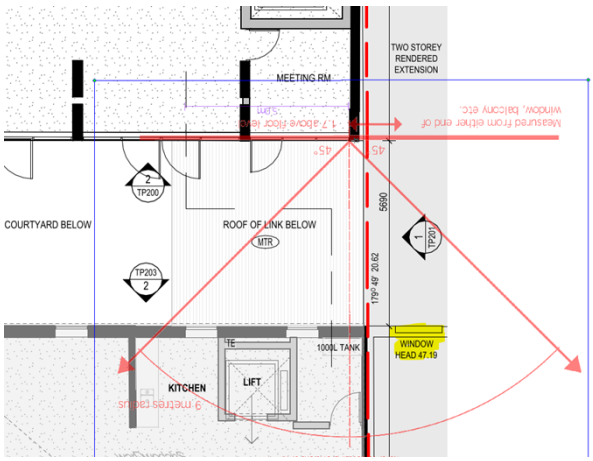


Fig. 26 *– Oblique overlooking impacts to No. 173 Victoria Parade. First floor window highlighted yellow.*

92. The increase in the size of the existing windows is minimal and a balance between managing on and off-site amenity needs to be struck given the Commercial 1 zone. As discussed earlier, compliance with the overlooking standard is not a mandatory requirement in the C1Z, but consideration of overlooking impacts forms a Decision Guideline at Clause 34.01-8 for adjoining dwellings in residential zones. As these buildings are not located within a residential zone (zoned C1Z), and given the ongoing commercial use of the building (with windows already interfacing these areas), no further conditions are required.

On-site amenity

Daylight provision

93. The proposal includes internal rearrangement of the five-storey office building alongside the external alterations. The internal works do not require planning permission but will result in improved internal amenity for occupants of the building.

94. At present, there is limited natural daylight provision to the internal office spaces. The building does not feature any glazing along the east (side) elevation, and only features highlight windows in the central, recessed light court along the west. To the north and south, highlight windows are also the only provision of natural daylight.

95. The proposal seeks to increase the size of the windows along the southern internal elevation by lowering the sill height, and within the existing, recessed light court along the western elevation. This will allow for improved daylight access to the upper floors of the five-storey building.

96. As discussed above, while the new windows proposed along the western elevation would benefit the appearance of the building and improve the internal natural daylight provision to occupants, on equitable development grounds this cannot be supported. As such, a condition has been included requiring their deletion. While this would alter the appearance of the building, it does not worsen existing conditions. Windows within the light court along the west are proposed to increase in size, as are windows along the southern internal elevation. As such, the daylight will be improved despite the deletion of the western windows.

Environmentally Sustainable Development

97. The applicant has submitted a Sustainable Management Plan (SMP) that has been reviewed by Council's ESD officer. The SMP is found to achieve best practice, however a Construction Waste Management Plan has been recommended to ensure building waste is effectively and sustainably managed. A condition has been included as part of the recommendation requiring an amended SMP be submitted to include a Construction Waste Management Plan.

Car parking, traffic, and bicycle provision

Car Parking

98. At present, the existing medical centre use on site features five (5) on-site car parking spaces within the ground floor. The proposal seeks to retain these existing 5 spaces, with some internal layout changes of the spaces proposed. These spaces will be designated for staff.

99. The proposal does not seek to increase the floor area of the existing use. As such, there is no consideration of car parking in relation to the number of spaces, pursuant to Clause 52.06-1. The Design Standards of Clause 52.06-9 apply to the proposal, as layout changes to the parking arrangement are proposed.

100. One small car space is provided (accessed via George Street), and one electric vehicle charging space is also provided (accessed via the rear laneway). This is considered to be a positive improvement to the car parking provision within the site.

101. Council's Development Engineers have reviewed the proposed car parking layout and are satisfied that the relevant design standards have been met. A cross-sectional diagram for the car park entrances for the laneway off George Street and the rear laneway has been requested, however as no change to the vehicle access is proposed, this has not been included.

102. There is an open space within the car parking area accessed via the bluestone laneway to George Street. This is not noted as a formal car parking space, and vehicle access has not been shown in this area. A condition will ensure this area is not used for car parking to ensure ongoing compliance.

Traffic

103. Vehicle movements to and from the site are proposed via the rear laneway to the north, and the bluestone laneway accessed via George Street to the west. This is an existing condition and is not proposed to be changed.

104. Council's development engineers have advised that the anticipated rate of traffic movements to and from the site for the day is considered to be low (given only 5 available car parking spaces on site) and should not adversely impact on the surrounding street network (given this is an existing condition).

105. The proposed site plan shows the rear laneway to the north and delineates an area of private property which is part of the strata title of the residential development across the laneway to the north. The laneway is registered on Council's Register of public roads, and has a width of 3.88 metres. The image below provides further context:

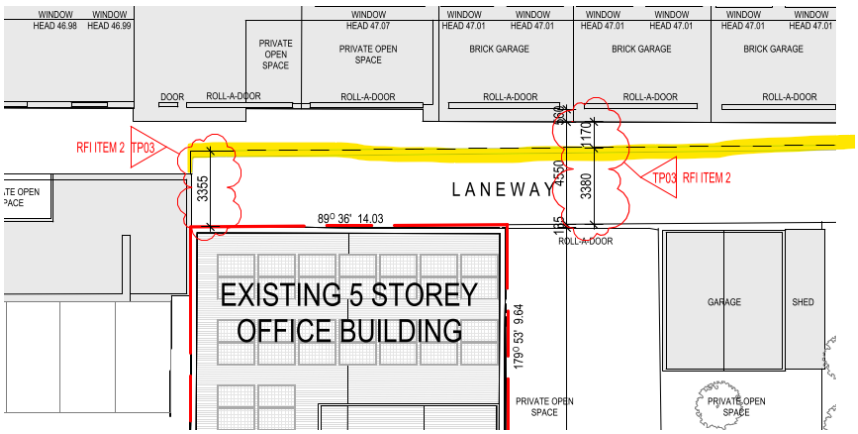


Fig. 27 *– Excerpt from site plan showing delineation between rear laneway and private strata land (yellow).*

106. The swept path diagrams submitted show that vehicles entering and exiting the car parking spaces via this laneway currently utilise portions of the adjoining site to access the ground floor parking.

107. No changes are proposed to the built form (i.e. wall locations), or vehicle access to the five-storey office building from the rear laneway. The existing roller doors that interface onto the laneway are proposed to be removed and replaced, however this would not alter vehicle access.

108. An objection has raised this as a concern, and Council's engineers have requested that swept path diagrams be submitted demonstrating vehicle ingress and egress to the parking spaces without the need to use any of the adjacent land. However, this is an existing condition of the vehicle access to the office building, which as detailed above is not proposed to be altered. As no physical changes are proposed to the vehicle access and the existing arrangement is retained, with no additional cars proposed to use this access point, consideration of this matter falls outside this planning application and is a civil matter. Further to this, conditions to change the existing wall at ground level fall outside this application.

<u>Bicycle provision and facilities</u>

109. A medical centre (nested under office) generates a requirement for 9 bicycle spaces (7 employee; 2 visitor). The proposal provides for 12 bicycle spaces at ground level for staff and visitor use. As the proposal exceeds the requirements of Clause 52.34-5, a permit is not required to reduce, vary or waiver the bicycle parking requirements pursuant to Clause 52.34-2.

110. Table 2 of Clause 52.34-5 states that "*if 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter*". For change rooms, Table 3 of Clause 52.34-5 requires "*1 change room or direct access to a communal change room to each shower. The change room may be a combined shower and change room*".

111. The proposal generates a requirement of 2 employee showers to be provided within the development. One combined change room with shower is provided at the ground floor, next to the secure staff bicycle parking area.

112. Secure, staff bicycle parking is provided behind the lift within the ground floor of the five-storey office building. This area contains 7 of the required bicycle parking spaces. A secondary bicycle parking area is provided within the car parking area accessed via the laneway off George Street. Two (2) visitor spaces and three (3) staff spaces are provided here. There is also a second DDA toilet provided within the ground floor, but a shower is not included within this bathroom.

113. While the bicycle parking area in the car park is accessible and secure for staff, visitors seeking to store their bicycles in this area would need to travel a long path through the site and into the secure car parking area in order to access these spaces (see Fig. 28 below).

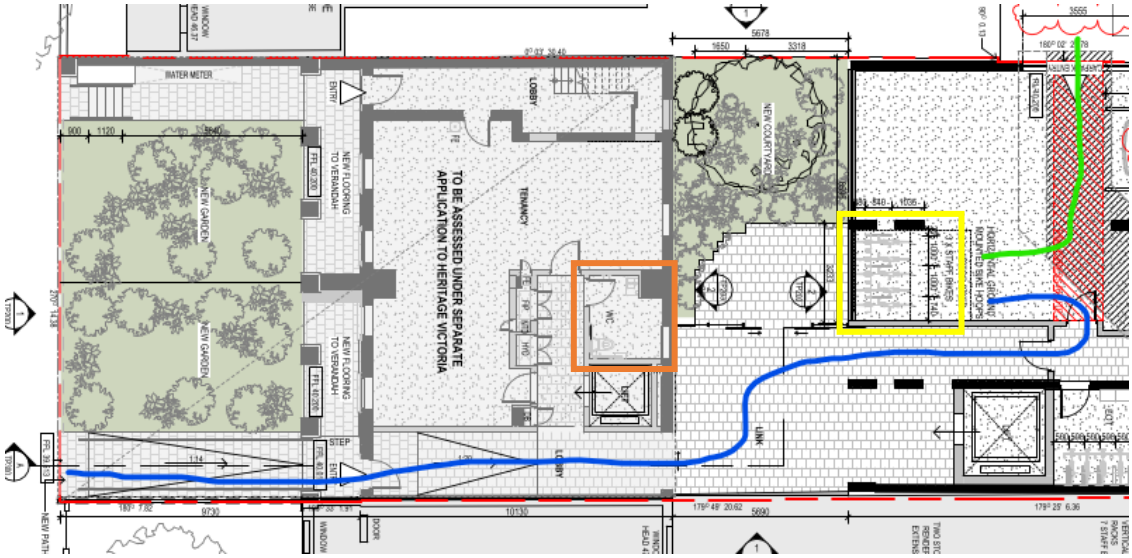


Fig. 28 *– Excerpt from ground floor plan showing the secondary bicycle parking location (yellow), staff access path via laneway from George Street (green), and visitor access path (blue).*

114. To better address and encourage use of the visitor bicycle parking, a condition will require the two visitor parking spaces to be relocated to an area within the single-storey link lobby area. This area is secure (off street), is readily accessible to visitors to the medical centre, and doesn't require access to the private car parking area (which is accessed via George Street, designated for staff only).

115. Council's ESD officers have recommended the submission of a Green Travel Plan to be endorsed as part of any approval. This is not considered necessary given the proposal does not seek to change the existing car parking provision, provides for bicycle parking in excess of the requirements of Clause 52.34, and has access to several public transport options available within the immediate vicinity.

Other matters

116. The following matters are also of relevance to this application:

    (a) **Scope of works shown on the plans:** The plans show internal and external demolition to the 'Blanche Terrace' buildings contained within the site, in addition to the proposed works to the five-storey office building and single-storey link structure. As Heritage Victoria is the Responsible Authority in relation to the heritage overlay permit trigger, a condition will require the extent of demolition works to the 'Blanche Terrace' buildings to be deleted from the plans to avoid confusion;

    (b) **Waste:** a Waste Management Plan (WMP) has been submitted and reviewed by Council's waste officers. Minor changes clarifying how bins will be placed kerbside for collection and returned to the site after are required before the WMP can be endorsed. If kerbside collection is not proposed, the WMP will need to identify the method of collection, including access to the site for trucks, etc. Council's standard condition seeking to clarify these points has been included in the recommendation; and

    (c) **Street lighting:** Council's development engineers have suggested a condition be included requiring submission of a Street Lighting Assessment to confirm the street lighting complies with the relevant public lighting Standards and Council requirements. However given there is no change to the existing use, there are limited works involved, vehicle access is not changing and other properties within the vicinity currently rely on the existing street lighting, this is considered onerous and has not been included.

Objector Concerns

117. The majority of concerns raised were in relation to impacts from the original proposal. In particular, off-site amenity impacts to adjoining properties (visual bulk, height and setbacks, overshadowing); neighbourhood character impacts; and heritage impacts were raised in relation to both the additional levels to the five-storey office and the new dwellings at No. 14 George Street. The Section 57A amendment significantly reduced the scope of proposed works and addressed many of these concerns. However, no objections were withdrawn.

118. Key objector concerns as they relate to the proposal have been addressed in the assessment above. Other matters raised are addressed as follows:

    (a) **Pedestrian access to adjoining dwelling:** In response to the amended proposal, an objection was received stating that unimpeded physical access to the rear of the dwelling at No. 14A George Street remain and be detailed on the plans. As No. 14 George Street (the existing car park) has been deleted from the proposal, no changes to the existing conditions are proposed. This issue falls outside the scope of the application.

Conclusion

119. The proposed development is considered to demonstrate an appropriate level of compliance with policy objectives contained within the Planning Policy Framework and Municipal Strategic Statement. Notably, the proposal seeks to adapt and improve an existing commercial use within an identified Major Activity Centre and significant heritage context.

120. The proposal, subject to the conditions recommended, is an acceptable planning outcome that demonstrates compliance with the relevant Council policies.

Legal and Legislative Obligations

Conflict of interest disclosure

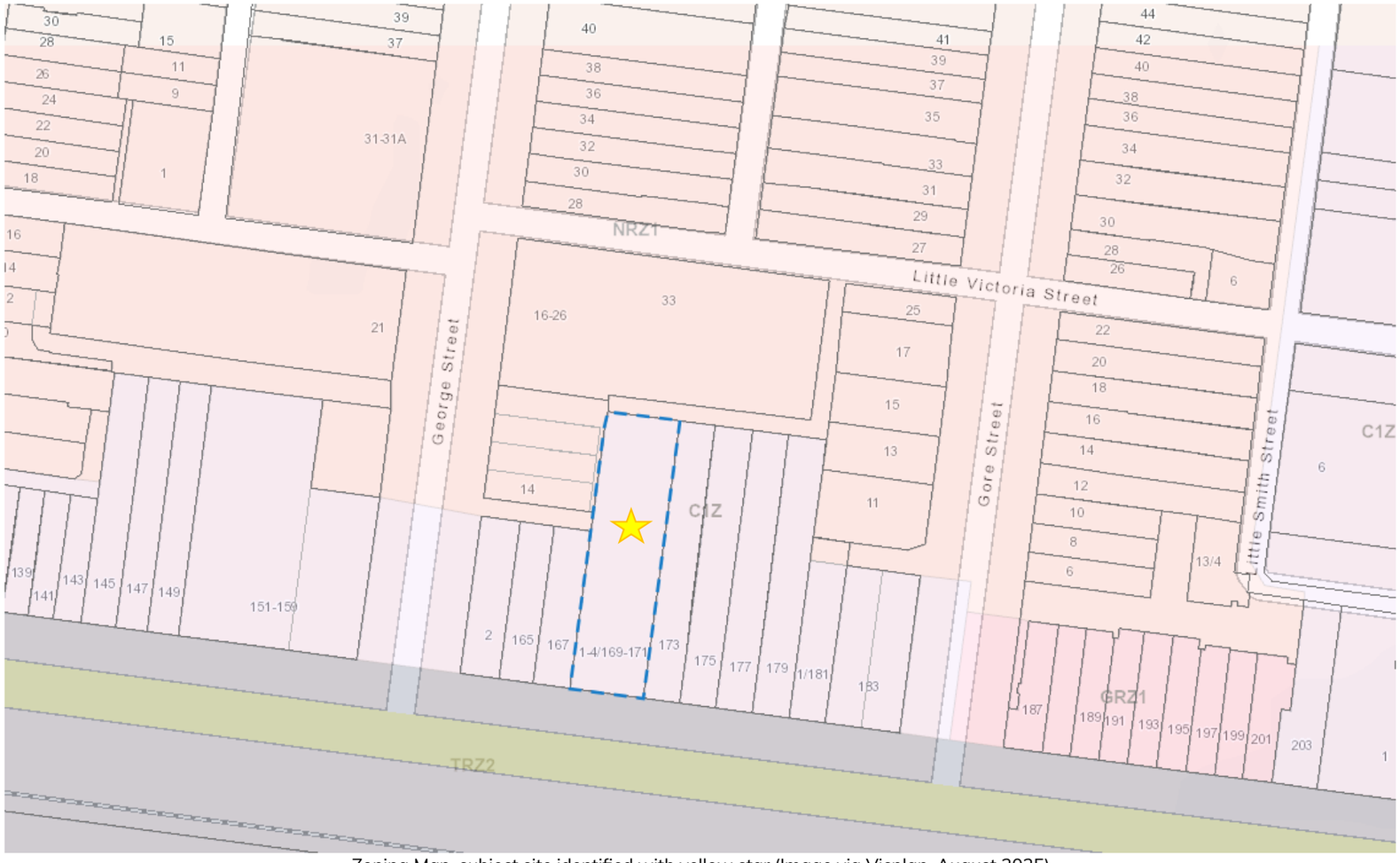
121. Section 130 of the Local Government Act 2020 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

122. The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Report Attachments

1. 5.1.1 PLN24/0889 - 169-171 Victoria Parade Fitzroy - Site Context Plan
2. 5.1.2 PLN24/0889 - 169-171 Victoria Parade Fitzroy - Decision Plans
3. 5.1.3 PLN24/0889 - 169-171 Victoria Parade Fitzroy - Combined Referral Comments

PLN24/0889 – 169-171 Victoria Parade, Fitzroy – Site Context Plan



Zoning Map, subject site identified with yellow star (Image via Vicplan, August 2025)

169 - 171 VICTORIA PARADE DEVELOPEMENT



1 **LOCALITY PLAN**
1 : 1000

TP DRAWING REGISTER

NO.	DRAWING TITLE	REV
TOWN PLANNING		
TP000 - SITE SERIES		
TP000	DRAWING LIST & LOCALITY PLAN	TP03
TP010	EXISTING CONTEXT ANALYSIS	TP01
TP011	EXISTING SITE ANALYSIS	TP01
TP020	PROPOSED SITE PLAN	TP03
TP050 - DEMO DRAWINGS		
TP050	DEMOLITION PLANS - LEVEL GROUND	TP01
TP051	DEMOLITION PLANS - LEVELS 1 - 5	TP01
TP052	DEMOLITION SOUTH & EAST ELEVATIONS - VIC PDE	TP01
TP053	DEMOLITION NORTH & WEST ELEVATIONS - VIC PDE	TP02
TP100 - PLAN SERIES		
TP100	PROPOSED FLOOR PLAN - GROUND	TP03
TP101	PROPOSED FLOOR PLAN - LEVEL 1	TP02
TP102	PROPOSED FLOOR PLAN - LEVEL 2 - 4	TP01
TP103	PROPOSED FLOOR PLAN - LEVEL 4	TP01
TP104	PROPOSED ROOF PLAN	TP03
TP200 - ELEVATION SERIES		
TP200	PROPOSED SOUTH ELEVATIONS - VIC PDE	TP02
TP201	PROPOSED EAST ELEVATION - VIC PDE	TP02
TP202	PROPOSED WEST ELEVATION - VIC PDE	TP02
TP203	PROPOSED NORTH ELEVATIONS - VIC PDE	TP03
TP204	PROPOSED WEST ELEVATION - GEORGE ST	TP01
TP205	PROPOSED SOUTH & EAST ELEVATIONS - GEORGE ST	TP01
TP300 - SECTION SERIES		
TP300	PROPOSED SECTION AA	TP02
TP301	PROPOSED SECTIONS BB & CC	TP02
TP400 - SCHEDULE SERIES		
TP400	SHADOW DIAGRAMS	TP03
TP500	MATERIAL PALETTE	TP02

VICTORIA PARADE OFFICES

DEVELOPMENT SUMMARY	EXISTING	PROPOSED
SITE AREA:	763m²	763m²
GROUND FLOOR AREA:	643m²	571m²
FIRST FLOOR AREA:	515m²	555m²
SECOND FLOOR AREA:	357m²	357m²
THIRD FLOOR AREA:	357m²	357m²
FOURTH FLOOR AREA:	357m²	357m²
GARDEN AREA (GROUND):	80m²	119m²
SITE COVERAGE:	84%	75%
PERMEABLE AREA:	6%	16%
ON SITE CAR PARKS:	9	5

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE
TP03	09.04.2025	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
DRAWING LIST & LOCALITY PLAN

DRAWING NUMBER **TP000**
1 : 1000 at A1

REVISION **TP03**
09.04.2025

copyright 2023

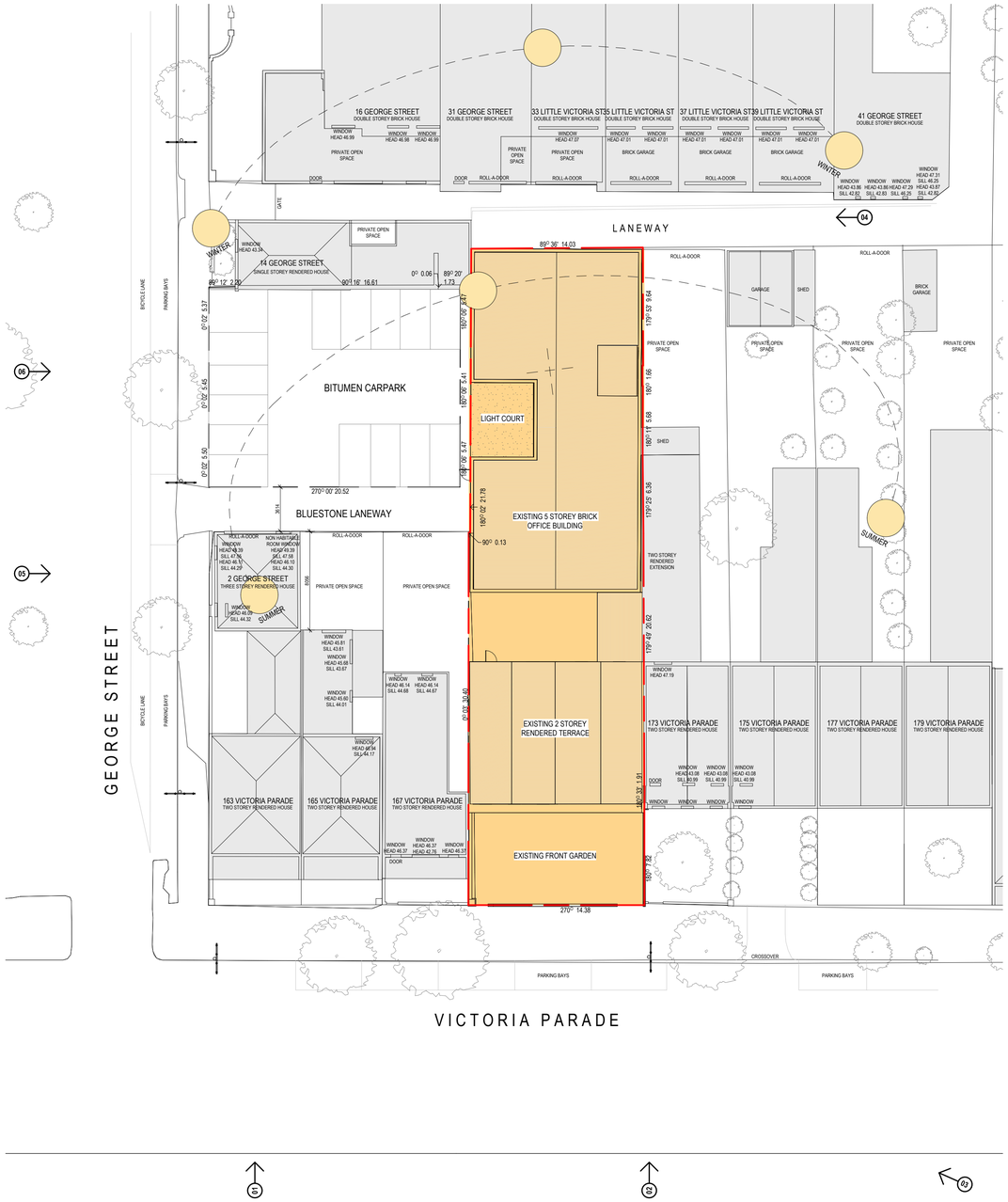




IMAGE 01
163, 165, 167 VICTORIA PARADE



IMAGE 02
167, 169,171,173 VICTORIA PARADE



IMAGE 03
VICTORIA PARADE



IMAGE 04
Rear access lane



IMAGE 05
2 GEORGE STREET



IMAGE 06
George Street Carpark

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
EXISTING CONTEXT ANALYSIS

DRAWING NUMBER **TP010**
1 : 200 at A1

REVISION **TP01**
25.02.2024

copyright 2023

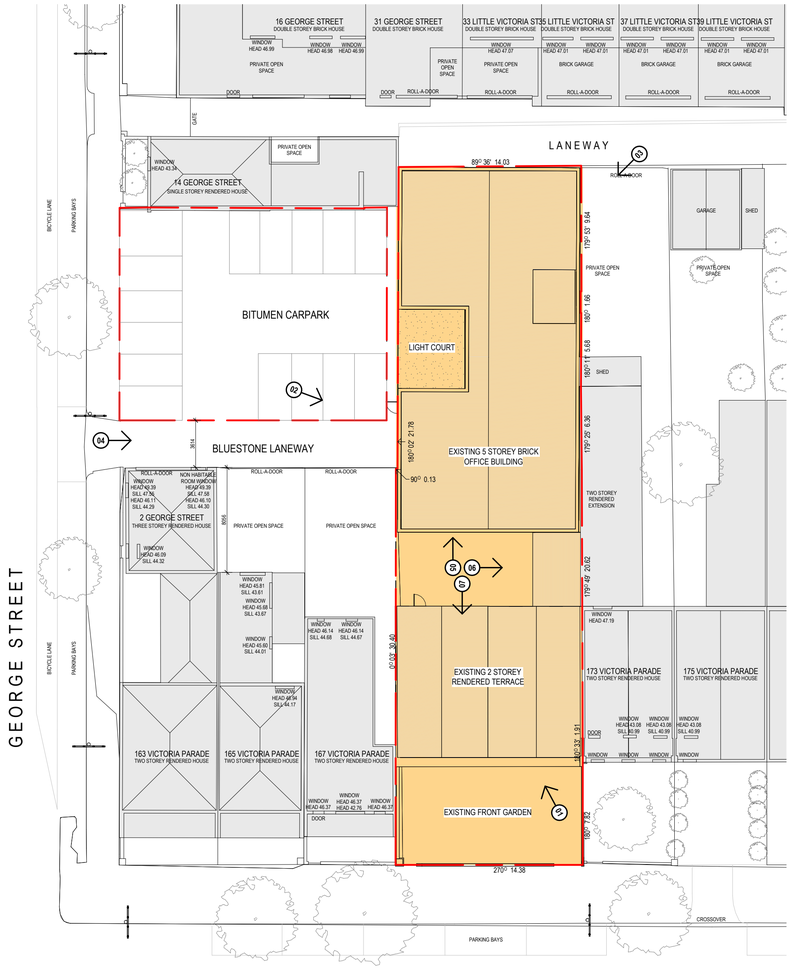




IMAGE 01
BLANCHE TERRACE



IMAGE 02
OFFICE BUILDING

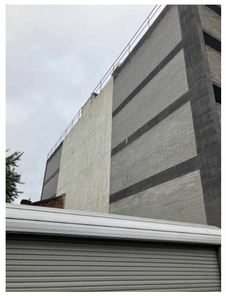


IMAGE 03
OFFICE BUILDING

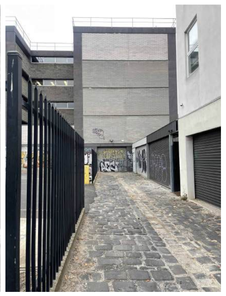


IMAGE 04
LANEWAY & OFFICE BUILDING



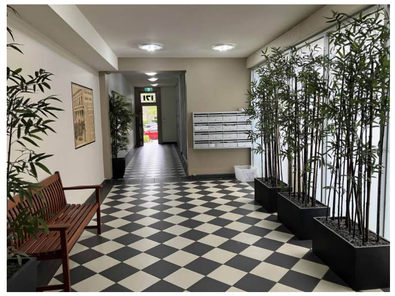
IMAGE 05
OFFICE BUILDING



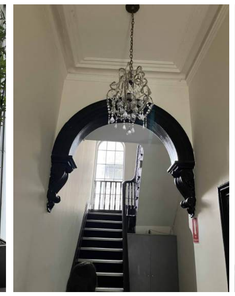
IMAGE 06
LINK STRUCTURE

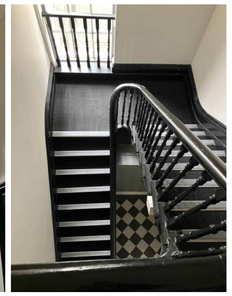


IMAGE 07
BACK OF BLANCHE TERRACE



INTERIOR VIEW - LINK





INTERIOR VIEWS - HERITAGE STAIR

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

25 August 2025

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

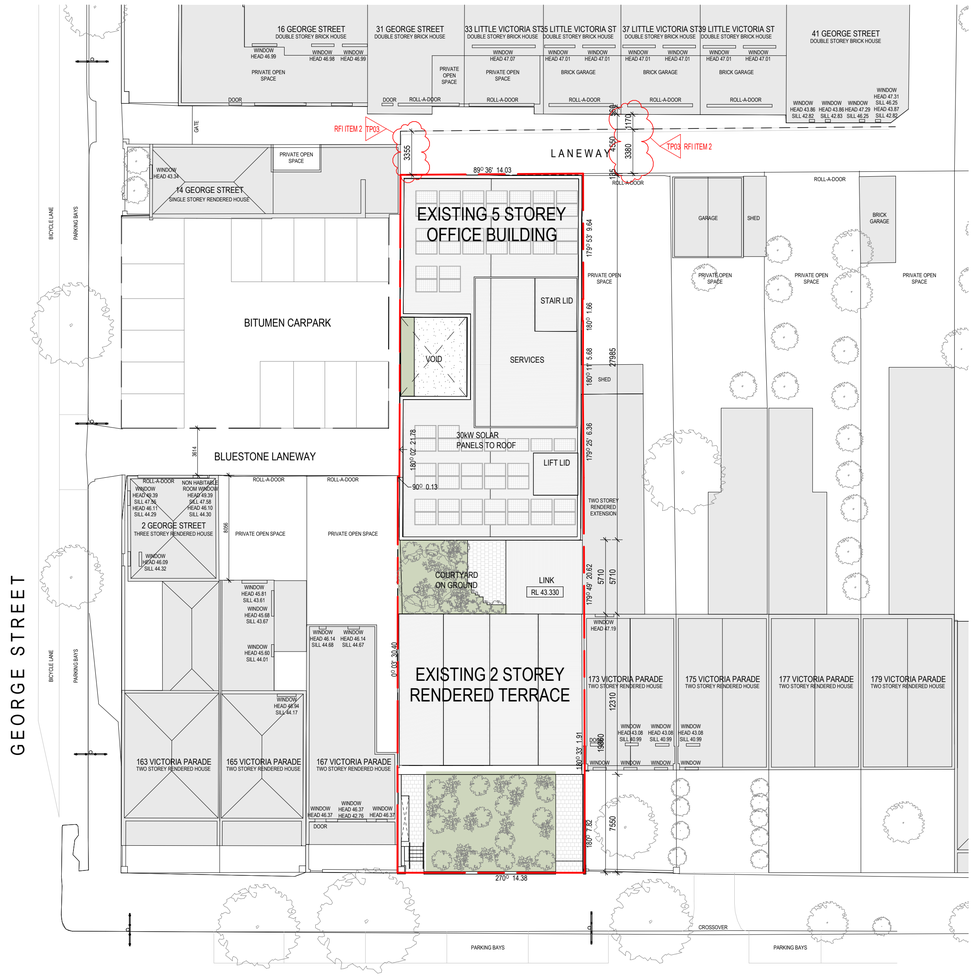
PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
EXISTING SITE ANALYSIS

DRAWING NUMBER **TP011**
1 : 200 at A1

REVISION **TP01**
25.02.2024

copyright 2023



VICTORIA PARADE

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

25 August 2025

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE
TP03	09.04.2025	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

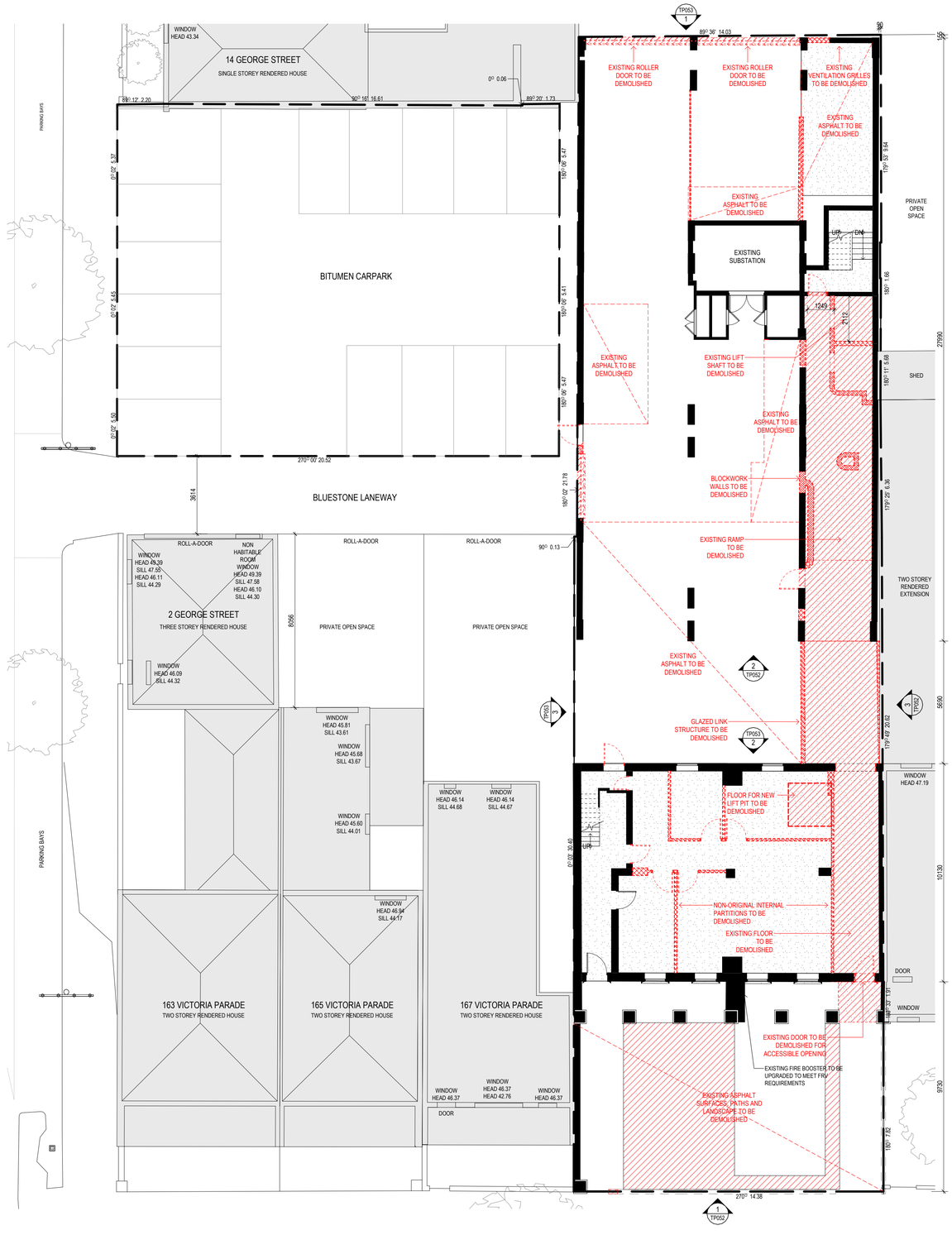
PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NUMBER **TP020**
1 : 200 at A1

REVISION **TP03**
09.04.2025

copyright 2023



GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

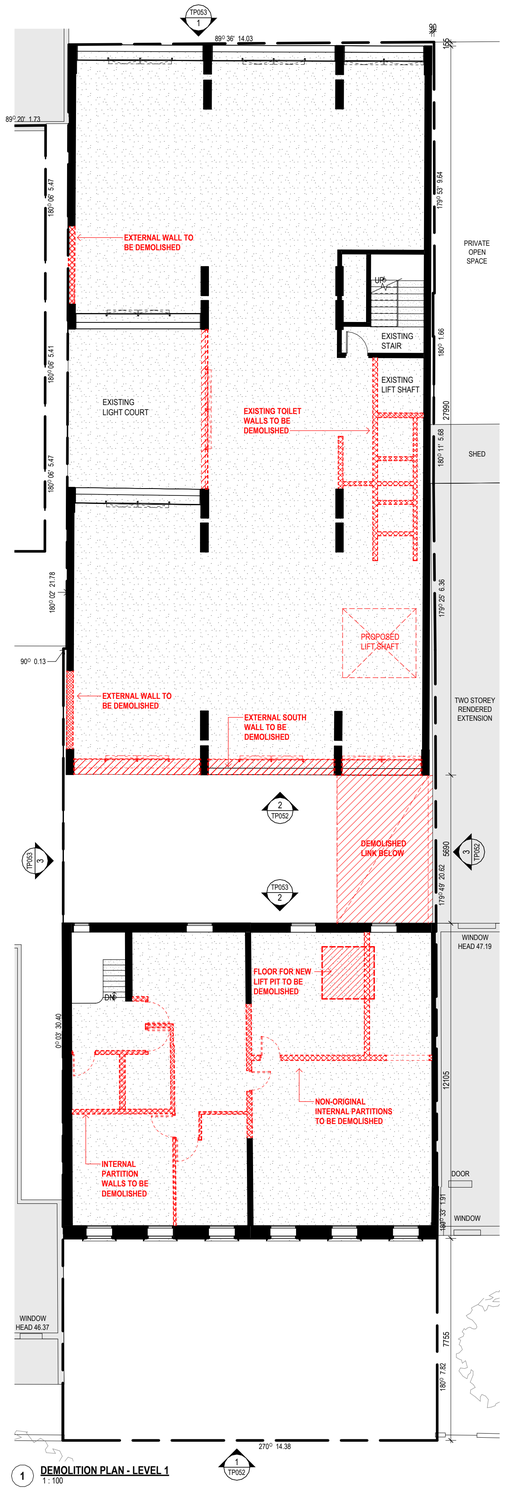
PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
DEMOLITION PLANS - LEVEL GROUND

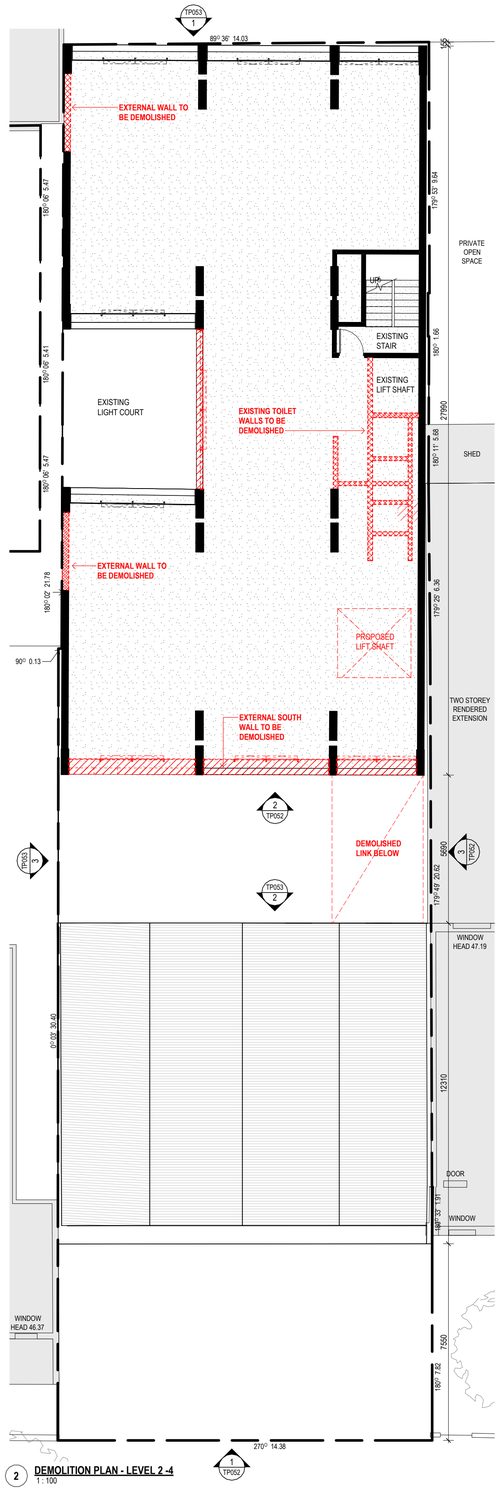
DRAWING NUMBER **TP050**
1 : 100 at A1

REVISION **TP01**
25.02.2024

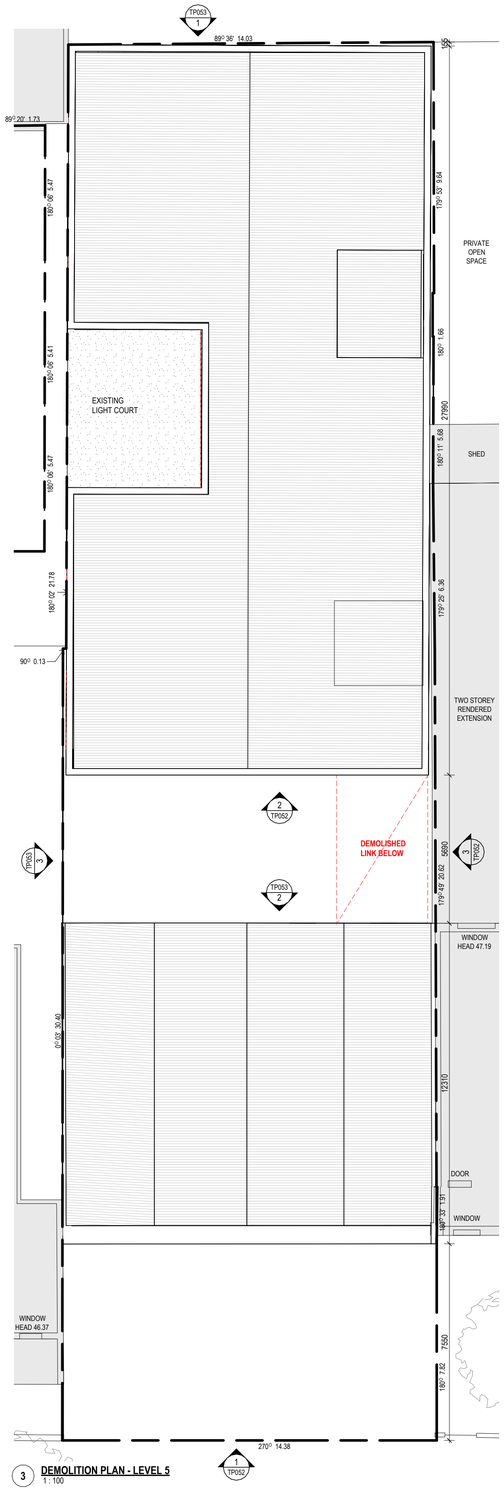
copyright 2023



1 **DEMOLITION PLAN - LEVEL 1**
1 : 100



2 **DEMOLITION PLAN - LEVEL 2 -4**
1 : 100



3 **DEMOLITION PLAN - LEVEL 5**
1 : 100

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

26 August 2025

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
DEMOLITION PLANS - LEVELS 1 - 5

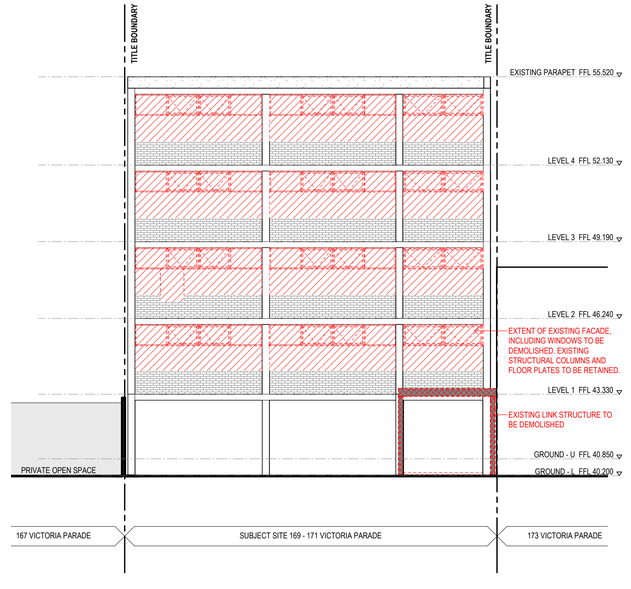
DRAWING NUMBER **TP051**
1 : 100 at A1

REVISION **TP01**
25.02.2024

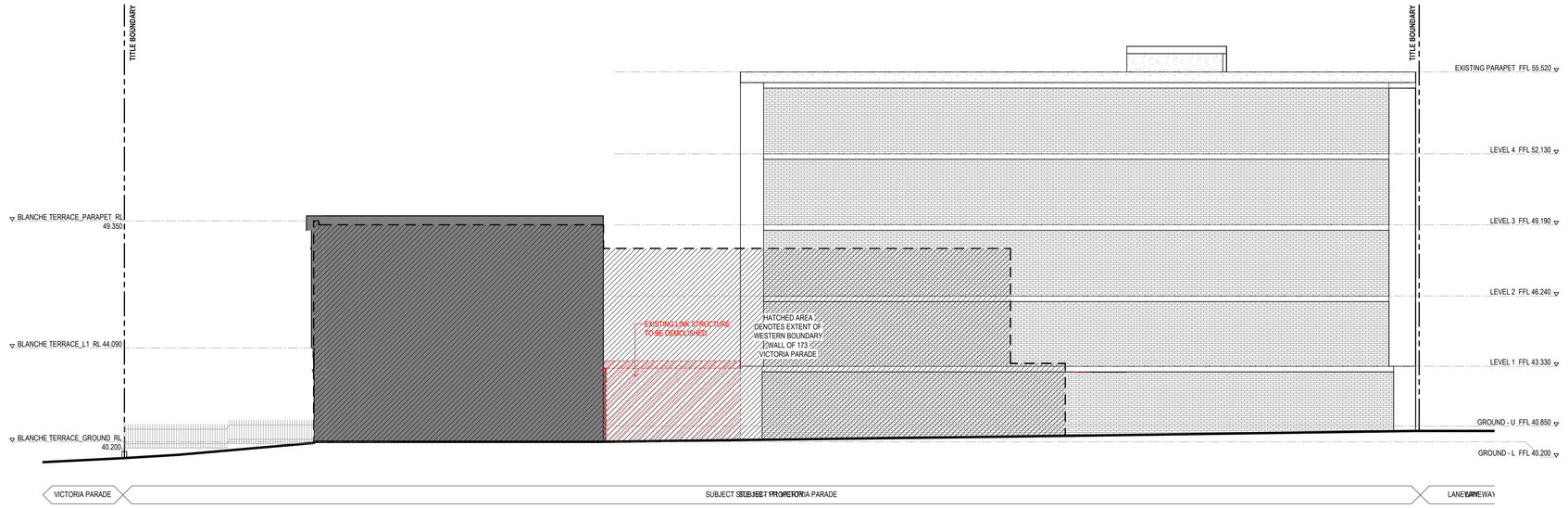
copyright 2023



1 **DEMOLITION SOUTH ELEVATION - VIC PDE**
TP050 - 1 : 100



2 **DEMOLITION SOUTH ELEVATION - VIC PDE (INTERNAL COURTYARD)**
TP050 - 1 : 100



3 **DEMOLITION EAST ELEVATION - VIC PDE**
TP050 - 1 : 100

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

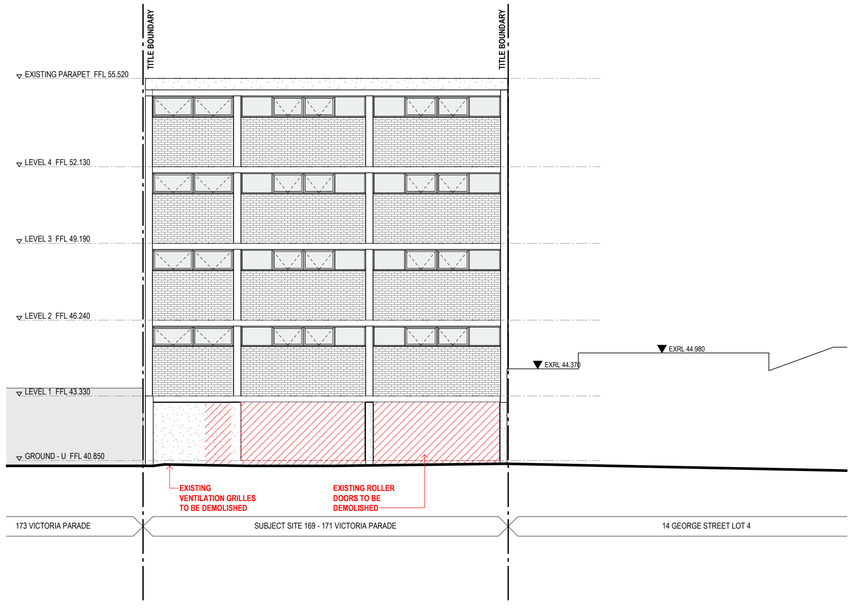
KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
DEMOLITION SOUTH & EAST ELEVATIONS - VIC PDE

DRAWING NUMBER **TP052**
REVISION **TP01**
1 : 100 at A1
25.02.2024

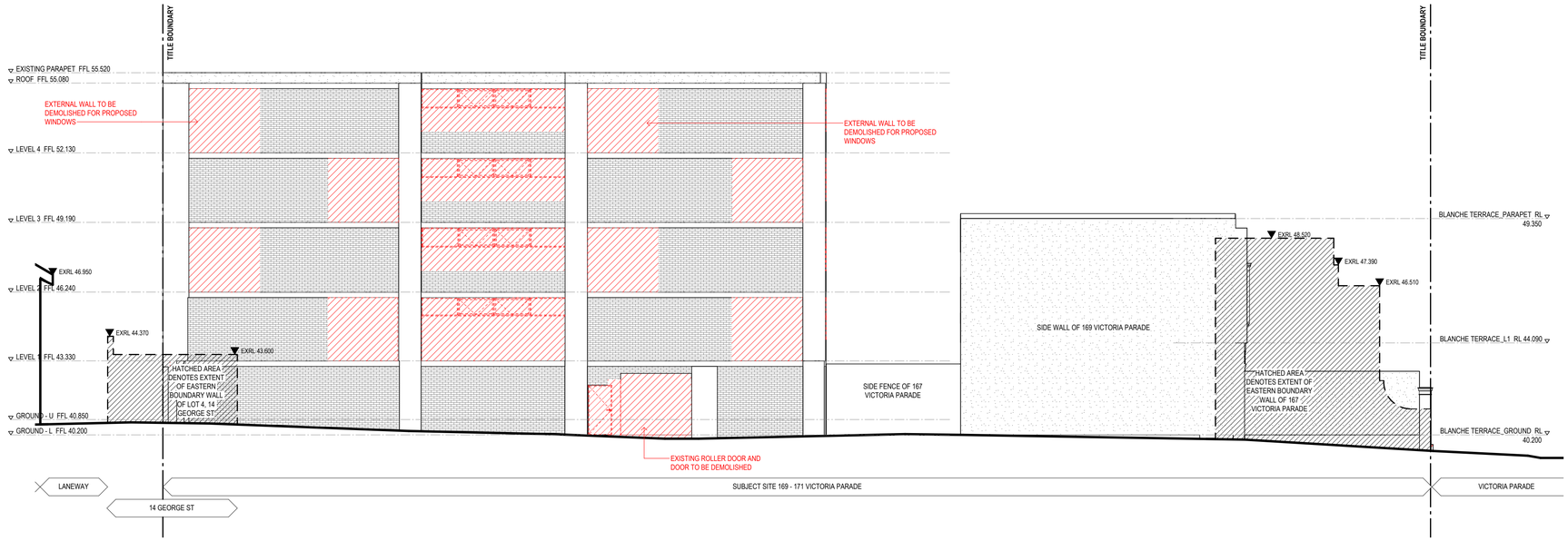
copyright 2023



1 **DEMOLITION NORTH ELEVATION - VIC PDE (LANEWAY)**
TP050 - 1 : 100



2 **DEMOLITION NORTH ELEVATION - VIC PDE (INTERNAL COURTYARD)**
TP050 - 1 : 100



3 **DEMOLITION WEST ELEVATION - VIC PDE**
TP050 - 1 : 100

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

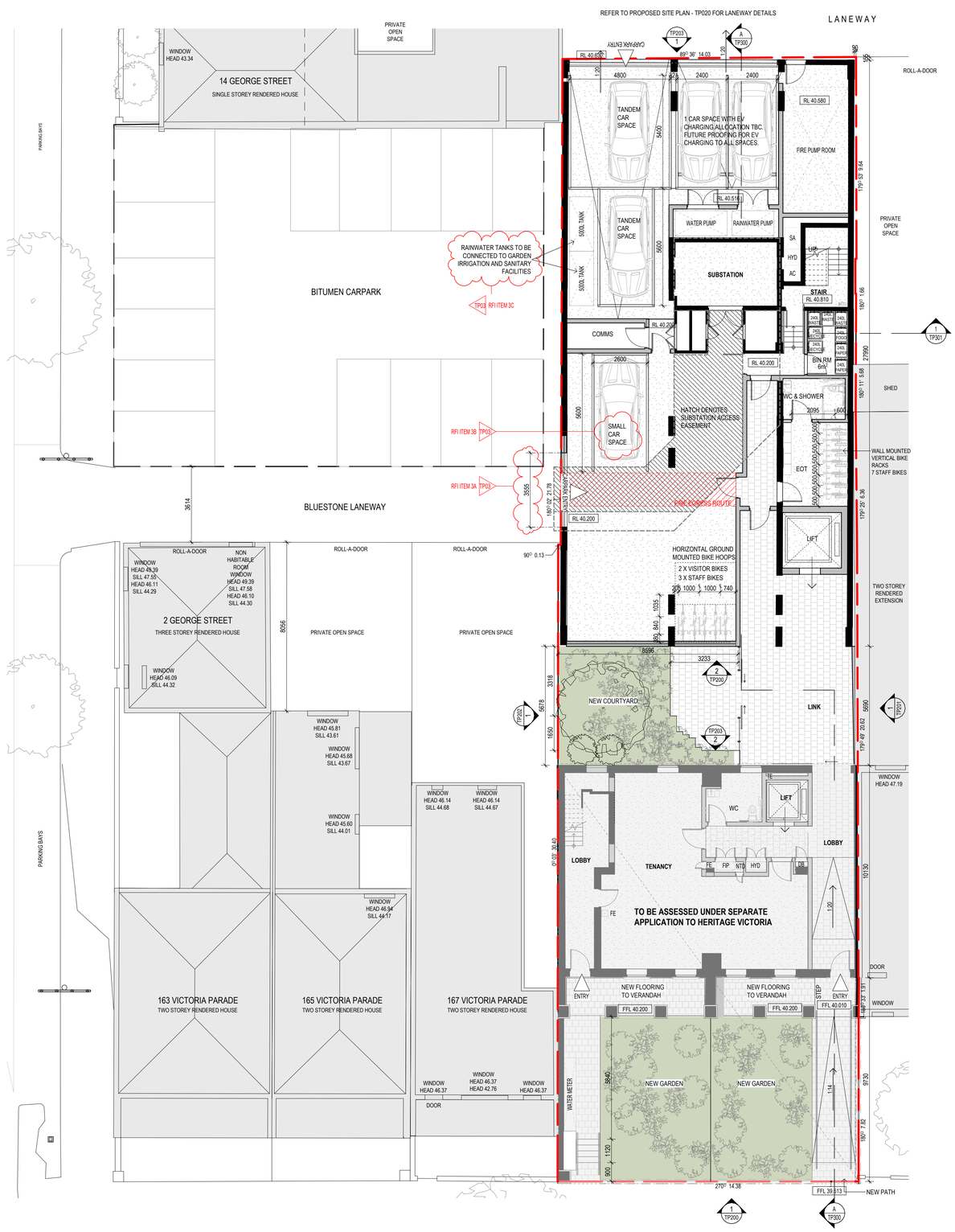
KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
DEMOLITION NORTH & WEST ELEVATIONS - VIC PDE

DRAWING NUMBER **TP053**
1 : 100 at A1
REVISION **TP02**
25.02.2024

copyright 2023



GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNICATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE
TP03	09.04.2025	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

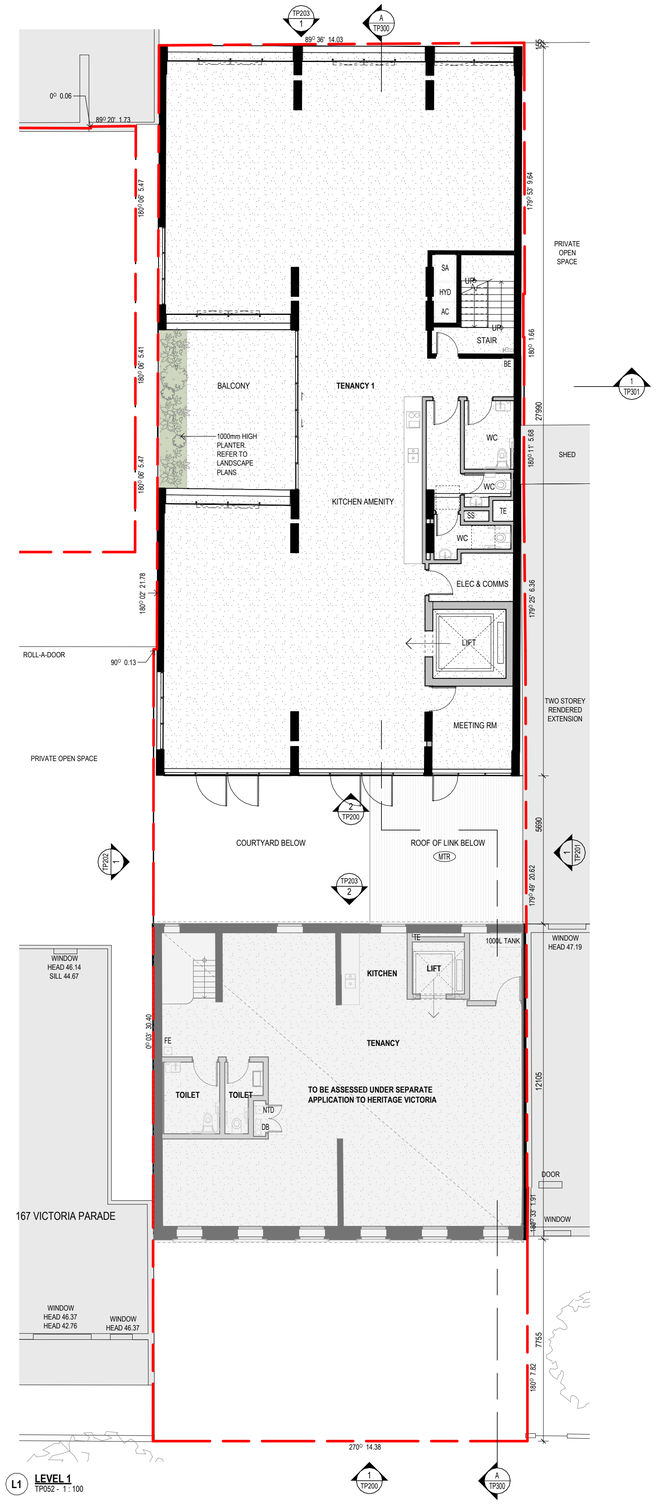
PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED FLOOR PLAN - GROUND

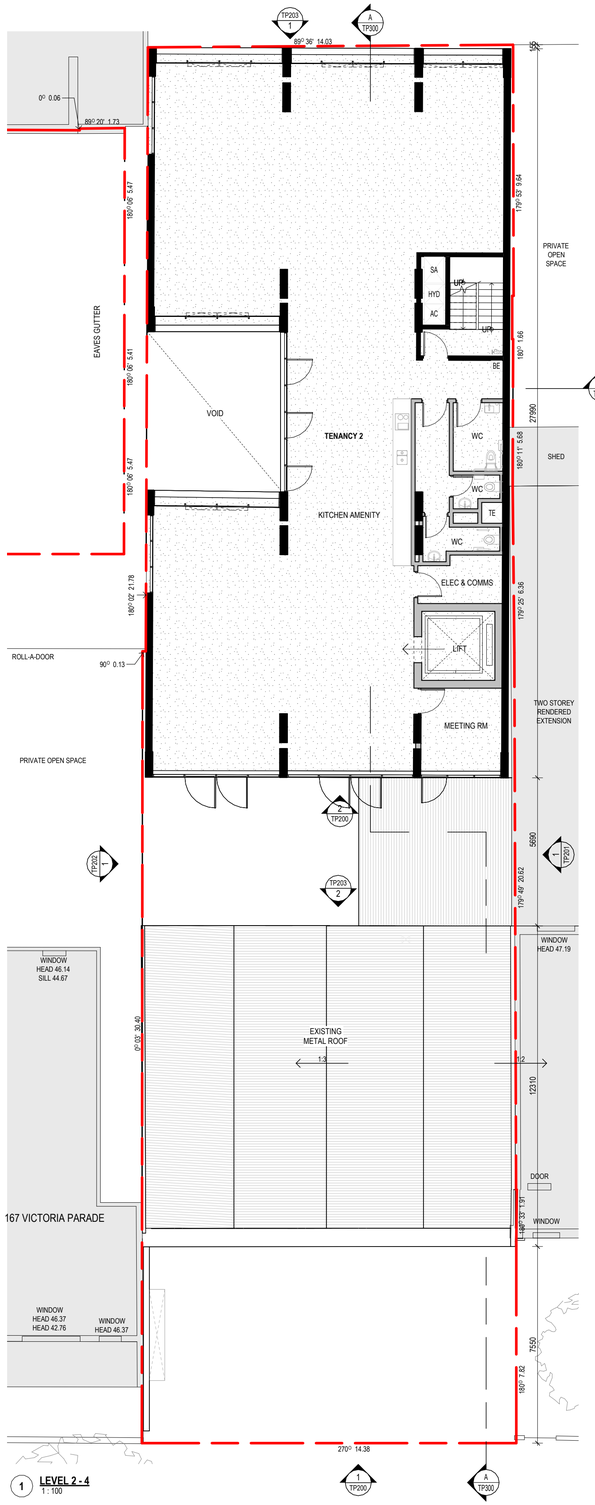
DRAWING NUMBER **TP100**
1 : 100 at A1

REVISION **TP03**
09.04.2025

copyright 2023



L1 **LEVEL 1**
TP052 - 1 : 100



1 **LEVEL 2 - 4**
1 : 100

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNICATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED FLOOR PLAN - LEVEL 1

DRAWING NUMBER **TP101**
1 : 100 at A1
REVISION **TP02**
25.02.2024

copyright 2023

SHEET NO LONGER IN USE

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNCATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED FLOOR PLAN - LEVEL 2 - 4

DRAWING NUMBER **TP102** at A1
REVISION **TP01** 20.11.2024

copyright 2023

SHEET NO LONGER IN USE

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNCATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

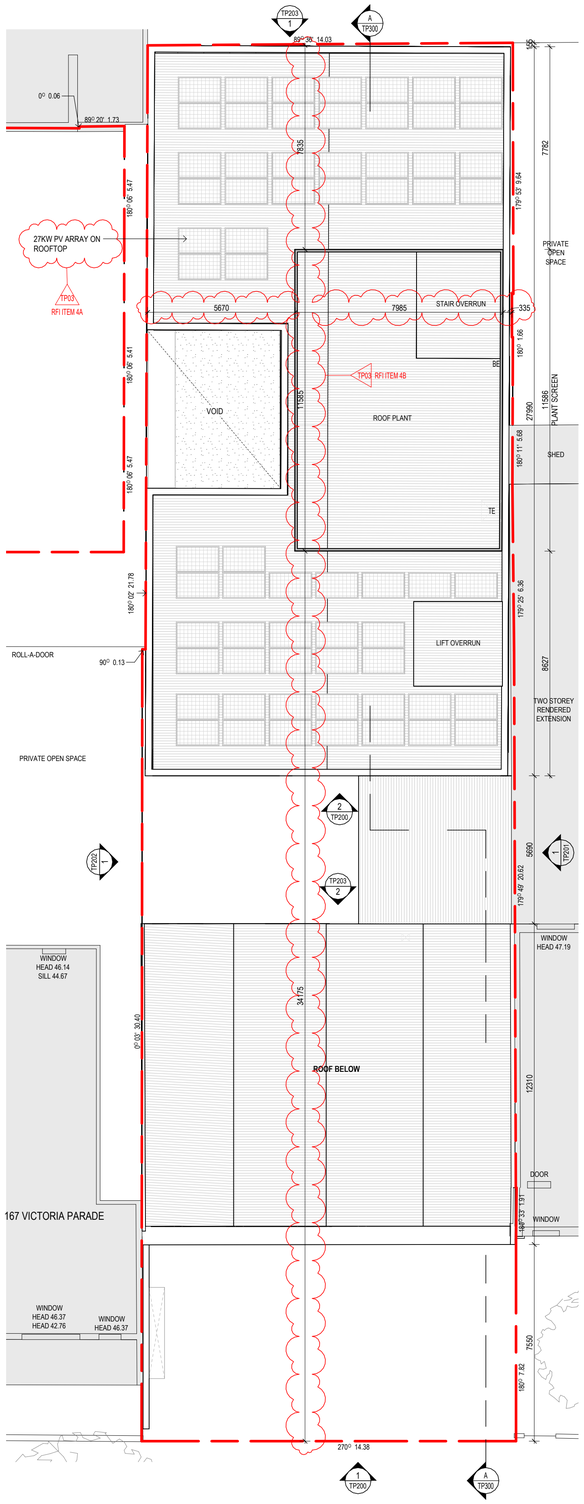
KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED FLOOR PLAN - LEVEL 4

DRAWING NUMBER **TP103** at A1
REVISION **TP01** 20.11.2024

copyright 2023



GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNCATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE
TP03	09.04.2025	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 9662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED ROOF PLAN

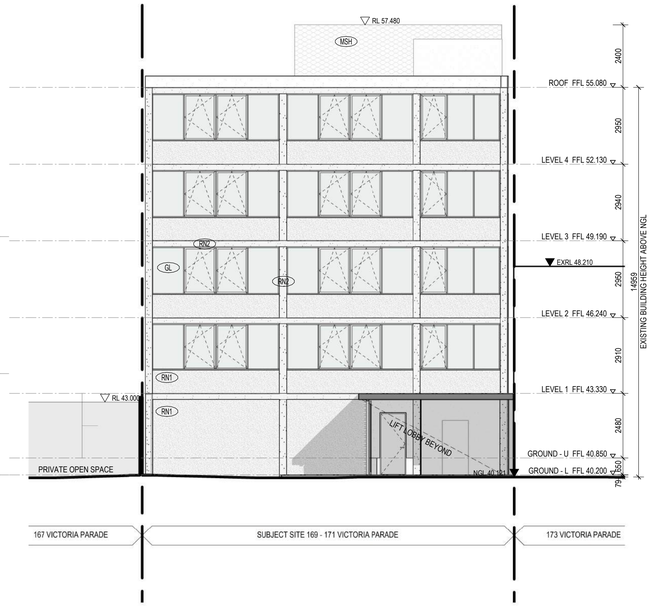
DRAWING NUMBER **TP104**
1 : 100 at A1

REVISION **TP03**
09.04.2025

copyright 2023



1 **PROPOSED SOUTH ELEVATION - VIC PDE**
TP100 - 1 : 100



2 **PROPOSED SOUTH ELEVATION - VIC PDE (INTERNAL COURTYARD)**
TP100 - 1 : 100

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNCATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

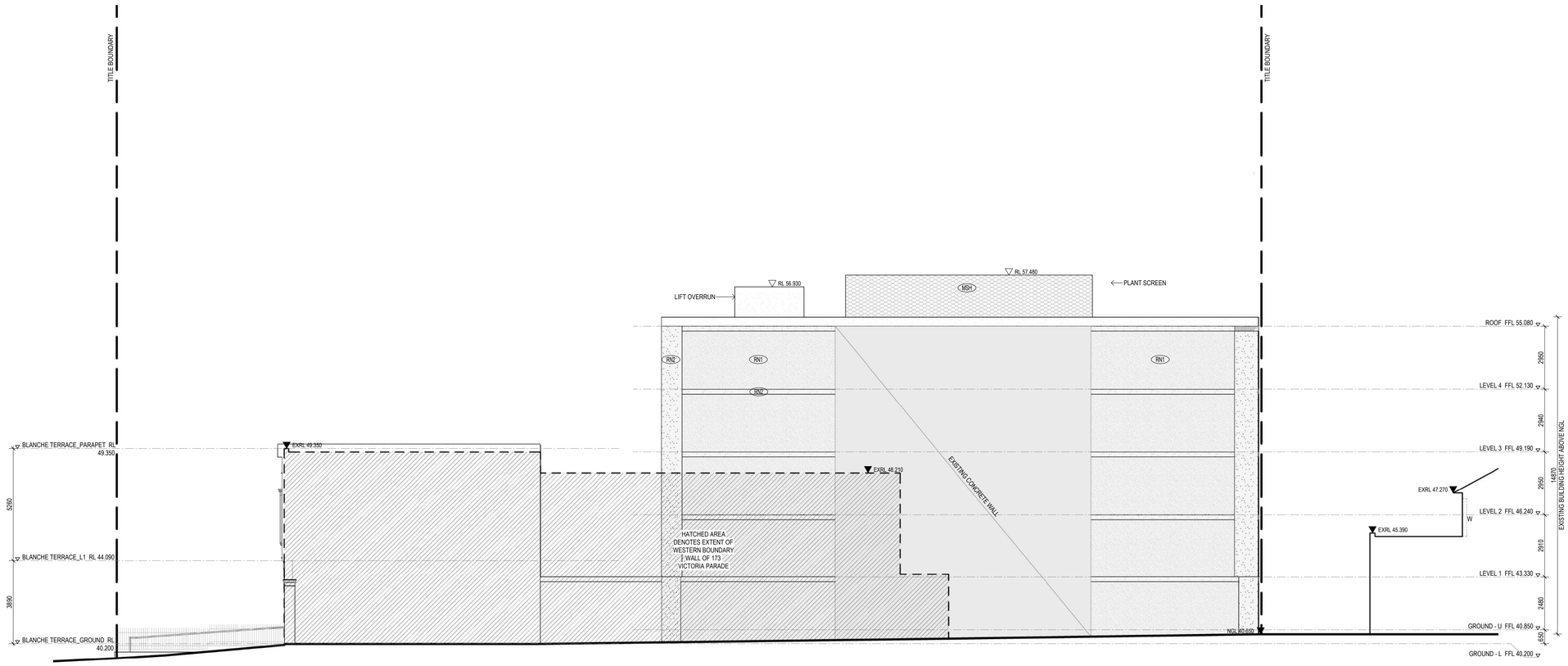
KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED SOUTH ELEVATIONS - VIC PDE

DRAWING NUMBER **TP200**
1 : 100 at A1
REVISION **TP02**
25.02.2024

copyright 2023



GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNCATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

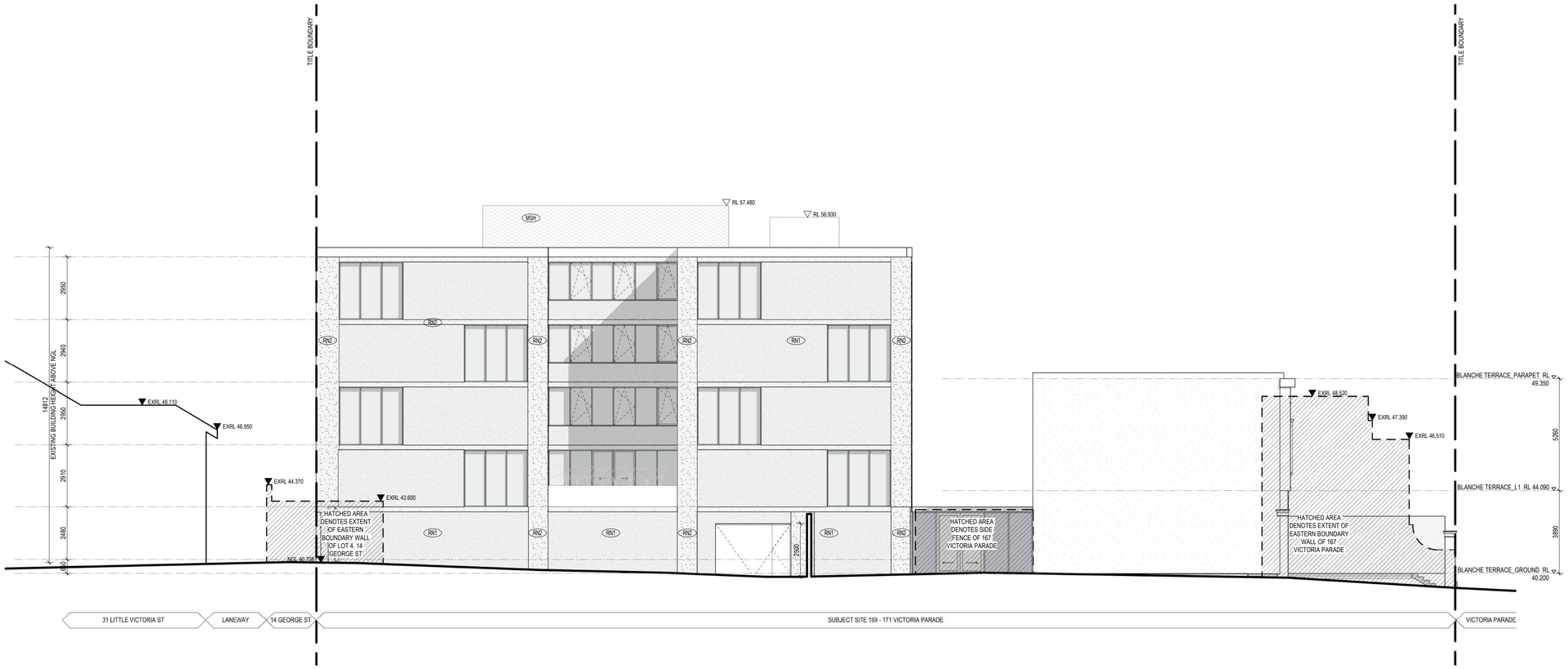
KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED EAST ELEVATION - VIC PDE

DRAWING NUMBER **TP201**
1 : 100 at A1
REVISION **TP02**
25.02.2024

copyright 2023



GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNCATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

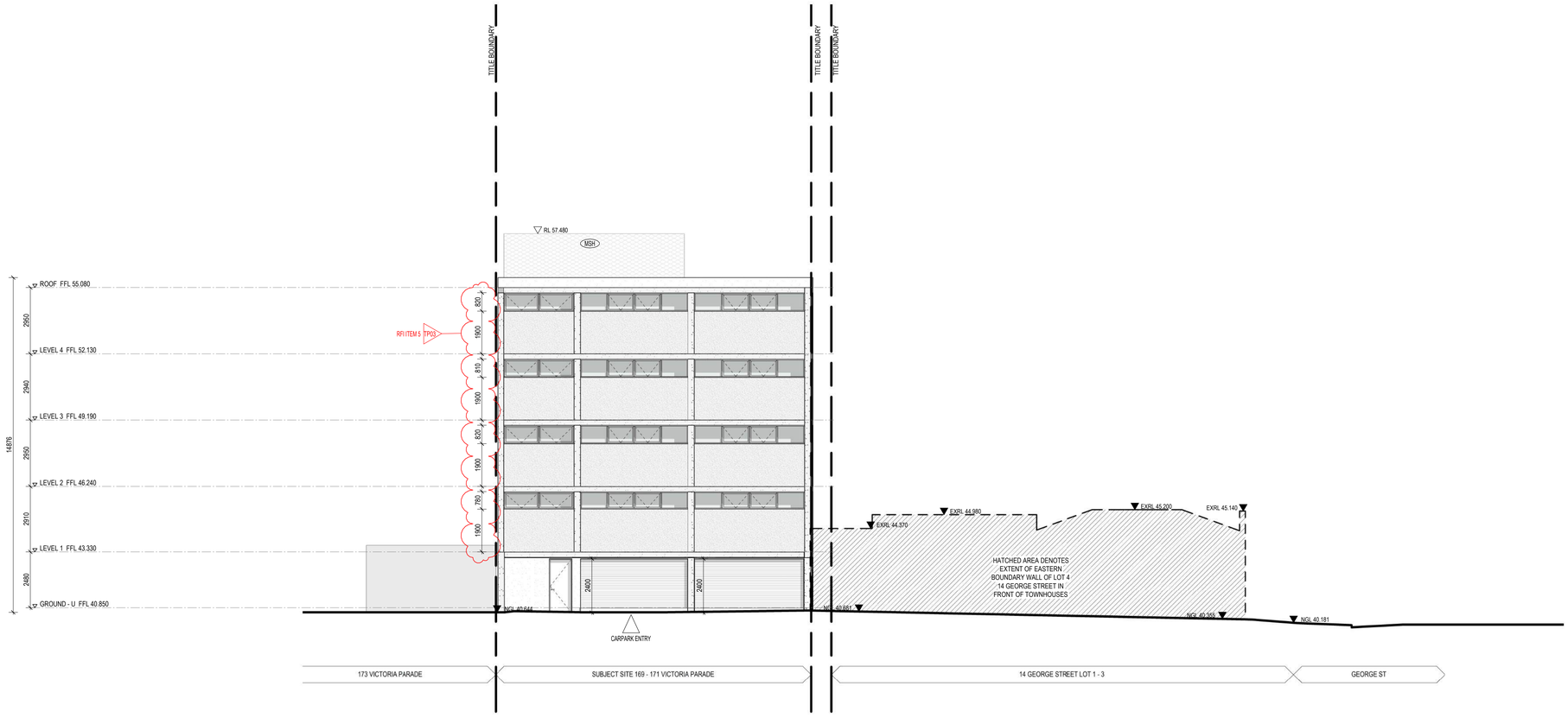
PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED WEST ELEVATION - VIC PDE

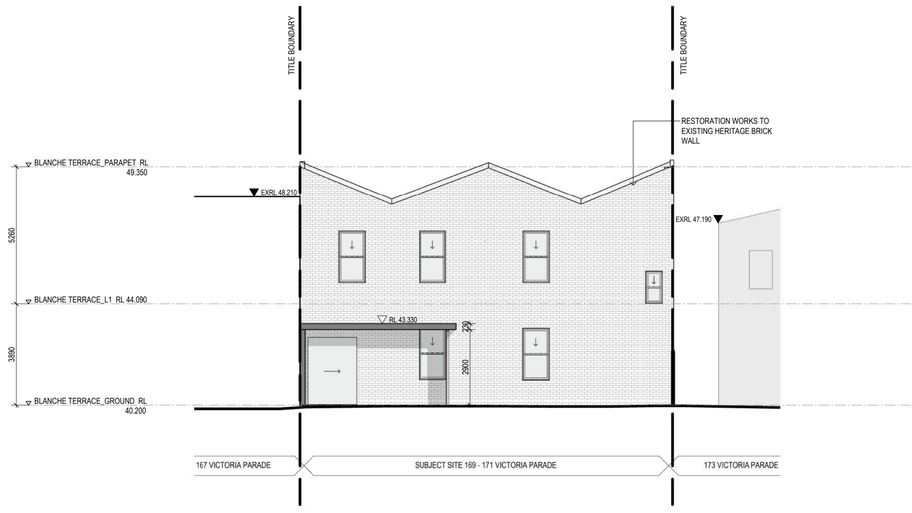
DRAWING NUMBER **TP202**
1 : 100 at A1

REVISION **TP02**
25.02.2024

copyright 2023



1 **PROPOSED NORTH ELEVATION (LANEWAY)**
1 : 100



2 **PROPOSED NORTH ELEVATION - VIC PDE (INTERNAL COURTYARD)**
1 : 100

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNICATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE
TP03	09.04.2025	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED NORTH ELEVATIONS - VIC PDE

DRAWING NUMBER **TP203**
1 : 100 at A1
REVISION **TP03**
09.04.2025

copyright 2023

SHEET NO LONGER IN USE

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNCATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED WEST ELEVATION - GEORGE ST

DRAWING NUMBER **TP204** at A1
REVISION **TP01** 20.11.2024

copyright 2023

SHEET NO LONGER IN USE

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNCATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

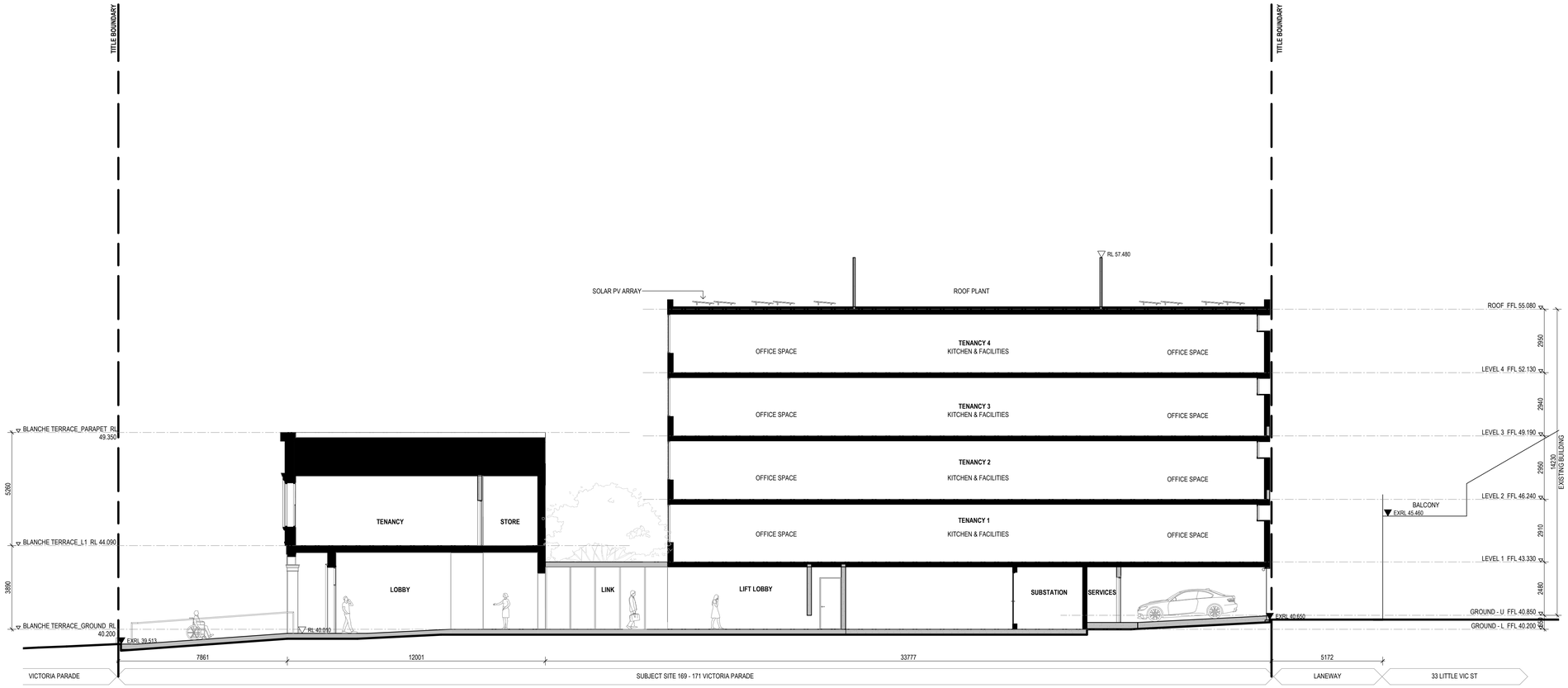
KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED SOUTH & EAST ELEVATIONS - GEORGE ST

DRAWING NUMBER **TP205** at A1
REVISION **TP01** 20.11.2024

copyright 2023



GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNCATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

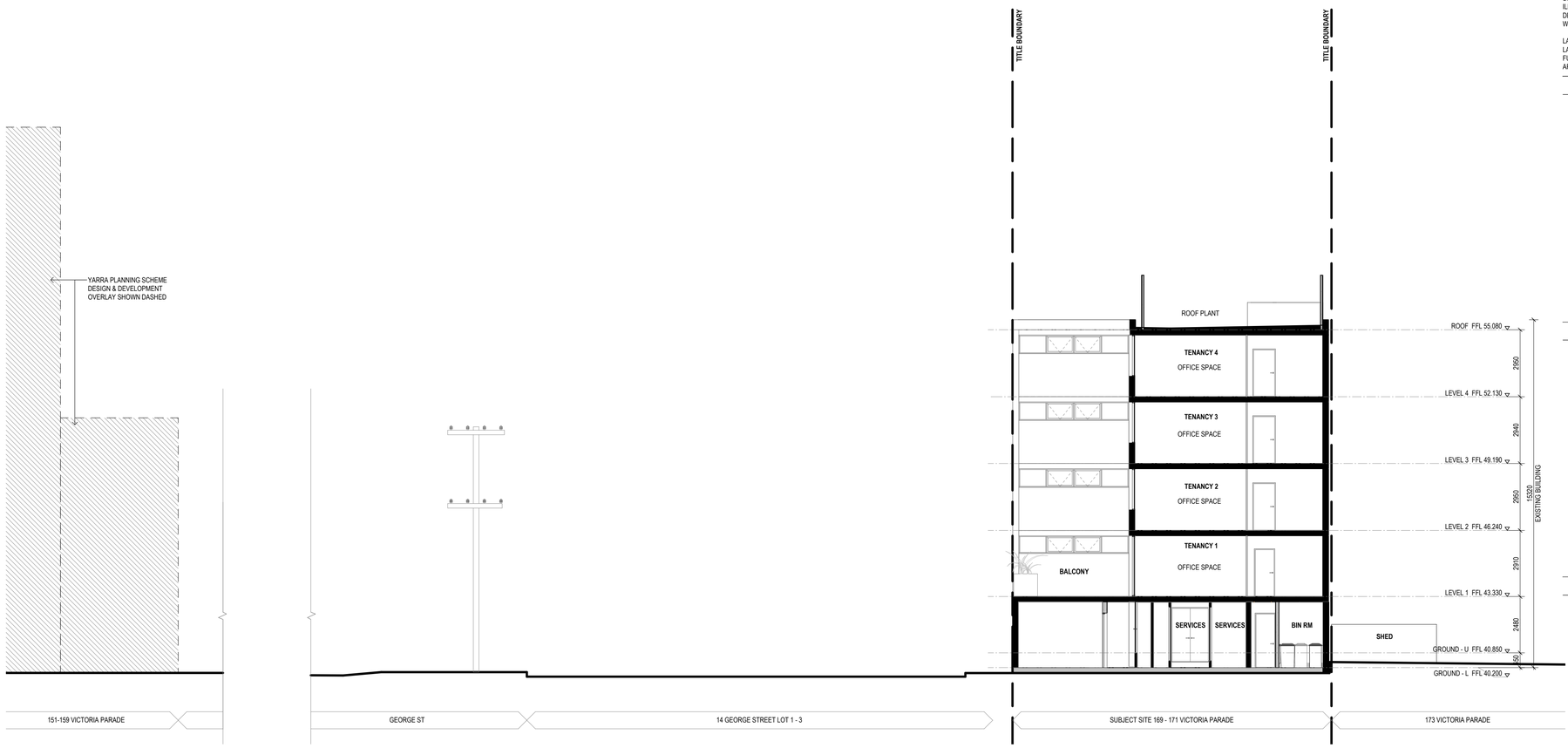
PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
PROPOSED SECTION AA

DRAWING NUMBER **TP300**
1 : 100 at A1

REVISION **TP02**
25.02.2024

copyright 2023



1 **PROPOSED SECTION - BB**
TP100 - 1 : 100

GENERAL NOTES

SURVEY:
EXISTING SITE INFORMATION IS TAKEN FROM BT SURVEY 24705-3 AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. FOR FULL SURVEY DETAILS REFER TO SURVEY DOCUMENTS PROVIDED WITHIN APPENDICES.

LANDSCAPE DESIGN
LANDSCAPE DESIGN IS SHOWN INDICATIVELY. FOR FULL LANDSCAPE DETAILS REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRAWING LEGEND

- EXISTING CONSTRUCTION
- PROPOSED NEW CONSTRUCTION
- DEMOLISHED WALL / WINDOW / DOOR
- DEMOLISHED FLOOR / ROOF

ABBREVIATIONS

AC	AIR CONDITIONING RISER
BE	BIN EXHAUST
COMS	COMMUNICATION SERVICES
DB	DISTRIBUTION BOARD
ELEC	ELECTRICAL SERVICES
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FS	FIXED SCREEN
FW	FLOOR WASTE
HYD	HYDRAULICS
MB	MAIL BOX
NGL	NATURAL GROUND LEVEL
NTD	NETWORK TERMINATION DEVICE
OS	OPERABLE SCREEN
RL	RELATIVE LEVEL
POS	PRIVATE OPEN SPACE
SA	SUPPLY AIR
SPOS	SECLUDED PRIVATE OPEN SPACE
SS	SEWER STACK
TE	TOILET EXHAUST RISER

MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

KTA
Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

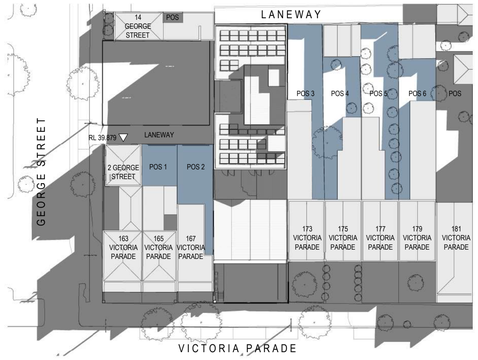
DRAWING TITLE
PROPOSED SECTIONS BB & CC

DRAWING NUMBER **TP301**
1 : 100 at A1

REVISION **TP02**
25.02.2024

copyright 2023

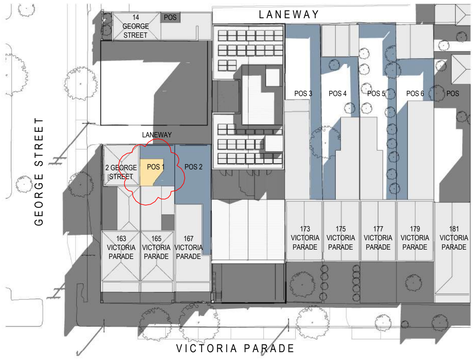
1 22 SEPTEMBER - 9AM SHADOWS
1 : 500



	POS (m²)	CURRENT SUN (m²)	SUN	EXISTING SUN (m²)	SUN
POS 1:	55	0	0%	0	0%
POS 2:	98	0	0%	0	0%
POS 3:	140	38	27%	38	27%
POS 4:	131	44	34%	44	34%
POS 5:	178	54	30%	54	30%
POS 6:	100	18	18%	18	18%

PRIOR SCHEME SUN (m²)	SUN
NO CHANGE	
NO CHANGE	
NO CHANGE	
NO CHANGE	
NO CHANGE	
NO CHANGE	

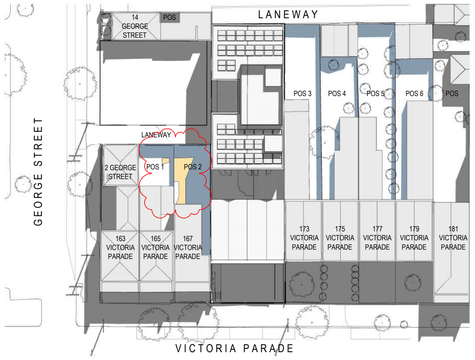
4 22 SEPTEMBER - 10AM SHADOWS
1 : 500



	POS (m²)	CURRENT SUN (m²)	SUN	EXISTING SUN (m²)	SUN
POS 1:	55	21	38%	21	38%
POS 2:	98	0	0%	0	0%
POS 3:	140	58	41%	58	41%
POS 4:	131	66	50%	66	50%
POS 5:	178	99	56%	99	56%
POS 6:	100	28	28%	28	28%

PRIOR SCHEME SUN (m²)	SUN
0	0%
NO CHANGE	
NO CHANGE	
NO CHANGE	
NO CHANGE	
NO CHANGE	

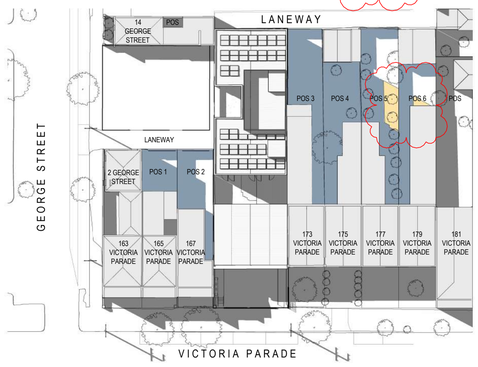
5 22 SEPTEMBER - 11AM SHADOWS
1 : 500



	POS (m²)	CURRENT SUN (m²)	SUN	EXISTING SUN (m²)	SUN
POS 1:	55	31	56%	31	56%
POS 2:	98	22	22%	22	22%
POS 3:	140	96	69%	96	69%
POS 4:	131	93	71%	93	71%
POS 5:	178	132	74%	132	74%
POS 6:	100	55	55%	55	55%

PRIOR SCHEME SUN (m²)	SUN (%)
30	55%
4	4%
NO CHANGE	
NO CHANGE	
NO CHANGE	
NO CHANGE	

2 22 SEPTEMBER - 12PM SHADOWS
1 : 500



	POS (m²)	CURRENT SUN (m²)	SUN	EXISTING SUN (m²)	SUN
POS 1:	55	37	67%	37	67%
POS 2:	98	78	80%	78	80%
POS 3:	140	128	91%	128	91%
POS 4:	131	114	87%	114	87%
POS 5:	178	158	89%	158	89%
POS 6:	100	79	79%	79	79%

PRIOR SCHEME SUN (m²)	SUN
NO CHANGE	
76	78%
NO CHANGE	
NO CHANGE	
NO CHANGE	
NO CHANGE	

6 22 SEPTEMBER - 1PM SHADOWS
1 : 500

	POS (m²)	CURRENT SUN (m²)	SUN	EXISTING SUN (m²)	SUN
POS 1:	55	24	36%	24	36%
POS 2:	98	59	60%	59	60%
POS 3:	140	46	33%	46	33%
POS 4:	131	85	65%	85	65%
POS 5:	178	133	75%	133	75%
POS 6:	100	59	59%	59	59%

PRIOR SCHEME SUN (m²)	SUN
NO CHANGE	
58	59%
35	25%
NO CHANGE	
NO CHANGE	
NO CHANGE	

7 22 SEPTEMBER - 2PM SHADOWS
1 : 500

	POS (m²)	CURRENT SUN (m²)	SUN	EXISTING SUN (m²)	SUN
POS 1:	55	9	16%	9	16%
POS 2:	98	46	47%	46	47%
POS 3:	140	10	7%	10	7%
POS 4:	131	31	24%	31	24%
POS 5:	178	102	57%	102	57%
POS 6:	100	37	37%	37	37%

PRIOR SCHEME SUN (m²)	SUN
NO CHANGE	
NO CHANGE	
NO CHANGE	
13	10%
100	56%
NO CHANGE	

3 22 SEPTEMBER - 3PM SHADOWS
1 : 500

	POS (m²)	CURRENT SUN (m²)	SUN (%)	EXISTING SUN (m²)	SUN (%)
POS 1:	55	2	4%	2	4%
POS 2:	98	22	22%	22	22%
POS 3:	140	2	1%	2	1%
POS 4:	131	0	0%	0	0%
POS 5:	178	60	34%	60	34%
POS 6:	100	26	26%	26	26%

PRIOR SCHEME SUN (m²)	SUN (%)
NO CHANGE	
NO CHANGE	
NO CHANGE	
NO CHANGE	
36	20%
23	23%

DRAWING KEY

EXTENT OF EXISTING SHADOW

EXTENT OF SHADOW FROM PRIOR SCHEME

MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE
TP03	09.04.2025	RFI RESPONSES

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

N

KTA

Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

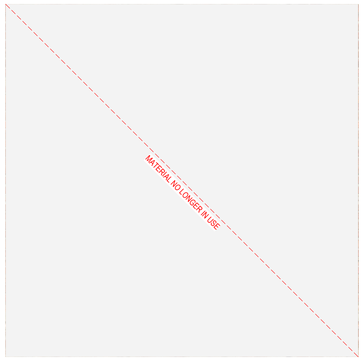
PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
SHADOW DIAGRAMS

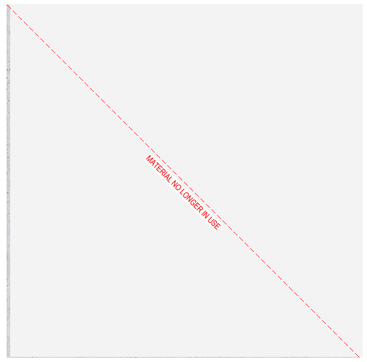
DRAWING NUMBER **TP400**
1 : 500 at A1

REVISION **TP03**
09.04.2025

copyright 2023



BRI: BRICK



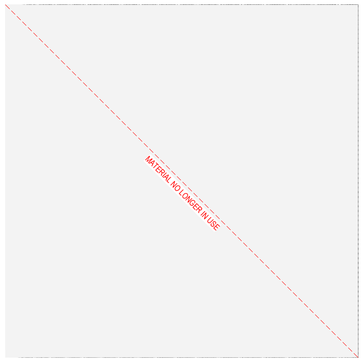
CON: CONCRETE SCREED



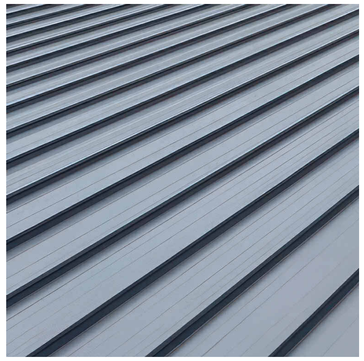
GL: EXTERNAL GLAZING



MSH: EXPANDED METAL MESH



MTP: PERFORTATED METAL SCREEN



MTR: METAL ROOFING



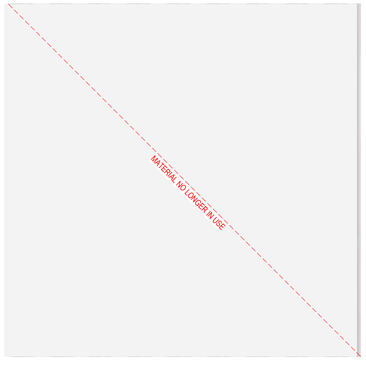
RN1: RENDER



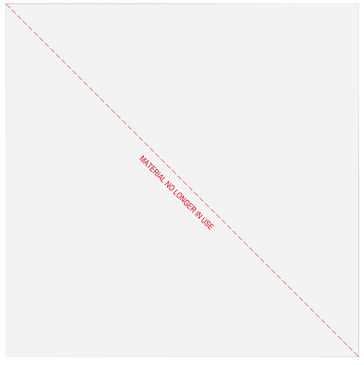
RN2: TEXTURED RENDER



TIM: TIMBER DECKING



MTC: METAL CLADDING



MT1: STAINLESS STEEL

__MATERIALS

BRI	BRICK
CON	CONCRETE
GL	EXTERNAL GLAZING
MSH	EXPANDED METAL MESH
MTP	PERFORATED METAL SCREEN
MTR	METAL ROOFING
RN1	RENDER
RN2	TEXTURED RENDER
TIM	TIMBER DECKING

No.	Date	Description
TP00	18.10.2024	TOWN PLANNING ISSUE
TP01	20.11.2024	RFI RESPONSES
TP02	25.02.2024	ADVERTISING RESPONSE

STAGE **TOWN PLANNING**
STATUS **FOR INFORMATION**
NOT FOR CONSTRUCTION
COMMERCIAL IN CONFIDENCE

0 1 2 m

KTA

Kerstin Thompson Architects Pty Ltd
6 Lothian St, North Melbourne, Australia 3051
T +61 3 8662 8800
kta@kerstinthompson.com
www.kerstinthompson.com

PROJECT **VDPE**
AT **169-171 VICTORIA PDE**
FOR **CRAWFORDS GROUP**
CODE **2408**

DRAWING TITLE
MATERIAL PALETTE

DRAWING NUMBER **TP500**
1 : 200 at A1

REVISION **TP02**
25.02.2024

copyright 2023

Informal Referral Meeting
Heritage

Application Information for Referral IREF25/01052

Officer:	Ally Dickinson
Council Reference:	PLN24/0889
Address:	169-171 Victoria Pde, Fitzroy VIC 3065
Proposal:	Planning application PLN24/0889 has been amended under Section 57A of the Planning & Environment Act (1987), making the following key changes: - Deletion of the extension to the office building - Deletion of the dwellings Refer to Cover Letter and Amended Plans for further details. The application is now for: Partial demolition and building and works to the existing office buildings
Zone:	C1Z
Overlay(s):	HO191 (Victorian Heritage Register) HO192 (Victorian Heritage Register) DDO2 DDO39 DCPO1 **Heritage Grade:** Victorian Heritage Register

Meeting Details

Date:	5 August 2025
Referral Officer	Diahnn McIntosh
Relevant Information:	• D25/156886 - PLN24/0889 - 169-171 Victoria Pde Fitzroy - S57B Advertising - Amended Plans (DECISION PLANS) • D24/462777 - PLN24/0889 - 169-171 Victoria Parade & 14 George Street, Fitzroy - Advertising S52 - Plans (ORIGINAL PLANS) • D25/78216 - CREF25/00006 - 169-171 Victoria Pde - Heritage Response (Final) (HERITAGE CONSULTANT COMMENTS ON ORIGINAL PLANS)

Advice Provided at Meeting

The following elements of the proposal are supported and comply with policy:

1. Demolition to office building
2. Works to office building
3. Visibility of works from George Street/Vic Pde

The following elements of the proposal are **NOT** supported and require the following changes to be made:
N/A

Is further information required? ❑ Yes - Required or ☑ No - Not Required

Any other notes from the meeting?
They key question is “Do the proposed external works to the non-contributory building improve the visual contribution to the surrounding heritage context?”

- The proposed introduction of additional openings to the blank concrete walls that will be visible from George Street will add visual interest.
- The potentially will improve the visual context of the building from George Street.
- The decision to delete the additional floor levels is well supported.
- The single storey structure is proposed to be constructed over the footprint of the existing structure and will not be visible from the public realm. It will not impact on the heritage context.

Planner Name: Ally Dickinson
Date: 5 August 2025

Heritage Advisor: Diahnn McIntosh
Date: 5 August 2025

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani
Officer	Ally Dickinson
Council Reference	IREF24/01954
Address	169-171 Victoria Parade, Fitzroy
Application No.	PLN24/0889
Proposal	Planning application PLN24/0889 has been amended under Section 57A of the Planning & Environment Act (1987), making the following key changes: - Deletion of the extension to the office building - Deletion of the dwellings Refer to Cover Letter and Amended Plans for further details. The application is now for: Partial demolition and building and works to the existing office buildings
Comments Sought	• Whether amended plans respond to previous recommendations from Development Engineering regarding vehicle access • Are the turning movements from the northern laneway to car parking spaces acceptable?
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 the ***Section 1 – Engineering requirements*** below. Specific details of the assessment are provided in ***Section 3 -*** 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

Consultant	Drawing No. or Document	Rev	Dated
Kerstin Thompson Architects	TP020 *Proposed Site Plan* TP100 *Proposed Floor Plan - Ground* TP101 *Proposed Floor Plan – Level 1* TP202 *Proposed West Elevation – Vic Pde* TP203 *Proposed North Elevations – Vic Pde*	TP03 TP03 TP02 TP02 TP03	9 April 2025 9 April 2025 25 February 2024 25 February 2024 9 April 2025
Traffix Group	*Traffic Engineering Assessment*	B	9 April 2025
Contour	*Section 57A Amendment*		24 March 2025

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 2 - Engineering requirements for applicant

Item	Engineering requirement	Action for applicant
1	Re-submit swept path diagrams for entry and exit movements into and out of car spaces off the rear laneway.	Re-submit swept path diagrams
2	Undertake a street lighting assessment to confirm the street lighting complies with the relevant public lighting Standards and Council requirements.	Submit assessment report
3	Provide the vehicle access cross-sectional diagrams for the car park entrances for the laneway off George Street and the rear laneway.	Submit the cross-sectional diagrams

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
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.
Note related to…	**Engineering note**
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 (a) to the satisfaction of the Responsible Authority.
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.
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

TRAFFIC IMPACT ASSESSMENT

Trip Generation

The trip generation for the site adopted by Traffix Group is as follows:

Proposed Use	Adopted Traffic Generation Rate	AM Peak Hour	PM Peak Hour
Rear Laneway Office (4 car spaces)	- 0.5 trips for each space per peak hour	2 trips	2 trips
George Street Laneway Office (16 car spaces)	- 0.5 trips for each space per peak hour	8 trips	8 trips
	Total	**10 Trips**	**10 Trips**

It is agreed the traffic generated by the proposed development is considered low and should not adversely impact the traffic operation of the surrounding road network.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Width of Laneway off George Street	The laneway off George Street is recorded on Council's *Register of Public Roads* as Laneway Number 1630. The laneway is 3.61 metres in width on the drawings.
Width of Rear Laneway	The rear laneway is recorded on Council's *Register of Public* Roads as Laneway Number 3019. The laneway is 3.88 metres in width on the drawings.
Width of Car Park Entrance – Laneway off George Street (Single-Space Car Park)	The width of the car park entrance is 3.55 metres.
Width of Car Park Entrances – Rear Laneway	The width of the car park entrances for the tandem spaces and double space is 4.8 metres.
Headroom Clearance	A minimum headroom clearance of 2.4 metres is provided at the car park entrances.
Car Parking Modules	
Car Spaces	The dimensions of the car spaces of (2.4 metres by 5.4 metres), (2.6 metres by 5.6 metres) and (4.8 metres by 5.6 metres) satisfy *Design standard 2 – Car parking spaces.*
Small Car Space	The width and depth of the small car space of 2.6 metres and 5.6 metres respectively are considered adequate.
Clearances to Walls	Car spaces adjacent to a wall are provided with a minimum clearance of 300 millimetres to satisfy *AS/NZS 2890.1:2004.*
Gradients	
Ramp Grade for the first 5.0 metres inside the Property	The ramp grade for the first 5.0 metres inside the development is flat to satisfy *Design standard 3 – Gradients.*
Swept Path Assessment	
Swept Path Diagrams – G35347-01, Sheet No.01, Rev C	The swept path diagrams for the B85 design vehicle template show entry and exit movements into and out of the double car space encroach into private property on the north side of the rear laneway.
Swept Path Diagrams – G35347-01, Sheet No.02, Rev C	The swept path diagrams for the B85 design vehicle template show entry and exit movements into and out of the tandem car spaces encroach into private property on the north side of the rear laneway. The swept paths for the single-space car park from the laneway off George Street are considered adequate.
Swept Path Diagrams – G35347-01, Sheet No.03, Rev B	The swept path diagrams for the B85 design vehicle template demonstrates adequate turning movements into and out of the laneways off Little Victoria Street.

Item	Assessment
	The traffic report recommends that vehicles no larger than a B85 design vehicle can access the car spaces off the rear laneway.
Vehicle Access Cross-Sectional Diagram – Laneway Off George Street & Rear Laneway	A vehicle access cross-sectional diagram is to be provided by the applicant to confirm that a B85 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).

Engineering Advice for Design Items to be Addressed by the Applicant

Item	Details
Swept Path Diagrams – G35347-01, Sheet No.01, Rev C	The applicant to re-submit the swept path diagram and demonstrate that a B85 design vehicle can enter and exit the double car space via the rear laneway without encroaching beyond the northern edge of the laneway. The private section of the laneway must be clearly shown on the diagrams. 
Swept Path Diagrams – G35347-01, Sheet No.02, Rev C	The applicant to re-submit the swept path diagram and demonstrate that a B85 design vehicle can enter and exit the tandem car space via the rear laneway without encroaching beyond the northern edge of the laneway. The private section of the laneway must be clearly shown on the diagrams.

Item	Details
	
Public Street Lighting	The applicant to undertake a street lighting assessment to ensure that it complies with the relevant public lighting Standards and Council requirements.
Vehicle Access Cross-Sectional Diagrams – Laneway Off George Street	To assist the applicant, an example of a cross-sectional diagram of the laneway and garage/car park is appended to this Memo. To ensure that vehicles do not scrape or bottom-out when entering or exiting the site and show the provision of a 40-millimetre lip/bullnose along the edge of the internal concrete slab with the laneway, a vehicle access cross-sectional diagram is required. The applicant is required to obtain a number of spot levels (existing and proposed) which include: • the reduced level 2.0 metres inside the property; • the 40 millimetre lip/bullnose along the western edge of the internal concrete slab; and • the level at 5 metres in the laneway taken from the western edge of the internal concrete slab. These levels are to be shown on a 1 in 20 scale cross-sectional drawing, with dimensions. The assessment should be taken along the centre of the vehicle access entrance. Providing the cross-sectional diagram early in the design phase can also determine whether further modification works
Vehicle Access Cross-Sectional Diagrams – Rear Laneway	To assist the applicant, an example of a cross-sectional diagram of the laneway and garage/car park is appended to this Memo. To ensure that vehicles do not scrape or bottom-out when entering or exiting the site and show the provision of a 40-millimetre lip/bullnose along the edge of the internal concrete slab with the laneway, a vehicle access cross-sectional diagram is required.

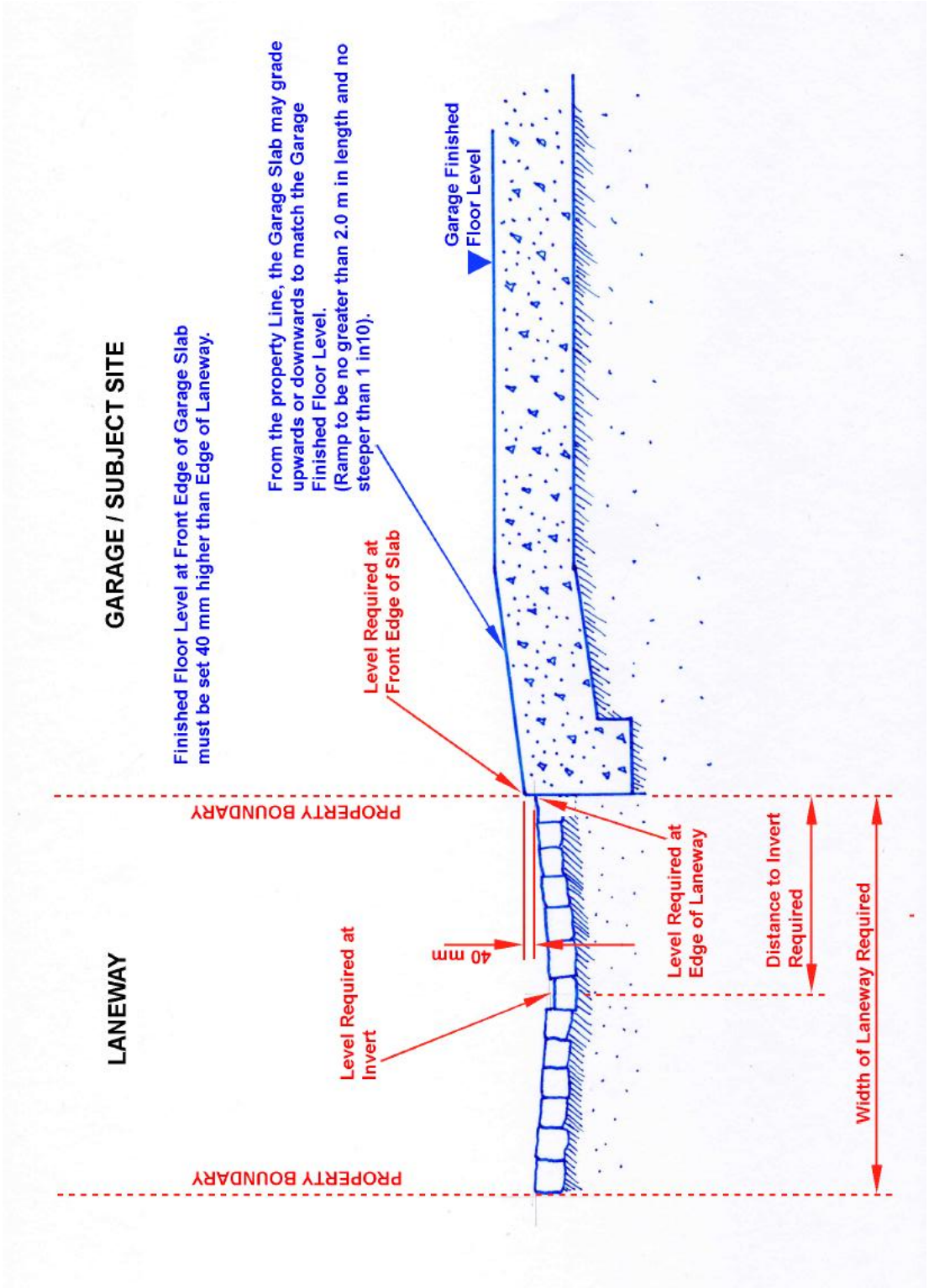
Item	Details
	The applicant is required to obtain a number of spot levels (existing and proposed) which include: • the reduced level 2.0 metres inside the property; • the level at the north and south edge of the laneway; • the level at the centreline/invert of the laneway; and • the 40 millimetre lip/bullnose along the northern edge of the internal concrete slab; and These levels are to be shown on a 1 in 20 scale cross-sectional drawing, with dimensions. The assessment should be taken along the centre of the vehicle access entrance. Providing the cross-sectional diagram early in the design phase can also determine whether further modification works

SECTION 4: Acknowledgement

Engineer: Artemis Bacani

Signature: 

Date: 20 May 2025


GARAGE / SUBJECT SITE
Finished Floor Level at Front Edge of Garage Slab must be set 40 mm higher than Edge of Laneway.
From the property Line, the Garage Slab may grade upwards or downwards to match the Garage Finished Floor Level. (Ramp to be no greater than 2.0 m in length and no steeper than 1 in10).
Garage Finished Floor Level
Level Required at Front Edge of Slab
PROPERTY BOUNDARY
LANEWAY
40 mm
Level Required at Invert
Level Required at Edge of Laneway
Distance to Invert Required
Width of Laneway Required
PROPERTY BOUNDARY

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Ally Dickinson
Council Reference:	PLN24/0889
Address:	169-171 Victoria Pde, Fitzroy VIC 3065
Proposal:	Planning application PLN24/0889 has been amended under Section 57A of the Planning & Environment Act (1987), making the following key changes: - Deletion of the extension to the office building - Deletion of the dwellings Refer to Cover Letter and Amended Plans for further details. The application is now for: Partial demolition and building and works to the existing office buildings
Comments Sought:	Click here to view referral memo: Record D25/157295: IREF24/01955 - 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:	D24/499937 (ATHANASA 17/12/2024) Note: This file has been added to the application as an attachment named 'Referral No. eRIRWaste 20841542.PDF' (ESERVICES 18/12/2024)

Comments:

The waste management plan for 169-171 Victoria Pde, Fitzroy by Traffix Group and dated 6/3/2025 is not satisfactory from a City Works Branch's perspective.

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

1. Please provide more information on the proposed waste collection procedure, the process is unclear in the WMP. The methodology must include who will transfer the bins to the collection point and back to the bin store and be specific if the proposal includes presenting bins kerbside. This is important as it may be an issue if bins are placed in front of property other than the site they come from. If this is the case other options will need to be considered.

Waste Management Officer: Atha Athanasi

Signature: 

Date:20/05/2025

ESD Formal Referral Response

Application Information:

Referral Officer:	Euan Williamson
Officer:	Ally Dickinson
Council Reference:	PLN24/0889
Address:	169-171 Victoria Pde, Fitzroy VIC 3065
Proposal:	Planning application PLN24/0889 has been amended under Section 57A of the Planning & Environment Act (1987), making the following key changes: - Deletion of the extension to the office building - Deletion of the dwellings Refer to Cover Letter and Amended Plans for further details. The application is now for: Partial demolition and building and works to the existing office buildings
Comments Sought:	Click here to view referral memo: Record D25/157283: IREF24/01956 - 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:

- Response to previous comments

In assessing this application, the following documents were reviewed:

- SMP prepared by Rewild dated 11.03.2025
- Architectural plans prepared by Kerstin Thompson dated 25.02.2025

Comments

The standard of the submitted documentation nearly meets Council's Environmentally Sustainable Design (ESD) standards.

All previous raised concerns have been addressed in the plans and SMP except the following two items that would be suitable for conditioning on permit:

- Green Travel Plan
  - Recommend applicant prepare Green Travel Plan for future occupants.
- Construction Waste Management Plan
  - Recommend applicant a prepare Construction Waste Management Plan, or Construction Management Plan, targeting 80% recycling of construction and demolition waste.

The following items have been assessed and are **satisfactory**:

- *Applicant to provide supporting evidence of Greenhouse Gas Emissions reduction calculations.*
- *Means of natural ventilation unclear from plans. Applicant to clarify method of ventilation or update BESS report to remove credit.*
- *Applicant to clarify total rainwater tank capacity. Section 2.2.2.1 of the SMP refers to a 'total rainwater tank capacity of 11kL'; 2.2.5 refers to 1kL associated with the office building roof and 1kL associated with the heritage building roof.*
- *Figures 5 and 6 of the SMP appear to indicate incorrect rainwater tank size (L not KL).*
- *Applicant to clarify whether rainwater tank(s) are to be connected to irrigation, as SMP mentions connection to 'irrigation and toilets' in some instances but only 'toilets' in others.*
- *STORM Model Output and Table 5 do not reflect the WSUD areas specified in Figure 8. Ensure STORM model is based on the latest design drawings and update Table 5/Figure 7 and/or Table 8 accordingly.*
- *Applicant to provide detail of proposed courtyard paving materials*
- *Confirm commitment to building tuning 12 months after practical completion.*

If you would like to discuss this further, please contact me.

ESD Advisor: Euan Williamson
Date: 22 May 2025

5.2. – PLN25/0115 - 732-734 Heidelberg Road Alphington

Author	Joshua Broberg – Senior Planner Statutory Planning
Authoriser	General Manager City Sustainability and Strategy

Executive Summary

Property	732-734 Heidelberg Road, Alphington VIC 3078
Ward	Yarra Bend
Application number	PLN25/0115
Proposal	Use of the land as dwellings and buildings and works associated with the construction of four 3-storey townhouses at the rear of two existing shops, construction and display of a reflective sign, and removal of easements.
Zoning & Overlay/s	• Commercial 1 Zone • Design and Development Overlay – Schedule 18 (Area 3B) • Development Contributions Plan Overlay – Schedule 1
Strategic setting	• Heidelberg Road Neighbourhood Activity Centre • Moderate Change Area
Submissions	15 objections from 10 properties

Key reasons for support	• There is strong strategic support for this type of development along Heidelberg Road in Alphington;
	• Subject to conditions:
	  ○ the proposal general complies with the built form requirements of the Zone, Overlays, Particular Provisions and local policies and would make a positive contribution to the area.
	  ○ subject to condition, the proposed signage does not require a permit.
	  ○ the dwellings will receive a good level of internal amenity; and
	  ○ the proposal will not result in unreasonable adverse amenity impacts to surrounding properties.
	• The proposed removal of easements is of no consequence.

Recommendation	That Council issues a Notice of Decision to Grant a Planning Permit, with conditions. Key conditions include: o Fenestration and improved materials to the proposed upper level visible from Heidelberg Road. o Measures to improve internal access including widening lobby corridor, dwelling entry lighting and alternate paving within parking area. o Further measures to limit overlooking to adjacent dwellings. o The reflective component of the proposed sign deleted. o Amended landscape plan, sustainable design assessment and waste management plan in accordance with Council requirements.
Contact Officer	Joshua Broberg, Senior Statutory Planner

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN25/0115 at 732-734 Heidelberg Road, Alphington for:

Control	**Clause**	**Matter for which the permit has been granted**
Commercial 1 Zone	34.01-1	To use the land for Dwellings
Commercial 1 Zone	34.01-4	To construct a building or construct or carry out works
Design and Development Overlay	43.02-2	To construct a building or construct or carry out works
Easements, Restrictions and Reserves	52.02	To remove easements (E-1, E-2 and E-2 as shown on LP38884)

subject to the following conditions:

Amended Plans

1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and must be generally in accordance with the decision plans prepared by JL Architects and dated 15 July 2024, but modified to show:

   (a) At least one window on the north elevation at second floor level with outlook to Heidelberg Road;

(b) The proposed north elevation cladding revised to a patterned concrete or another visually textured treatment;

(c) The reflective/mirrored component of the proposed sign deleted;

(d) The 1.1m wide internal corridor from the residential lobby widened to 1.5m;

(e) Alternative paving nominated within the driveway area that distinguishes pedestrian paths along the building line;

(f) Details of townhouse entrance lighting;

(g) The location of any building services (i.e. heating/cooling units etc), along with appropriate screening where necessary to minimise visual and noise impacts;

(h) All external materials to be annotated correctly on each elevation;

(i) A minimum of 6 cubic metres of secure storage to be provided for each dwelling, which may be located internally;

(j) An annotation to confirm finished floor levels of the pedestrian entries at the property line match into the existing back of footpath levels along Heidelberg Road;

(k) The following windows/balconies to comply with Standard B22 of Clause 55.4-6 (Overlooking):

(i) West-facing first floor window to Bedroom 1 of Townhouse 3;

(ii) West side of first floor balcony to Townhouse 4, with treatment details to be consistent on both plan and elevation;

(iii) West-facing second floor window to Bedroom 2 of Townhouse 4;

(iv) West-facing second floor window to the Retreat/Study of Townhouse 4;

(v) West-facing second floor window to Bedroom 2 of Townhouse 3;

(vi) The first-floor kitchen window to Townhouse 4;

(vii) The east-facing balconies of Townhouse 3;

(viii) The east side of first floor balcony to Townhouse 4;

(l) The balconies at the second floor to comply with Standard B23 of Clause 55.4-7 (Internal views);

(m) Additional east, west and south elevations which depict all built form at the property boundary, including details of any structural support posts and the vehicle access gate. Boundary fencing or abutting built form may be indicated by a dashed line; and

(n) Any changes in accordance with Condition 5 (Sustainable Design Assessment), Condition 7 (Landscape Plan), Condition 9 (Tree Management Plan) and Condition 10 (Waste Management Plan).

Development Conditions

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

3. Prior to the commencement of the development, the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.
4. Prior to the commencement of the development, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

Sustainable Design Assessment

5. Concurrent with the submission of Condition 1 Plans, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by LID Consulting and dated 16 December 2024 but modified to include:
    (a) External shading (e.g. retractable awnings) to north, east and west glazing of habitable rooms (i.e. bedrooms, living areas and studies);
    (b) Water supply (tap) and a wastewater connection (drain) on all balconies;
    (c) A 7.5 Star average NatHERS rating across the development to improve energy efficiency and thermal comfort outcomes;
    (d) An increase in the kW capacity of the solar photovoltaic (PV) systems, better aligning with expected occupant energy demand and utilising available roof space;
    (e) Operable windows (where not otherwise required to be screened) to kitchen areas to support improved natural ventilation outcomes;
    (f) All car parking spaces to have enabling infrastructure (e.g. conduits, wiring etc) installed which will allow for the future installation of electric vehicle charging stations;
    (g) Clarify type of hot water system, ensuring references to system type are consistent throughout documentation;
    (h) Ensure water efficiency ratings (i.e. WELS ratings) are consistent throughout documentation (e.g. litres per minute of showerheads);
    (i) Include input for bath in BESS and SDA to reflect provision of bath in master ensuites;
    (j) Clarify how the development satisfies BESS Water Credit 4.1 (Building Systems Water Use Reduction);
    (k) Clarify if Level 2 balconies are considered rainwater catchment areas connected to tanks or if only roof areas will be connected, ensuring STORM assessment and stormwater catchment plan are accurate;
    (l) Clarify operability of kitchen and stairwell glazing, update natural ventilation mark-up accordingly and ensure claim of BESS IEQ Credit 2.2 (Cross Flow Ventilation) satisfies the credit criteria;

(m) Provide specifications of indicative glazing products representative of specifications used for energy modelling, confirming that sufficient daylight amenity is achievable in Bedroom 2 and study;

(n) Clarify proposed approach for mechanical ventilation in the commercial space, as claimed in BESS IEQ Credit 2.3 (Ventilation – Non-Residential);

(o) Clarify how the roof colour specification of 'Monument' meets solar absorptance requirements under NCC Part J4D4 and mitigates urban heat impacts;

(p) Ensure finishes annotations for metal sheeting colours are correctly noted on roof plan and elevations;

(q) Ensure BESS input for clothes lines reflects the type proposed on plans; and

(r) Any changes required under Condition 1.

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

Landscape Plan

7. Concurrent with the submission of Condition 1 Plans, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must be prepared by a suitable qualified landscape designer and include:

(a) A 300mm wide landscape strip along the eastern boundary of the internal driveway area, with appropriate planting, allowing for vehicular manoeuvrability;

(b) Location of planter boxes/garden bed to proposed climbers;

(c) The type, location, quantity, height at maturity and botanical names of all proposed plants;

(d) Exclusion of any weed species, e.g. 'Agapanthus';

(e) Indicate the location of all areas to be covered by lawn or other surface materials; and

(f) Provide a specification of works to be undertaken prior to planting.

8. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:

(a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;

(b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and

(c) replacing any dead, diseased, dying or damaged plants,

To the satisfaction of the Responsible Authority.

Tree Management Plan

9. Concurrent with the submission of Condition 1 Plans, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:
    (a) the protection of any significant trees within the rear of 736 Heidelberg Road and 6 Killop Street:
        (i) pre-construction;
        (ii) during construction; and
        (iii) post construction;
    (b) the provision of any barriers;
    (c) any pruning necessary; and
    (d) watering and maintenance regimes.

Waste Management Plan

10. Concurrent with the submission of Condition 1 Plans, 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 LID Consulting and dated 16 December 2024, but modified to include
    (a) The residential waste collection to be revised to a Council collection service in accordance with Council's operational requirements for kerbside service.
    (b) Confirmation on the collection frequency and proposed volume of FOGO bins.
    (c) Report to confirm that municipal waste charges do not apply to properties with private waste services.
11. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Engineering and Infrastructure

12. 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.

Construction Management Required

13. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:

    (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;

    (b) works necessary to protect road and other infrastructure;

    (c) remediation of any damage to road and other infrastructure;

    (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;

    (e) facilities for vehicle washing, which must be located on the land;

    (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;

    (g) site security;

    (h) management of any environmental hazards including, but not limited to,:

        (i) contaminated soil;

        (ii) materials and waste;

        (iii) dust;

        (iv) stormwater contamination from run-off and wash-waters;

        (v) sediment from the land on roads;

        (vi) washing of concrete trucks and other vehicles and machinery; and

        (vii) spillage from refuelling cranes and other vehicles and machinery;

    (i) the construction program;

    (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;

    (k) parking facilities for construction workers;

    (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

    (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;

    (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced; and

    (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;

If required, the Construction Management Plan may be approved in stages. Construction of each stage must not commence until a Construction Management Plan has been endorsed for that stage, to the satisfaction of the Responsible Authority.

General Conditions

14. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
15. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
16. Any new dwelling development allowed by this permit must not be connected to a reticulated gas service (within the meaning of Clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.
17. The use and development must at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.
18. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park and dwelling entrances must be provided within the property boundary. Lighting must be:
    (a) Located;
    (b) Directed;
    (c) Shielded; and
    (d) Of limited intensity,

    To the satisfaction of the Responsible Authority.
19. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
    (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm,;
    (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
    (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
20. The removal of easement plan submitted for certification under the *Subdivision* Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Permit Expiry

21. The removal of easement approved under this permit will expire if:
    (a) A removal of easement plan is not certified under the Subdivision Act 1988 within two years of the issue of this permit; or

(b) A removal of easement plan is not completed within five years of the date of certification under the Subdivision Act 1988

22. This permit will expire if:

(a) The development is not commenced within two years of the date of this permit; or

(b) The development is not completed within four years of the date of this permit;

(c) The use is not commenced within five years of the date of this permit.

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

Notes:

The permit holder must obtain approval from the relevant authorities to remove the easements.

A certified plan must be lodged at the Titles Office for registration of the removed easement pursuant to Section 23 of the Subdivision Act 1988.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.

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

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

The preliminary site investigation prepared by Atma Environmental dated 29 October 2024 recommends that a Preliminary Risk Screen Assessment be undertaken. Legal duties and obligations to protect human health and the environment from pollution and waste are set out in the Environment Protection Act 2017. Please refer to the Environment Protection Authority Victoria website www.epa.vic.gov.au/meeting-your-obligations for more information on identifying potential contamination and complying with your duty to manage contaminated land under the Environment Protection Act 2017.

All property owners or occupiers and all future businesses (whether as owners, lessees/tenants, occupiers) within a development approved under this planning permit, will not be eligible for residential, business or visitor parking permits unless the development has heritage controls where parking would adversely affect the integrity of the heritage place, or if there's no increase in occupancies and the development does not reduce existing on-site parking. For more information refer to www.yarracity.vic.gov.au/residents/transport/parking/parking-permits.

Engineering Notes

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.

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.

All redundant property drain outlets are to be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.

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.

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.

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.

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.

Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.

History and Background

1. The subject site has no planning history.

AmendmentC273yarra

2. Yarra City Council is proposing to introduce permanent built form and design requirements for commercial areas along Heidelberg Road under the Design and Development Overlay – Schedule 18 (DDO18). The permanent built form and design requirements will be introduced through an amendment to the Yarra Planning Scheme known as draft Amendment C273yara.
3. On 8 April 2025, Council resolved to submit its preferred version of C273yara to the Minister for Planning for approval. This amendment is now considered to be 'seriously entertained' due to its recent adoption by Council. The requirements of the proposed permanent DDO18 will be discussed within the body of this report as relevant.
4. While the Minister for Planning considers approval of Amendment C273yara, interim built form controls continue to apply under Amendment C272yara. These interim controls are currently set to expire on 30 June 2026.

Amendment VC267

5. Amendment VC267 was gazetted on 6 March 2025 and became operational on 31 March 2025. The amendment introduced new provisions and 'deemed to comply' standards under Clause 55 which remove third-party appeal rights where those standards are satisfied.
6. Pursuant to the transitional provisions of the Commercial 1 Zone, the version of Clause 55 in force immediately before the approval of Amendment VC267 continues to apply to this application, as it was lodged prior to 06 March 2025.

Council's Updated Flood Mapping

7. Council's flood mapping has recently been updated. The flood mapping has no formal status and does not form part of the Yarra Planning Scheme. However, the information has been made public and Council officers are checking applications and advising potentially affected applicants. On review of the mapping area, it appears that the subject site is not affected.

Site Context

Subject Site

8. The subject site is located on the south side of Heidelberg Road, Alphington, approximately 50m east of Park Avenue and 100m west of Yarralea Street. The site is trapezoidal in shape, with a 15.24m wide frontage to Heidelberg Road, a maximum depth of 56.04m (east boundary), with an overall site area of 724sqm.
9. The site is occupied by a pair of Interwar-era commercial buildings fronting Heidelberg Road. The buildings have a painted brick parapet, with concealed hipped roofs behind clad in corrugated metal.



Figure 1 – Subject site frontage, viewing south from Heidelberg Road. Source: Planning Officer, 28 July 2025

10. An L-shaped single-storey extension is located along the west side boundary. The balance of the site is vacant.



Figure 2 – Internal rear view of subject site, viewing north. Source: Applicant's submission

11. The site is generally flat and has existing vehicular access via a right-of-way laneway within its southwest corner. Two party wall easements separate the existing buildings, and a carriageway easement is located along the rear boundary of No. 732 Heidelberg Road which provides access to No. 734.



Figure 3 - Right-of-way laneway to rear of subject site, viewing east towards the subject site and No. 6 Killop Street. Source: Planning Officer, 28 July 2025.

Title

12. The subject site comprises Lot 1 and 2 on LP038884 which relate to No. 732 and 734 Heidelberg Road respectively. Both lots include two party wall easements in between the two existing buildings (E-1 and E-2) and a carriageway easement (E-3) within the rear of Lot 1 to the benefit of Lot 2. The titles include no covenants.

Surrounds

13. The site is centrally located within the Heidelberg Road Neighbourhood Activity Centre, which extends along the southern side of Heidelberg Road from Coate Avenue to Como Street in Alphington. The northern side of Heidelberg Road lies within the City of Darebin.



Figure 4 – Aerial map of subject site and surrounds. Source: Nearmap.com (17 April 2025)

14. The centre comprises both commercial and mixed-use land, the latter forming part of the Alphington Paper Mill major regeneration area, located approximately 200 metres southwest of the site. The Paper Mill site includes high-rise residential and mixed-use development fronting Heidelberg Road.



Figure 5 – Heidelberg Road streetscape, viewing southwest from outside the subject site. Source: Planning Officer, Date: 28 July 2025



Figure 6 – Heidelberg Road streetscape, viewing northeast from outside the subject site. Source: Planning Officer, Date: 28 July 2025

15. The site's immediate context is characterised by one- to two-storey commercial buildings, including local shops, restaurants, gyms, offices, car dealerships and automotive services. Residential zoned land lies to the south and east of the site, while a pocket of Industrial zoned land is located further west along the northern side of Heidelberg Road.

16. The site is approximately 100 metres north of Alphington Park and 250 metres south of Alphington Train Station.

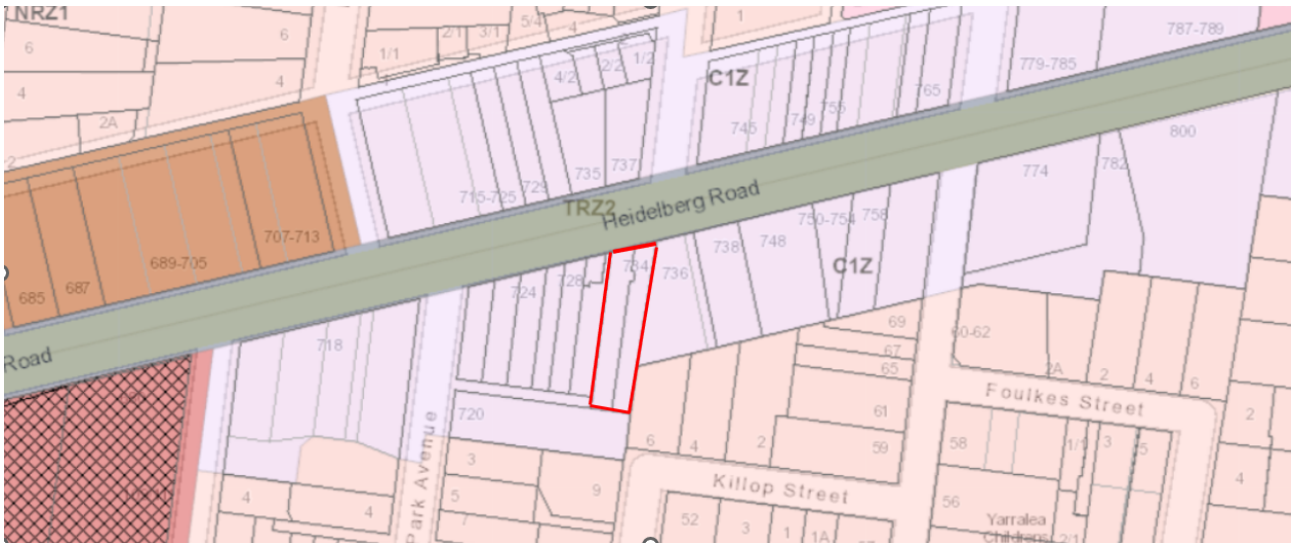


Figure 7 - Zoning map of the site and surrounds. Source: Vicplan (accessed 22/07/25)

17. Immediately adjoining properties comprise:

18. To the east is Nos. 736 Heidelberg Road and 6 Killop Street. No. 736 Heidelberg Road is adjacent the front portion of the site and is occupied by a single-storey building used as a mechanic. No. 6 Killop Street is adjacent the rear portion of the site and is occupied by a single-storey detached dwelling within the Neighbourhood Residential Zone.



Figure 8 – No. 736 Heidelberg Road. Source: Planning Officer, Date: 28 July 2025.

19. To the south is No. 720 Heidelberg Road, which is occupied by a private carpark associated with a double-storey office building at Nos. 720-726 Heidelberg Road.

20. To the west are Nos. 730 and 730A Heidelberg Road – a single-storey shop occupied by an Australia Post office, and a single-storey dwelling located behind, with separate pedestrian frontage to Heidelberg Road. Both properties are located within the Commercial 1 Zone.



Figure 9 – Nos. 730 and 730A Heidelberg Road. Source: Planning Officer, Date: 28 July 2025.

21. To the north, opposite Heidelberg Road, is No. 737 Heidelberg Road and a t-intersection to Miller Street. No. 737 Heidelberg Road is occupied by a single-storey Interwar-era commercial building, occupied by a café.

Proposal

22. The proposal is for the construction of four (4) three-storey semi-detached townhouses, the use of the land for dwellings, the construction and display of a reflective sign, and the removal of easements, with details as follows:

Use

(a) Use of the land for dwellings in a Commercial 1 Zone;

(b) The dwellings will comprise four, three-storey townhouses, each with three bedrooms and a double garage. Pedestrian access will be via a proposed lobby onto Heidelberg Road. Vehicular access will be via the existing right-of-way;

(c) The existing pair of commercial buildings will be consolidated into a single retail tenancy onto Heidelberg Road (no permit required for use);

Signage

(d) A 0.825sqm non-illuminated promotion and reflective sign applied to the residential lobby glazing, comprising 3D mirrored lettering projecting 30mm. The sign content comprises the name of the proposed townhouse development, 'Parkview Alphington';

Removal of Easements

(e) Removal of two party-wall easements separating the existing pair of buildings (E-1 and E-2) and a 3.66m wide carriageway easement (E-3) along the rear boundary of No. 732 Heidelberg Road (Lot 1 on LP038884);

Development

(f) Partial demolition to the rear of the existing buildings (no permit required);

(g) Buildings and works associated with the construction of four (4) three-storey semi-detached townhouses behind the existing building frontage to Heidelberg Road, comprising:

(i) At ground level, each townhouse will have a double-garage, with a common driveway along the east of the site with vehicular access via the existing right-of-way from the southwest corner of the site. Dwelling entrances will be to the north of each garage, with pedestrian access through the common driveway via a walkway and lobby onto Heidelberg Road. The two existing shops will be consolidated into a single 'retail space' with a floor area of approximately 86sqm;

(ii) At first floor, each townhouse will have one bedroom, a bathroom, laundry and kitchen/living/dining area. Townhouses 1-3 will have east-facing balconies, and Townhouse 4 a south-facing balcony;

(iii) At second floor, each townhouse will have a small retreat/study area, a second bedroom with ensuite and a master bedroom with walk-in-robe and ensuite. Townhouses 1-3 include an east-facing balcony to the master bedrooms;

(h) The townhouses will have a maximum building height of 9.3m;

(i) The buildings and works provide the following setbacks:

(i) At ground level, the townhouses are built to the west side boundary, have a minimum east side boundary setback of 5.58m, and a minimum rear boundary setback of 4.87m;

(ii) At first floor, the townhouses provide a minimum front setback of 6m, measured perpendicular with the angle of the frontage, or approximately 6.31m, a minimum east side boundary setback of 1.55m, a minimum rear boundary setback of 1.67m, and a minimum west side boundary setback of 1.32m;

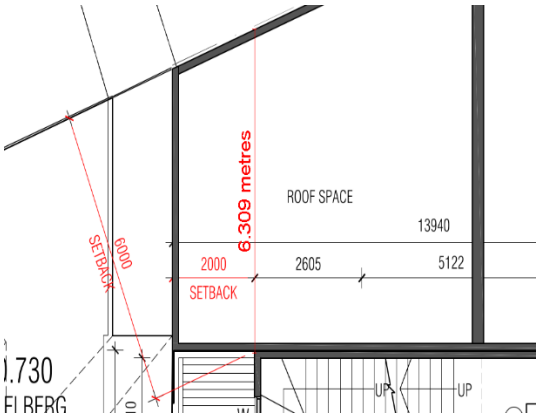


Figure 10 – First floor front setback measured perpendicular to the building

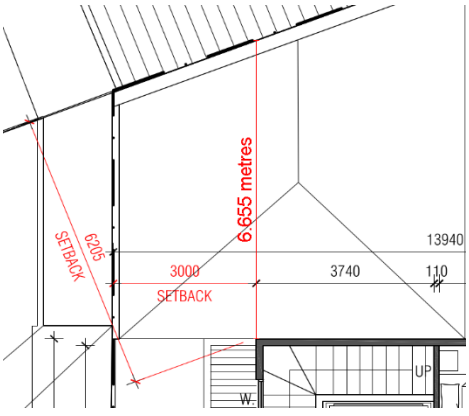


Figure 11 - Second floor front setback measured perpendicular to the building

(iii) At second floor, the townhouses provide a minimum front setback of 6.21m measured perpendicular to the street, or approximately 6.66m measured perpendicular to the building, a minimum east side boundary setback of approximately 2.78m, a minimum rear boundary setback of 4.88m, and a minimum west side boundary setback of 2.71m;

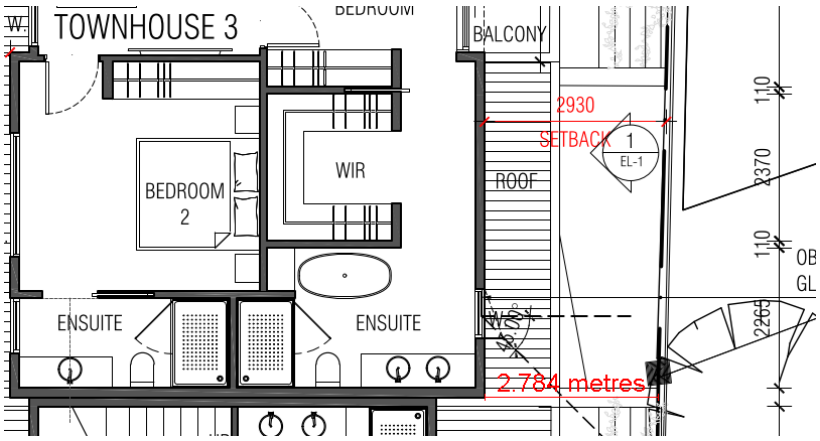


Figure 12 - East boundary minimum setback

(j) Buildings and works include alterations to the existing shopfront comprising 'light green polished subway tiles' to be installed underneath and between the two areas of existing glazing; and

(k) The townhouses adopt a contemporary design, featuring recessed upper levels and angled walls and balconies to provide articulation. A varied materials palette is proposed, including white weatherboards at first floor and charcoal and white metal cladding at second floor.



Figure 13 – 3D render of proposed development viewed from Heidelberg Road (Source: Decision Plans)



Figure 14 – 3D render of proposed development viewed from east (Source: Decision Plans)

Statutory controls

23. The table contained in the Officer Recommendation sets out why a planning permit is required for this application.

24. The following Clauses of the Yarra Planning Scheme are also relevant to the proposal:

(a) **Clause 34.01 – Commercial 1 Zone (C1Z) –** a dwelling is an "as-of-right" use (no permit required) provided the ground floor frontage does not exceed 2 metres. In this case, a planning permit is required for the use of the land for dwellings, as the proposed residential lobby to Heidelberg Road has a frontage of approximately 4 metres.
A permit is also required for buildings and works, including alterations to the existing building façade, as less than 80 per cent of the ground level façade comprises an entry or window with clear glazing.
The decision guidelines of the C1Z include the consideration of the objectives, standards and decision guidelines of Clause 55 (Two or More Dwellings on a Lot and Residential Buildings).

(b) **Clause 43.02 – Design and Development Overlay – Schedule 18 (Area 3B) (DDO18-3B) –** a permit is required for buildings and works, including alterations to the existing building façade, as less than 80 per cent of the ground level façade comprises an entry or window with clear glazing.
DDO18-3B applies the following discretionary built form controls which affect the subject site:

(i) Maximum building height of 17.6m;

(ii) Retention of the 'heritage' street wall;

(iii) Upper-level front setback of 6m; and

(iv) Upper-level side setbacks to neighbouring sites within the DDO18:

- 4.5m where a habitable window or balcony is proposed or exists.
- 3m where a commercial or non-habitable window is proposed or exists.

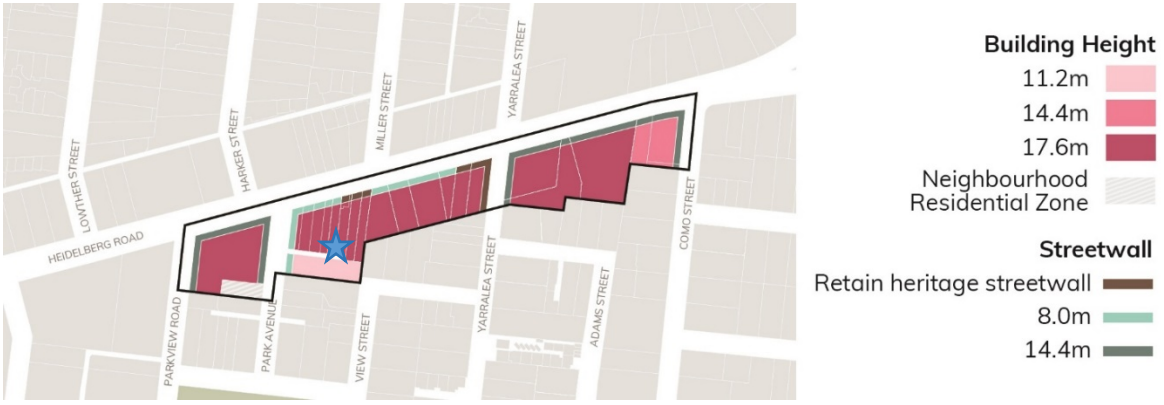


Figure 15 – Precinct 3B as shown within the DDO18 (subject site in blue star)

(c) **Clause 45.06 - Development Contributions Plan Overlay - Schedule 1 (DCP01) –** the DCPO1 sets out mandatory development contributions for specific types of development. As the proposal includes four new dwellings, the requirements of DCPO1 apply and the Community and Development Infrastructure Level will be included by condition;

(d) **Clause 52.02 – Easements, Restrictions and Reserves –** a permit is required before a person proceeds under Section 23 of the *Subdivision Act 1988* to remove an easement. The proposal seeks removal of two existing party wall easements separating the existing tenancies (Easement E-1 and Easement E-2) and a carriageway easement (Easement E-3) within the rear of 732 Heidelberg Road (Lot 1 on LP38884);

(e) **Clause 52.05 – Signs –** pursuant to Clause 34.01-9, the subject site is located within 'Category 1 – Commercial Areas' for the purposes of signage controls. A 0.825sqm promotion sign with reflective elements is proposed within the existing shopfront. Under Category 1, a permit is not required for promotion signs where the total display area of all signs to each premises does not exceed 8sqm, excluding any signs not exceeding 1.5sqm located below a verandah. Accordingly, a permit is not required for the proposed promotion sign based on its area and location. However, a permit is required for any 'reflective sign' pursuant to Section 2. Accordingly, a permit is required for the proposed sign;

(f) **Clause 52.06 – Car Parking –** requires that before the floor area of an existing use or the number of dwellings is increased, the required car parking spaces must be provided on the land as set out at Clause 52.06-5. As the existing commercial floor area is to be reduced, the minimum car parking requirement does not apply to that component of the development. The proposal includes four (4) new, three-bedroom townhouses, each of which generates a requirement for two car parking spaces. Each dwelling is provided with two on-site car parking spaces within separate garages, meeting the minimum car parking requirement. There is no requirement for visitor parking for developments of four or fewer dwellings or where the land is located within the Principal Public Transport Network Area, which includes the subject site;

(g) **Clause 52.34 - Bicycle facilities -** sets out requirements for bicycle facilities. The provision of bicycle facilities is only required where the floor area of an existing use is increased or for dwelling developments of four or more storeys. Accordingly, the proposal does not require the provision of any bicycle facilities. Nevertheless, a bicycle parking space is shown within the garage of each dwelling;

(h) **Clause 53.18 - Stormwater management and Urban development -** This clause applies to an application under a provision of a zone to construct a building or construct or carry out works and sets out certain requirements to be met. This is addressed in the ESD assessment; and

(i) **Clause 65 - Decision Guidelines -** These guidelines set out the relevant matters to be considered, as appropriate, before deciding on an application or approval of a plan.

Internal and External Consultation

Advertising

25. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)* by 30 letters sent to surrounding owners and occupiers and by two (2) signs displayed on the Heidelberg Road frontage and the boundary to the right-of-way.

26. Council received fifteen (15) objections from 10 properties, on the following key grounds:
    (a) Lack of strategic justification;
    (b) Lack of commercial floor area;
    (c) Overdevelopment;
    (d) Unacceptable neighbourhood character/architectural response;
    (e) Excessive building height and visual bulk;
    (f) Unacceptable Clause 55 Response, including side and rear setbacks, walls on boundary, overlooking and overshadowing;
    (g) Lack of landscaping;
    (h) Waste management plan insufficient;
    (i) Lack of detail on building services;
    (j) Impact on local parking;
    (k) Impact on pedestrian/road safety;
    (l) Noise from vehicle gate;
    (m) Construction impacts;
    (n) Impact on property values;
    (o) Mischaracterisation of neighbouring dwelling within applicant planning report;
    (p) Existing use of shop as tobacconist inappropriate; and
    (q) A planning consultation meeting not held.

Internal and external referrals

27. The proposal was referred to the following external agencies and internal business units:

Internal Business Unit/ External consultant	Comments
Strategic Planning	The proposal is not supported in its current form. Comments and recommendations summarised as follows: The application complies with most provisions of the interim DDO18 and proposed permanent DDO18, including the following requirements: - Street wall height and street setback. - Upper-level front and side setback. - Building height. - Overshadowing. - Building layout. - Access, parking and loading area. However, the following requirements are not met: - Interface and rear setback. - Building separation and amenity.

	- Other design requirements. The following changes are recommended: - The upper levels of Townhouse 4 onto the boundary to No. 6 Killop Street be set back at least 4.5m for habitable openings and at least 3m for non-habitable openings. - The development be amended to avoid blank walls visible to the public realm.
Urban Design	The proposal is not supported in its current form. Comments and recommendations summarised as follows: The proposal is acceptable in terms of the proposed upper-level setback to Heidelberg Road and overall building height. However, the following components of the proposal are not supported: - Blank wall presentation of the upper level as visible from Heidelberg Road. - Poor sense of address, quality and safety for the pedestrian access to townhouses. The following changes are recommended: - Widen the internal corridor. - Alternative paving that distinguishes pedestrian paths along the building line. - Introduce further landscaping opportunities along the eastern boundary. - Provide the details of townhouse entrance lighting. - Provide the finished floor levels of the pedestrian entries at the property frontage and existing back of footpath levels on Heidelberg Road to ensure a seamless transition.
Development Engineering	Supports, subject to additional details to be shown on the plans, along with Council's standard engineering conditions and notes in relation to asset protection, stormwater, parking and infrastructure requirements.
City Works – Waste Management	Supports, subject to corrections to the waste management plan. Recommendation to consider internal private collection service for residential dwellings or Council collection service from the kerbside in lieu of private kerbside pickup.
Environmentally Sustainable Development (ESD) Officer	Supports, subject to conditions requiring additional information and consideration to address ESD deficiencies, including:

	- Incorporate additional vegetation/landscaping (horizontal and/or vertical) into the design, aiming for coverage equivalent to at least 10% of the site area. - Incorporate effective external shading (e.g. retractable awnings) to east and west glazing of habitable rooms (i.e. bedrooms, living areas and studies). - Provide water supply (tap) and a wastewater connection (drain) on all balconies.

Policy Implications

Planning Policy Framework (PPF)

28. The following policies are of most relevance to this application:

- Clause 2 - Municipal Planning Strategic, including:
  - Clause 02.01 – Context:
    - Clause 02.01-1 – Location
    - Clause 02.01-6 – Built Environment and Heritage
    - Clause 02.01-9 – Transport
  - Clause 02.02 – Vision
  - Clause 02.03-1 – Settlement:
    - Clause 02.03-3 – Environmental Risks and Amenity
    - Clause 02.03-4 – Built Environment and Heritage
    - Clause 02.03-6 – Economic Development
    - Clause 02.03-7 – Transport
  - Clause 02.04 – Strategic Framework Plan
- Clause 11 – Settlement, including:
  - Clause 11.01-S – Settlement
  - Clause 11.02-1S – Supply of Urban Land
- Clause 13 – Environmental risks and amenity:
  - Clause 13.05-1S – Noise Management
  - Clause 13.07-1S – Land Use Compatibility
  - Clause 13.07-1L – Interfaces and Amenity
- Clause 15 – Built environment and heritage:
  - Clause 15.01-1S – Urban Design
  - Clause 15.01-1L – Urban Design
  - Clause 15.01-2S – Building Design
  - Clause 15.01-2L – Building Design
  - Clause 15.01-2L-01 – Environmentally Sustainable Development
  - Clause 15.01-4S – Healthy Neighbourhoods
  - Clause 15.01-4R – Healthy Neighbourhoods

  - Clause 15.01-5S – Neighbourhood Character
- Clause 16 – Housing:
  - Clause 16-01-1S – Housing Supply
  - Clause 16.01-1R – Housing Supply
  - Clause 16.01-1L – Location of Residential Development
  - Clause 16.01-1L-01 – Housing Diversity
  - Clause 16.01-2S – Housing Affordability
  - Clause 16.01-2L – Housing Affordability
- Clause 17 - Economic Development:
  - Clause 17.01-1S – Diversified Economy
  - Clause 17.01-1L – Employment
  - Cause 17.02-1S – Business
  - Clause 17.02-1L – Retail
- Clause 18 – Transport:
  - Clause 18.01-1S – Land Use and Transport Integration
  - Clause 18.02-1S - Walking
  - Clause 18.02-2S – Cycling
  - Clause 18.02-2L – Cycling
  - Clause 18.02-3S – Public Transport
  - Clause 18.02-3R – Principal Public Transport Network
  - Clause 18.02-4S – Roads
  - Clause 18.02-4L – Road System
  - Clause 18.02-4L-01 – Car Parking
- Clause 19 – Development infrastructure:
  - Clause 19.03-3L – Water Sensitive Urban Design
  - Clause 19.03-5L – Waste

Other relevant documents

29. *Plan Melbourne 2017-2050: Addendum 2019 (Department of Environment, Land, Water and Planning, 2019)*.

30. *Heidelberg Road Built* Form *Framework (Yarra City Council, 2019).*

Officer Assessment

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

    (a) Strategic Support;

    (b) Land Use;

    (c) Buildings and Works;

    (d) Access, parking and loading area requirements;

    (e) On-site amenity and facilities;

    (f) Environmentally Sustainable Development;

    (g) Waste Management;

(h) Car Parking and Traffic;

(i) Signage;

(j) Other matters; and

(k) Objector concerns.

Strategic Support

32. The subject site is within a well serviced inner-city area, close to public transport and integrated within an existing Neighbourhood Activity Centre.

33. There is strong policy support across both the Planning Policy Framework and Local Planning Policy Framework, underpinned by *Plan Melbourne 2017-2050* directives and Council's vision at Clause 02.02 for the City of Yarra, for urban consolidation, economic development and the provision of housing supply.

34. The site is within the 'Heidelberg Road Neighbourhood Activity Centre', where local policy strategies at Clause 11.03-1L (Activity Centres) are to: *support moderate built form on land outside of the Alphington Paper Mill major regeneration area* and to *support development along Heidelberg Road, east of Parkview Avenue that achieves fine grain building frontages and contributes to a positive pedestrian street environment, through appropriate street wall height, upper level setbacks and landscaping*.

35. Housing supply is further guided by Clause 16.01-1L (Location of residential development), which includes as its objective *to encourage new housing development to locations in a major or neighbourhood activity centre or major regeneration area as shown in clause 02.04 (Strategic Framework Plan)*. Council's *Strategic Housing Framework Plan – Fairfield and Alphington* identifies the subject site as being within a 'moderate change area' where local policy strategies *support medium density residential and mixed use development that is responsive to heritage significance and streetscape character*. Through these policies, there is also a clear expectation that land within Commercial 1 Zones will accommodate some of Yarra's housing growth.

36. To assist in facilitating development within the Heidelberg Road Neighbourhood Activity Centre, the interim Design and Development Overlay Schedule 18 has been applied to Commercial Zoned Land which fronts onto Heidelberg Road. Relevantly, Precinct 3B applies to land between Parkview Road and Como Street, and affects the subject site

37. The objectives within Schedule 18 include ensuring development supports '*a new low-rise character with a mix of retained heritage and new street wall heights along Heidelberg Road…*' This is balanced with the objective of ensuring '*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*'. Detailed assessment of the proposal against the requirements of the DDO18-3B will be discussed further in this report.

38. The Planning Policy Framework and Local Planning Policy Framework also requires that imperatives for urban consolidation and new development are balanced against imperatives to protect neighbourhood character; ensure development makes a positive contribution to the public realm; and mitigate off-site amenity impacts associated with built form (e.g., Clause 02.03-4, Clause 15.01-1S, Clause 15.01-2S and Clause 15.01-5S). It also seeks to ensure new built form mitigates against adverse environmental impacts and provides a good quality environment for occupants (e.g. Clause 02.03-3). The Urban Design Guidelines for Victoria (DELWP) set out principles for new development's interface and connection to the public realm that support the objectives and strategies in Council's local urban design policies.

39. Overall, the proposal enjoys strategic support, as the proposed development would deliver housing supply in an appropriate location earmarked for moderate residential growth. The retention and reuse of the existing commercial buildings is a positive outcome. However, the proposed development must still respond to the other requirements of the planning scheme, discussed below.

Land Use

40. A permit is required to use the land for dwellings within the Commercial 1 Zone as the proposed residential lobby to Heidelberg Road has a frontage wider than two metres.

41. The purpose of this permit trigger is to ensure that residential uses do not undermine active retail frontages within commercial areas. In this instance, the residential component does not alter the appearance of the Heidelberg Road frontage and retains a commercial tenancy across the balance of the frontage (approximately 11.23 metres), with a floor area of 86 square metres.

42. While this represents a reduction from the existing combined commercial floor area of approximately 112.5 square metres across the two current shops, the proposed tenancy is of a sufficient size to support ongoing commercial use and maintain an active frontage to Heidelberg Road.

43. Residential use of the land has clear policy support within both State and local policy as outlined within the 'Strategic Justification' section earlier. The residential use is also consistent with the purpose of the Commercial 1 Zone, which includes: *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

Buildings and Works

44. An assessment of the proposed buildings and works is guided by the decision guidelines of both State and local policy for Building Design (Clause 15.01-2S and Clause 15.01-2L), the interim and proposed Schedule 18 to the Design and Development Overlay, and the decision guidelines within the Commercial 1 Zone.

45. The decision guidelines of the Commercial 1 Zone include the consideration of the objectives, standards and decision guidelines of Clause 55 (Two or More Dwellings on a Lot), as appropriate.

46. The subject site includes two sensitive interfaces with respect to Clause 55; the rear secluded private open space of No. 6 Killop Street to the southeast, which is a dwelling within the Neighbourhood Residential Zone, and a rear secluded private open space courtyard to No. 730a Heidelberg Road, which is a dwelling within the Commercial 1 Zone.

47. With respect to these interfaces, the decision guidelines of the Commercial 1 Zone place a greater emphasis on protecting residential amenity within the Neighbourhood Residential Zone as opposed to dwellings within the Commercial 1 Zone.

48. The site's interface to the rear and to the east at No. 736 Heidelberg Road are both non-sensitive as they relate to a private carpark and mechanic respectively, both within the Commercial 1 Zone. The specific rear setback requirements of the DDO18 are accordingly not relevant to this interface given this context.

49. Under the provisions of Clause 55, where 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. 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.

50. The key requirements of Clause 55 are addressed within the body of this report. However, a complete assessment against Clause 55 is also included as an attachment.

Street wall height and upper level front setback requirements

51. Map 3B of DDO18 includes a discretionary requirement to retain the existing heritage street wall. Although the site is not affected by a Heritage Overlay, the proposal retains the existing street wall and accordingly responds appropriately to this design requirement.

52. DDO18 includes a discretionary requirement that upper-level development be set back a minimum of 6 metres behind the street wall and encourages upper levels to be visually recessive from the main frontage to reduce perceived bulk. Due to the trapezoidal shape of the site, the proposed upper levels are set back beyond this minimum, achieving a 6-metre setback at the western corner of the upper-level façade, increasing to 8.74 metres at the eastern corner. These setbacks increase if measured perpendicular to the building.

53. DDO18 also requires that setbacks above the street wall be limited to a maximum of two steps (including the setback behind the streetwall) to avoid a repetitive built form. The proposal provides a single 'step' in built form onto Heidelberg Road, consistent with this design requirement.

Overall building height requirements

54. The discretionary overall building height identified in Map 3B of DDO18 for the subject site is 17.6 metres. The proposal has an overall height of 9.3 metres, which is well under the discretionary limit, therefore comfortably satisfying the building height requirement under the DDO18.

55. Standard B7 of Clause 55.03-3 (Building Height Objective) includes a discretionary requirement that the building height should not exceed the maximum specified in the zone, schedule to the zone, or any applicable overlay. As the Commercial 1 Zone does not set a maximum building height, DDO18 is the sole relevant control. The proposal therefore also complies with Standard B7.

Interfaces and offsite amenity

56. Off-site amenity impacts are guided by the Decision Guidelines at Clause 15.01-2L (Building design) and the requirements of the Commercial 1 Zone. Key considerations are overshadowing, bulk, overlooking and mechanical noise.

57. Clause 15.01-2L seeks for development to incorporate setbacks that:

(a) *Reflect the general pattern of front, side and rear setbacks in the streetscape, particularly on the same side of the street;*

(b) *Limit excessive tiered building profiles on street and laneway frontages and encourage use of contextual materials and finishes at upper levels; and*

(c) *Provide space for soft landscaping including the planting of canopy trees, where appropriate.*

58. Section 2.2.4 Interface and rear setback requirements of the DDO18 provide the following relevant strategies:

Development adjoining a residential property outside this overlay should not exceed a maximum boundary wall height of 8 metres.

Upper level setbacks above the 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 outside this overlay.

59. The proposal does not include any wall on the boundary with No. 6 Killop Street and therefore complies with the DDO18 boundary wall height requirement.

60. A ground floor wall on boundary is proposed along the western boundary, spanning 40.2 metres. This wall abuts the existing wall on boundary at No. 730A Heidelberg Road for most of its length. Where it adjoins the rear SPOS courtyard, it has an average height of 2.8 metres above natural ground level and as such will not be visually dominant. As discussed later in this report, the wall does not result in any unreasonable overshadowing and is accordingly acceptable in terms of offsite amenity impacts, complying with the objective of Clause 55.04-2 (Walls on Boundary).

61. In relation to the side boundaries, the proposal adopts a design response that follows the requirements of Clause 55.04-1 (Side and rear setbacks), which also achieves no more than two 'steps' in built form, consistent with the requirements of the DDO18.

62. An assessment against the provisions of Standard B17 of Clause 55.04-1 onto the two adjacent dwellings is included within the tables below. The proposed rear setback has not been assessed given the interface with Commercial 1 Zoned land to the rear occupied by a private car park.

East Boundary Side Setbacks (6 Killop Street)

Proposed Wall	Height	B17 Setback	Proposed Setback	Compliance
Ground floor garages (TH3)	2.80	1.00	5.58	✓
First floor balcony (TH3)	5.50	1.57	1.16	X (-0.41)

First floor kitchen (TH4)	5.90	1.69	1.55	X (-0.14)
First floor living (TH4)	5.90	1.69	2.23	✓
First floor balcony (TH4)	4.49	1.27	2.23	✓
Second floor ensuite (TH3)	8.63	3.72	2.78	**X (-0.94)**
Second floor WIR (TH4)	8.47	3.56	3.51	X (-0.05)
Second floor master bedroom (TH4)	8.47	3.56	3.33	X (-0.23)

63. As demonstrated in the table above, the proposal includes only one substantial variation from the Standard B17 side setback requirement on the eastern boundary. At the second floor, the wall to the ensuite/WIR of Townhouse 3 is set back 2.78 metres, where a 3.72-metre setback is required. However, this section of wall is generally opposite the boundary of No. 736 Heidelberg Road, where a high wall on boundary exists as part of the current commercial building. Accordingly, the SPOS at No. 6 Killop Street does not directly interface with this section of the proposal.

64. The remaining variations onto the east boundary are relatively minor, ranging between 0.05m and 0.41m.

65. Given the compliant extent of overshadowing (as discussed later in this report), and the strategic intent for the site, which anticipates more intensive built form of up to 17.6m in height, the proposed eastern boundary setbacks are reasonable and appropriately respond to the adjoining residential interface.

West Boundary Side Setbacks (730A Heidelberg Road)

Proposed Wall	Height	B17 Setback	Proposed Setback	Compliance
First floor bedroom (TH3)	5.90	1.69	1.32	X (-0.37)
First floor bedroom (TH4)	5.90	1.69	2.00	✓
Second floor bedroom 2 (TH3)	8.63	3.72	2.71	**X (-1.01)**
Second floor retreat/study (TH4)	8.47	3.56	3.01	**X (-0.55)**
Second floor bedroom 2 (TH4)	8.47	3.56	2.86	**X (-0.70)**

66. As demonstrated in the table above, the proposal generally complies with the B17 side setback standard onto the west boundary at first floor level but includes side setback variations at second floor level, which range between 0.55m to 1.01m.

67. However, these variations are acceptable for the following reasons:

68. The subject site and adjacent land at No. 730A Heidelberg Road are both zoned Commercial 1 Zone where there is a reduced expectation in preserving residential amenity. Moreover, both sites are identified for moderate growth and are affected by the DDO18 which envisages a more intensive built form of up to 17.6m in height. In this context, the proposal is a sensitive response to this interface:

    (a) The subject site is on a narrow lot which places a constraint on achieving Standard B17 compliant side setbacks. The proposal has also been designed appropriately to provide greater separation towards the residentially zoned land to the east.

69. As discussed further in this report, the extent of overshadowing to the adjacent SPOS at No. 730A Heidelberg Road is confined to between 9am and 10am only. Accordingly, the impact on the amenity of the SPOS area is not unreasonable.

Building separation requirements

70. The DDO18 sets the following discretionary requirements for building separation:

    (a) Upper-level side setbacks to neighbouring sites within the DDO18:

        (i) 4.5m where a habitable window or balcony is proposed or exists; and

        (ii) 3.0m where a commercial or non-habitable window is proposed or exists.

71. These requirements only apply where buildings are not constructed on the side boundary.

72. The intent of the building separation requirement is to support apartment amenity by enabling access to daylight, sunlight, ventilation, visual privacy, and outlook, as well as providing space for landscaping. While the planning scheme does not mandate a specific separation distance, a conventional approach for high-rise development is to provide 4.5-metre setbacks from each side of a boundary, resulting in a 9-metre separation between interfacing habitable room windows or balconies. This distance typically avoids the need for privacy screening.

73. DDO18 introduces these building separation benchmarks to define an appropriate minimum standard for medium-to-high density contexts.

74. However, due to the narrow site width and the proposed townhouse typology, these separation distances are less applicable. Instead, the proposal has been appropriately guided by Clause 55, which applies to townhouse and apartment developments up to four storeys. In such developments, side setbacks are assessed against Standard B17 rather than building separation considerations.

75. The Heidelberg Road Built Form Framework expresses a preference for a 'party wall' approach and acknowledges that the DDO18 building separation standards are primarily intended for larger sites where a party wall outcome is not adopted. Nevertheless, smaller sites are not precluded from pursuing an alternative approach.

76. If the adjoining site at No. 730A Heidelberg Road were to be redeveloped, it would likely adopt a similar design response given the narrow lot configuration. At No. 736 Heidelberg Road, the angled lot suggests any future development would likely taper away from the subject site.

77. While Council's Strategic Planning Unit has requested upper-level setbacks of 4.5m or 3m to 6 Killop Street in accordance with the DDO18 building separation requirements, this interface is to a site outside the overlay and within the Neighbourhood Residential Zone where there is no opportunity for opposing medium to high density development.

78. Accordingly, the building separation requirements are not considered necessary in this instance for the proposed three-storey townhouse development. The proposal has been appropriately designed to comply with the side setback requirements of Standard B17, as discussed earlier in this report.

Overlooking

79. The objectives of the DDO18 includes:

    (a) 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.

80. The objective of Clause 55.04-6 (Overlooking) is as follows:

    To limit views into existing secluded private open space and habitable room windows.

81. The proposal is adjacent to two sensitive interfaces with respect to overlooking; the rear secluded private open space courtyard at No. 730A Heidelberg Road to the west, and the rear secluded private open space area and a habitable room window at No. 6 Killop Street to the southeast.

82. Pursuant to 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 of an existing dwelling or small second 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 an existing dwelling or small second 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.*
    - *Have sill heights of at least 1.7 metres above floor level.*
    - *Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.*
    - *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:

    - *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.*

83. The proposal includes the following windows and balconies with overlooking opportunity to the rear SPOS of No. 730A Heidelberg Road:

    (a) West-facing first floor window to Bedroom 1 of Townhouse 3;

    (b) West side of first floor balcony to Townhouse 4;

    (c) West-facing second floor window to Bedroom 2 of Townhouse 4;

    (d) West-facing second floor window to the Retreat/Study of Townhouse 4; and

    (e) West-facing second floor window to Bedroom 2 of Townhouse 3.

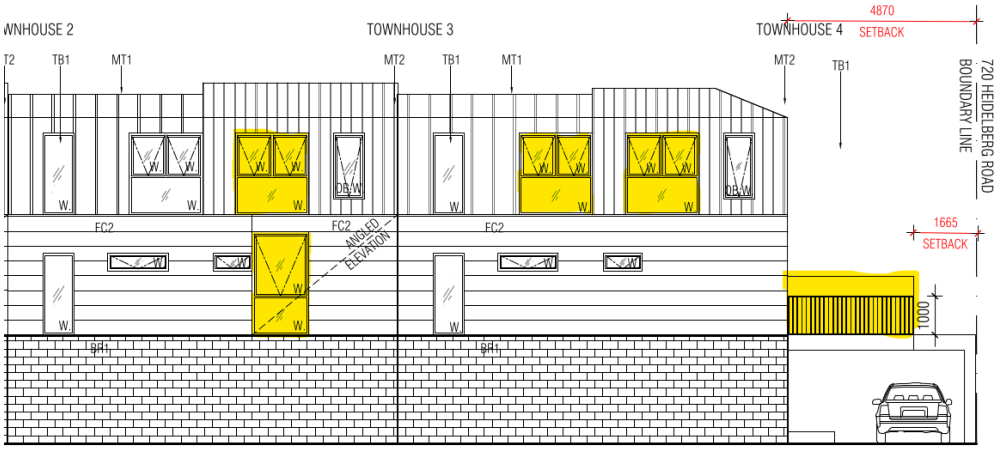


Figure 16 - Potential sources of overlooking on the proposed west elevation highlighted in yellow.

84. No screening details have been submitted and therefore a condition will require each of these interfaces to comply with Standard B22 of Clause 55.04-6.

85. The proposal includes the following windows and balconies with overlooking opportunity to the rear SPOS of No. 6 Killop Street:

    (a) East-facing first floor balcony to Townhouse 3;

    (b) East-facing second floor balcony to Townhouse 3;

    (c) East side of first floor balcony to Townhouse 4; and

    (d) East-facing first floor kitchen window to Townhouse 4.

86. The first-floor balcony to Townhouse 4 is shown with a 1.7m high obscure glazed balustrade on plan and a 1.7m high 'privacy directional screen' on elevation. As a recommended condition of approval, the plans will be required to nominate an overlooking treatment that satisfies the requirements of Standard B22 that is consistent on both plan and elevation.

87. The first-floor kitchen window to Townhouse 4 is annotated on plan to comprise obscure glazing however the annotation is missing on the east elevation. A condition will require an annotation on the east elevation to confirm the kitchen window is obscured and fixed to a minimum 1.7m above finished floor level.

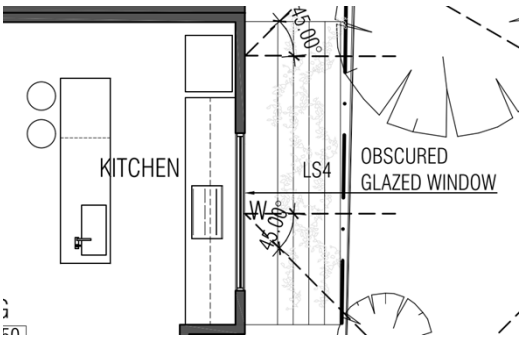


Figure 17 - Obscured glazed window annotation to first-floor kitchen window to Townhouse 4

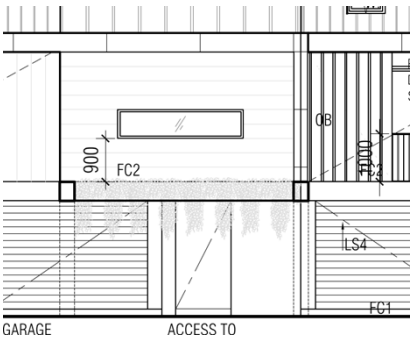


Figure 18 - First-floor kitchen window to Townhouse 4 as shown on elevation, missing 'fixed obscure glazing' annotation

88. An 'obscured screen' is shown across part of the first floor balcony to Townhouse 3, however as demonstrated on the two figures below, there remains overlooking from the east-facing balconies at first and second floor of Townhouse 3. A condition will require the plans and elevations to demonstrate that views are adequately limited to the SPOS of No. 6 Killop Street from both interfaces in accordance with Standard B22 of Clause 55.04-6. Amended plans should be accompanied by detail drawings and/or sections as necessary.

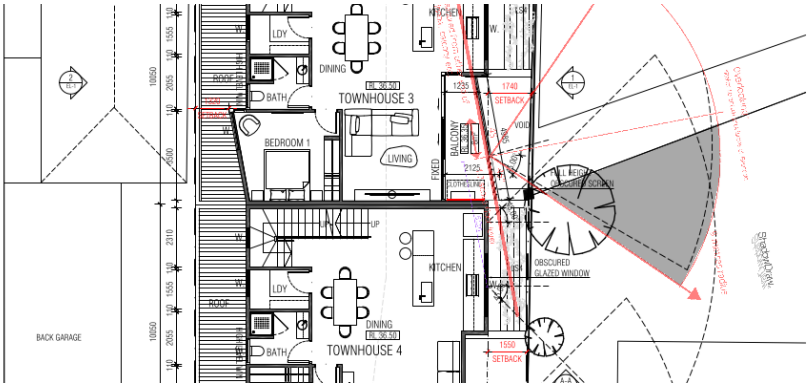


Figure 19 - Potential extent of overlooking from first floor balcony to Townhouse 3 as shown on the proposed first floor plan (highlighted in grey).

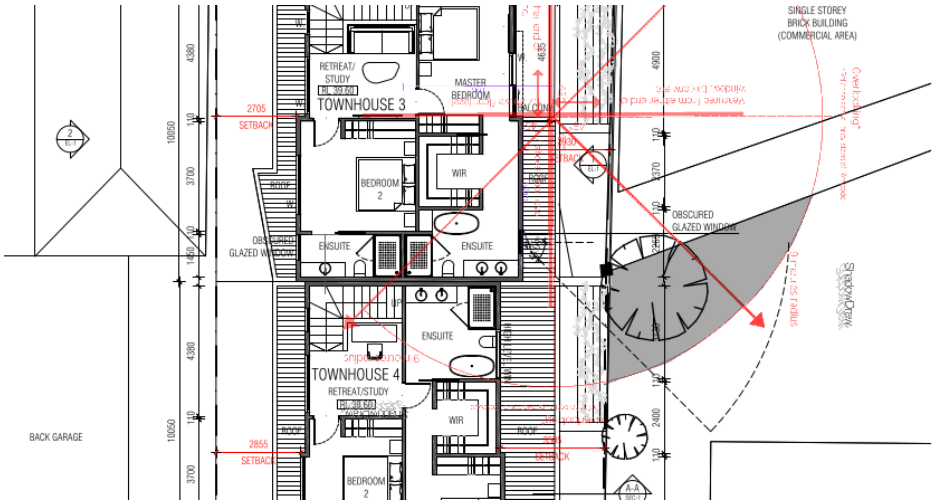


Figure 20 - Potential extent of overlooking (highlighted in grey) from second floor balcony to Townhouse 3 as shown on the proposed second floor plan.

Overshadowing and daylight access requirements

89. Section 2.2.5 of the DDO18 states that development should:

    (a) Meet the objective of Clause 55.04-5 Overshadowing for residential land outside of this overlay; and

    (b) Not overshadow the opposite footpath of a side street, measured as 3.0 metres from the relevant property boundary frontage, between 10 am and 2 pm at 22nd September; and any opposite kerb outstands, seating and/or planting areas (as applicable), between 10am and 2pm at 22 September.

90. Due to the location of the lot on the southern side of Heidelberg Road, the proposal will not result in any overshadowing to the public realm.

91. The objective of Clause 55.04-5 (Overshadowing) is as follows:

    To ensure buildings do not significantly overshadow existing secluded private open space.

92. Standard B21 to Clause 55.04-5 (Overshadowing) provides the following guidance on the assessment of overshadowing:

    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; and 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.

93. Given the scale of development anticipated under DDO18 (i.e.. 17.7m heights), some additional overshadowing is expected. Importantly, the objective of Clause 55.04-5 is a discretionary requirement within the DDO18 and acts as useful guide to gauge the level of acceptability. As such, development that causes *significant* overshadowing to existing secluded private open space may be contemplated.

94. The adjacent secluded private open space at No. 6 Killop Street has an area of 150sqm, meaning at least 40sqm with a minimum dimension of 3 metres should receive five hours of sunlight between 9am and 3pm on 22 September under Standard B21. The submitted shadow diagrams show this space will experience additional shadowing between 2pm and 3pm but will retain solar access to an area of between 100sqm and 78sqm during this time. The proposal meets Standard B21 and is accordingly 'deemed-to-comply' with the objective of Clause 55.04-5.

95. While the rear courtyard at No. 730A Heidelberg Road will be affected by additional shadow, it is not 'residential land outside the DDO18' and therefore not subject to the overshadowing objective referenced at Section 2.2.5(a) of the overlay. Nevertheless, the submitted shadow diagrams show that additional shadowing to the SPOS of No. 730a Heidelberg Road occurs only between 9am and 10am, with the remining hours of the day unaffected. On this basis, the extent of overshadowing is reasonable at this interface.

96. A habitable-room window at No. 6 Killop Street interfaces with the subject site, set back 3.73m from the common boundary. Pursuant to Standard B19 of Clause 55.04-3 (Daylight to existing windows) walls 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. The proposed rear balcony to Townhouse 4 has a wall height of

4.49m and provides 5.95m setback to the existing window. The proposal is therefore in accordance with Standard B19 and is accordingly 'deemed-to-comply' with the objective of Clause 55.04-3.

97. There are no north-facing habitable room windows which interface with the subject site.

Façade design requirements

98. Policy at Clause 15.01-2L encourages design developments to make a positive contribution to the streetscape through high quality architecture and urban design. This policy further supports low-rise developments that contribute to high-quality built form.

99. Standard B31 to Clause 55.06-1 (Design Detail) includes measures to encourage design detail that respects the existing or preferred neighbourhood character, including façade articulation and detailing, window and door proportions, roof form and verandahs, eaves and parapets.

100. Section 2.2.8 of DDO18 also contains guidance on the design of facades, including that development should avoid blank walls and that facades should:

(a) create a suitable ratio of solid and void elements;

(b) create visual interest through the arrangement of fenestration, balconies and the application of architectural features such as external shading devices, window sills etc.;

(c) avoid overly busy facades that rely on a multitude of materials and colours;

(d) maintain existing openings and the inter-floor height of a heritage building and avoid new floor plates and walls cutting through historic openings;

(e) avoid highly reflective glazing in openings of heritage buildings;

(f) encourage the retention of solid built form behind retained heritage facades and avoid balconies behind existing openings;

(g) be simple and not compete with the more elaborate detailing of the heritage building(s) on the subject site or an adjoining site;

(h) avoid large expanses of glazing with a horizontal emphasis, except to ground floor shopfronts and former industrial buildings; and

(i) 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.

101. Section 2.2.9 of DDO18 includes front setback design requirements. However, these are not applicable to the proposed development retains the existing shops and therefore do not provide a front setback.

102. The proposed development demonstrates an acceptable level of architectural quality that aligns with the mixed streetscape character of Heidelberg Road. The contemporary townhouse design incorporates subtle articulation through angled wall elements, upper-level setbacks, and integrated balconies, which collectively break up the built form and add visual interest. The upper levels are suitably recessed, ensuring the prominence of the existing commercial frontage is maintained. This approach supports the policy objective of achieving high-quality, low-rise development that positively contributes to the streetscape through thoughtful design and appropriate massing.

103. The materials palette includes the use of contrasting dark grey and white metal cladding at the second level, and white coloured fibre cement weatherboards at first floor. The existing commercial façade is proposed to be repainted in a light yellow, with light green subway tiles to be installed beneath and between the ground level glazing to Heidelberg Road.

104. However, the submitted elevations include material annotations which appear to be misplaced due to a drafting error. Additionally, some materials are not annotated on the southern elevation. A condition will require all external materials to be annotated correctly on each elevation.



Figure 21 – 3D perspective of the proposal from Heidelberg Road (Proposed elevations – EL-1)

105. While the upper level is recessive, both Council's Urban Design and Strategic Planning Units raised concerns regarding its presentation to Heidelberg Road. The blank upper façade lacks articulation, visual interest, and passive surveillance, which diminishes its contribution to the public realm. This treatment does not align with the objectives of Clause 15.01-2L or the guidance under Section 2.2.8 of DDO18, which encourage façades that activate the street, avoid blank walls, and enhance visual engagement through architectural detailing.

106. To address the identified policy concerns and improve the interface with the public realm, a condition will require that at least one window be incorporated into the north elevation at second floor level to provide passive surveillance and visual engagement. Additionally, to enhance architectural quality and reduce the visual harshness of the blank façade, the materiality should be improved by replacing the proposed concrete cladding with patterned concrete or another visually textured treatment. These modifications would strengthen the proposal's alignment with Clause 15.01-2L and Section 2.2.8 of DDO18 by introducing articulation and interest to the upper-level façade.

107. Subject to these conditions, the façade and overall design detail of the proposal is acceptable.

Building Layout Requirements

108. Section 2.2.7 of the DDO18 includes the following guidance on building layout:

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.

Ground floor levels in the Commercial 1 Zone should be designed with minimum floor to floor heights of 4 metres to accommodate commercial activity.

109. The proposal seeks to retain the existing shopfronts facing Heidelberg Road which have a floor-to-ceiling height of 2.8m. As such, the preferred minimum floor to floor requirements are not applicable in this instance, given the commercial frontage is being retained.

110. While adaptable design is encouraged, it is not always feasible particularly where existing buildings are being retained. In this case, the retention of the shopfronts delivers a positive built form and character outcome and supports the continued use of the land for commercial activity and preserves the existing streetscape presentation.

111. Given these existing constraints, it is reasonable to accept that the proposed dwellings to the rear may not be readily adaptable or combined with the commercial premises in the future. Nonetheless, the proposal contributes to urban consolidation and housing diversity in a location well-served by services and public transport.

Access, parking and loading area requirements

112. Section 2.2.10 contains guidance on access, parking and loading area requirements, including:

    (a) Pedestrian access to buildings should be achieved via streets and avoid primary access from laneways;

    (b) Ensure pedestrian entrances are clearly visible, secure and have an identifiable sense of address;

    (c) Residential and commercial pedestrian entrances should be distinguishable from each other;

    (d) The common pedestrian areas of new buildings should be designed with legible and convenient access, with hallway and lobby areas of a size that reflects the quantity of apartments serviced and which can be naturally lit and ventilated;

    (e) Car parking should be located within a basement or concealed from the public realm;

    (f) Resident and staff bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses; and

    (g) Vehicle ingress and egress into development, including loading facilities and building servicing, should be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.

113. These design expectations are supported by Clause 55 provisions, including Clause 55.03-7 (Safety) and Clause 55.05-2 (Dwelling Entry) which seek to ensure developments provide secure, well-designed entries that contribute to passive surveillance and streetscape quality.

114. The proposal retains the existing commercial shopfront, which will continue to provide pedestrian access from Heidelberg Road via the proposed lobby. Vehicle access is appropriately maintained from the rear laneway.

115. However, the proposed entrances to each townhouse are located at ground level within the undercroft car parking area, accessed through a 1.1 metre-wide internal corridor along the eastern boundary.

116. As a result, the townhouses lack a sense of address and safe and direct pedestrian access. As advised by Council's Urban Design Unit, the following conditions are recommended to improve this outcome:

    (a) The internal corridor widened from 1.1m wide to 1.5m wide;

    (b) Alternative paving to be nominated that distinguishes pedestrian paths along the building line;

    (c) The inclusion of a 300mm landscaping strip along the eastern boundary of the internal driveway, with appropriate planting to be shown on a landscape plan;

    (d) Details to be provided of townhouse entrance lighting; and

    (e) Confirmation that the finished floor levels of the pedestrian entries at the property frontage and existing back of footpath levels on Heidelberg Road match to ensure a seamless transition.

117. Subject to these conditions, the proposed access, parking and loading area arrangements are acceptable.

On-site amenity and facilities

118. The proposal complies with the following Clause 55 requirements relating to on-site amenity and facilities:

    - All habitable room windows are provided adequate daylight, clear to the sky, in accordance with Standard B27 (Daylight to new windows) to Clause 55.05-3 (Daylight to new windows).
    - Each dwelling includes a balcony of at least 8 square metres with direct access from a living room, meeting the area requirement of Standard B28 (Private Open Space) under Clause 55.05-4. While the balconies for Townhouses 1–3 have a minimum dimension less than the 1.6 metres sought by the standard, the internal amenity remains acceptable. Each of these dwellings also includes a secondary balcony at the second level, and the site is within close walking distance of Alphington Park (150m south), providing convenient access to generous public open space.

119. The proposal does not provide accessible entry to any dwelling in accordance with Standard B25 of Clause 55.05-1, given that each townhouse is arranged over three levels and accessed only via stairs. While this is a limitation in terms of accessibility for people with limited mobility, it is acknowledged that achieving full accessibility is not always feasible for narrow, multi-storey townhouse developments, particularly where site constraints limit the capacity to provide ground-level entry or internal lifts. Any potential purchaser would be aware of this limitation.

120. The proposal does not currently nominate any dedicated storage space for each dwelling. Pursuant to Standard B30 to Clause 55.05-6 (Storage), each dwelling should have access to at least 6 cubic metres of externally accessible, secure storage. While external space for storage on the site is limited, a condition will require that a minimum of 6 cubic metres of secure storage be provided for each dwelling within the development, which may be located internally.

Environmentally Sustainable Development

121. The Sustainable Design Assessment submitted with the application has been reviewed by Council's ESD officer and is generally appropriate, subject to conditions which have been included in the recommendation. Key features include a 56% BESS Score, a STORM rating greater than 100% with the inclusion of a 2,500L rainwater tank to each dwelling, and a 2kW solar PV system per dwelling.

Waste Management

122. The Waste Management Plan has been reviewed by Council's City Works unit and is generally appropriate, subject to conditions which have been included within the recommendation. Following discussions with the applicant, recommended conditions of approval will require the Waste Management Plan to nominate a Council collection from the Heidelberg Road kerbside for residential waste, which will minimise the days that bins are stored for collection within the road frontage.

Car parking and traffic

123. As discussed within this report, under Clause 52.06-3 of the Scheme, the provision of two onsite car parking spaces for each of the four 3-bedroom dwellings complies with Clause 52.06-5 of the Scheme. There is no requirement under Clause 52.06-3 for onsite visitor parking nor for the commercial tenancy.

124. Council's Development Engineering unit are supportive of the proposed parking layout. A condition will require a notation to confirm finished floor levels of the pedestrian entries at the property line match into the existing back of footpath levels along Heidelberg Road, along with standard asset protection requirements.

Signage

125. The proposal includes 0.825sqm non-illuminated promotion and reflective sign applied to the residential lobby glazing, comprising 3D mirrored lettering projecting 30mm. The sign content comprises the name of the proposed townhouse development, 'Parkview Alphington'.

126. Pursuant to Clause 34.01-9, the subject site is located within 'Category 1 – Commercial Areas' for the purposes of signage controls. Under Category 1, a permit is not required for promotion signs where the total display area of all signs to each premises does not exceed 8sqm, excluding any signs not exceeding 1.5sqm located below a verandah. Accordingly, a permit is not required for the proposed promotion sign based on its area and location. However, a permit is required for any 'reflective sign' pursuant to Category 2.

127. Local signage policy at Clause 15.01-1L-01 discourages signs that are reflective. Clause 52.05 (Signs) also discourages signs that may be a safety hazard, including signs that could dazzle or distract drivers due to it being reflective. Accordingly, a condition will require that the reflective 'mirrored' component of the sign be deleted. As a result of this condition, a permit would no longer be required for the proposed sign.

Other matters

128. The following matters are also of relevance to this application:

(a) **Easement Removal:** Council's Development Engineering unit have raised no objection to the removal of the party wall and carriageway easements. The existing easements only affect the two lots which comprise the subject site and accordingly their removal is of no consequence;

(b) **Preliminary Contamination Assessment:** The applicant has submitted a preliminary site investigation which recommends that a Preliminary Risk Screen Assessment (PRSA) be undertaken to determine whether the site is potentially contaminated to an extent that poses an unacceptable risk to human health or the environment. A note will be included advising of the applicant's duties in this regard;

(c) **Neighbouring trees:** Aerial imagery indicates that there is existing vegetation proximate to the subject site within the rear secluded private open space of No. 6 Killop Street and potentially within the rear setback behind the commercial building at No. 736 Heidelberg Road. A tree management plan is recommended as a condition to ensure the protection of any neighbouring significant trees opposite the common boundary with No. 6 Killop Street and No. 736 Heidelberg Road; and

(d) **The existing bench seat and bicycle hoop on Heidelberg Road should be upgraded** with current Yarra Standard furniture. As the proposal for four dwellings does not alter the frontage or result in a level of change that would reasonably warrant upgrades, Urban Design's request to replace this infrastructure is considered outside the scope of the development.

Objector Concerns

129. Key objector concerns have been addressed in the assessment above. Other matters raised are addressed as follows:

(a) **Overdevelopment:** the proposal has strategic support and is at a lower scale and intensity than is contemplated under the DDO18;

(b) **Risk of occupants and visitors using adjacent private car park:** The use of a private car park without authorisation is a civil matter. Appropriate on-site car parking has been provided as part of the proposal;

(c) **Impact on on-street parking:** The proposal includes on-site car parking for the dwellings in accordance with Clause 52.06 (Car Parking) of the Yarra Planning Scheme. Pursuant to Clause 52.06, the car parking requirements do not apply to the commercial component, as the floor area is being reduced. Further, the existing shops do not provide any formal on-site parking spaces, and this arrangement will be retained. Accordingly, no reduction in the car parking requirement is sought;

(d) **Impact on local traffic, including pedestrian safety:** The scale of the development is not expected to generate traffic volumes that would unreasonably affect local traffic or pedestrian safety. Council's Development Engineering Unit has not raised any objection;

(e) **Noise from vehicle gate:** Noise from mechanical equipment such as a vehicle gate is not expected to exceed acceptable residential noise levels. Any excessive noise would be subject to regulation under the Environment Protection Regulations;

(f) **Construction impacts:** Construction-related impacts are managed through compliance with EPA guidelines and Council's local laws. Recommended conditions include requirements around the hours of construction in accordance with Council's local laws and the submission of a Construction Management Plan;

(g) **Impact on property values:** Impacts on property values are not a relevant planning consideration;

(h) **Mischaracterisation of neighbouring dwelling at 730a Heidelberg Road within applicant's planning report:** Council has considered the existing dwelling at No. 730a Heidelberg Road and based its assessment on Council records, site inspections and the submitted plans, not solely on the applicant's description of surrounding properties;

(i) **Existing use of shop as tobacconist inappropriate:** This is not a planning consideration as a planning permit is not required to use land for a tobacconist (i.e. a shop) within a Commercial 1 Zone; and

(j) **Lack of consultation:** The application was publicly advertised, and notification was provided to the community in accordance with statutory requirements.

Conclusion

130. The proposed use and development is considered to demonstrate a high level of compliance with the policy objectives contained within the Planning Policy Framework and Municipal Strategic Statement. Notably, the proposal achieves the State Government's urban consolidation and housing objectives.

131. The proposal, subject to the conditions recommended, is an acceptable planning outcome that demonstrates compliance with the relevant Council policies.

Legal and Legislative Obligations

Conflict of interest disclosure

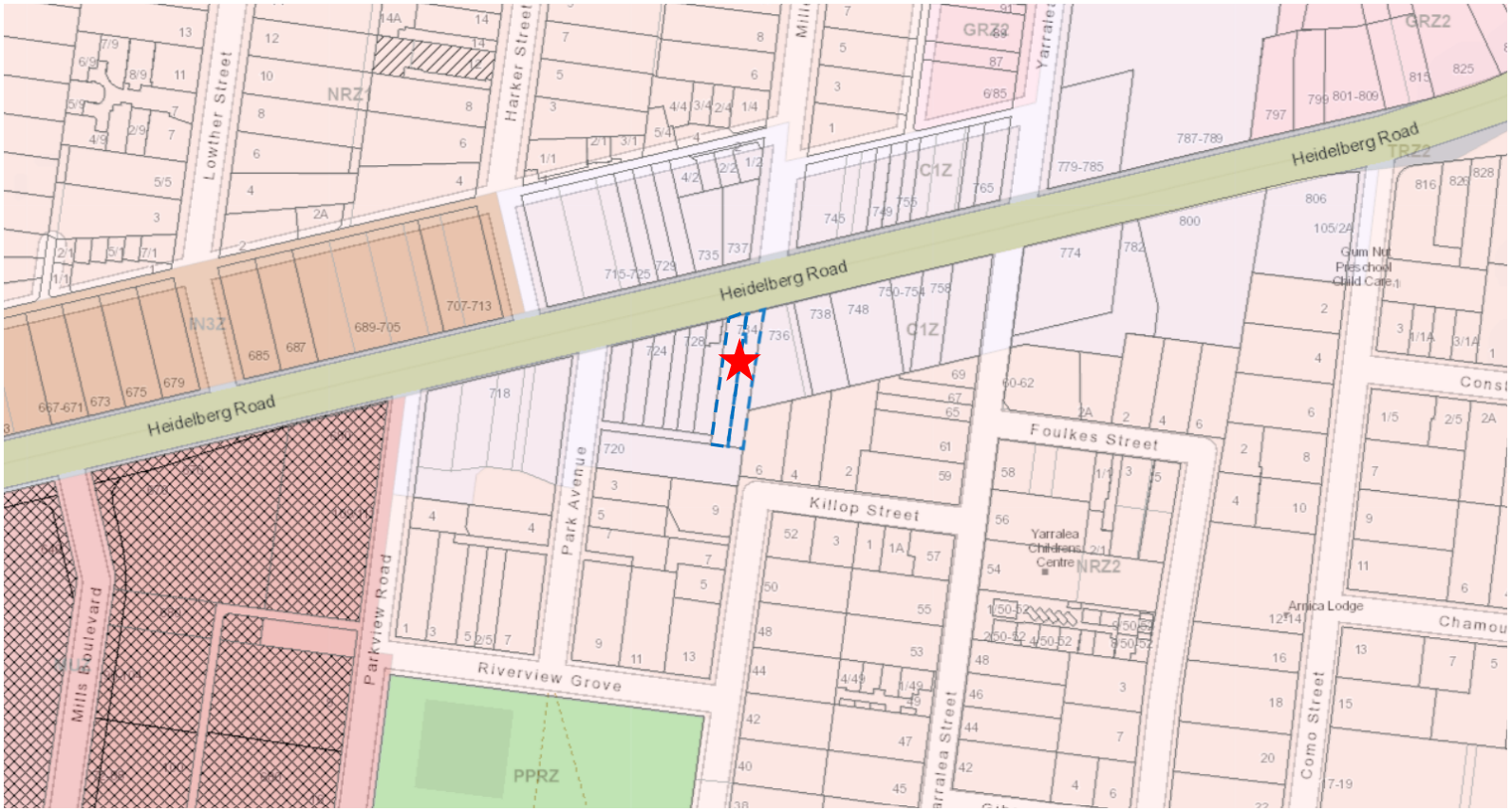
132. Section 130 of the Local Government Act 2020 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

133. The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Report Attachments

1. 5.2.1 PL N 250115 - 732-734 Heidelberg Road Alphington - Site Context Map
2. 5.2.2 PL N 250115 - 732-734 Heidelberg Road Alphington - Decision Plans
3. 5.2.3 PL N 250115 - 732-734 Heidelberg Road Alphington - Referral Responses
4. 5.2.4 Clause 55 Table Attachment - 732-734 Heidelberg Road

PLN25/0115 – 732-734 Heidelberg Road, Alphington **Site Context Map**





SUMMARY OF AREAS (DEVELOPMENTAL)

SITE AREA (m²)	COMMERCIAL RETAIL AREA (m²)	DRIVEWAY & FOOTPATH (m²)	BUILDING SITE COVERAGE (m²)	% OF BUILDING SITE COVERAGE	PERMEABLE AREA (m²)	% OF PERMEABLE AREA	IMPERMEABLE AREA (m²)	% OF IMPERMEABLE AREA
724	86	306	615	85	306	42	418	58

SUMMARY OF AREAS (PER DWELLING)

GROUND LEVEL

TOWNHOUSE	GARAGE (m²)	ENTRY & STAIRCASE (m²)	GROUND LEVEL TOTAL (m²)
1	54	9	63
2	54	9	63
3	54	9	63
4	51	9	60

LEVEL 1

TOWNHOUSE	LIVING, KITCHEN & DINING (m²)	BEDROOM 1 (m²)	BATH (m²)	LAUNDRY (m²)	POS BALCONY (m²)	STAIRCASE (m²)	LEVEL 1 TOTAL (m²)
1	56	16	5	4	6	8	95
2	56	16	5	4	6	8	95
3	56	16	5	4	6	8	95
4	60	14	5	4	28	8	119

LEVEL 2

TOWNHOUSE	RETREAT/ STUDY (m²)	MASTER BEDROOM (m²)	WIR & ENSUITE (m²)	BEDROOM 2 (m²)	ENSUITE (m²)	POS BALCONY (m²)	STAIRCASE (m²)	LEVEL 2 TOTAL (m²)
1	10	16	18	16	6	8	6	80
2	10	16	18	16	6	8	6	80
3	10	16	18	16	6	8	6	80
4	9	15	18	13	6	-	6	67

PER TOWNHOUSE GRAND TOTAL

TOWNHOUSE	GRAND TOTAL (m²)
1	238
2	238
3	238
4	246

DRAWING REGISTER

JL ARCHITECTS PTY LTD

PL-0	SUMMARY OF AREAS & DRAWING REGISTER
SA-1	SITE ANALYSIS - LOCATION MAP & ZONING DIAGRAM
SA-2	DESIGN RESPONSE - SITE PLAN & STREET VIEW
DE-PL1	EXISTING CONDITIONS - DEMOLITION PLAN
SD-1	SHADOW DIAGRAM - EACH HOUR FROM 9AM-3PM

PLANS (A1 /A3 SIZE DRAWINGS)

PL-1	GROUND FLOOR PLAN
PL-2	LEVEL 1 FLOOR PLAN
PL-3	LEVEL 2 FLOOR PLAN
PL-4	ROOF PLAN

SECTIONS & ELEVATIONS (A1 /A3 SIZE DRAWINGS)

SEC-1	SECTION A-A
EL-1	EASTERN ELEVATION WESTERN ELEVATION NORTHERN ELEVATION SOUTHERN ELEVATION

SMITH LAND SURVEYORS PTY LTD

2024-0285	RE-ESTABLISHMENT LEVEL & FEATURE SURVEY

QUANTUM TRAFFIC PTY LTD

TRAFFIC ENGINEERING ASSESSMENT: SWEPT PATH ASSESSMENT

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNMINDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage + content
FOR PLANNING PERMIT

DRAWING LIST
LOCATION PLAN & SUMMARY OF AREA

date drawn
13/08/2024

date last revised
-

scale
- @ A1

drawing number
PL-0

REV



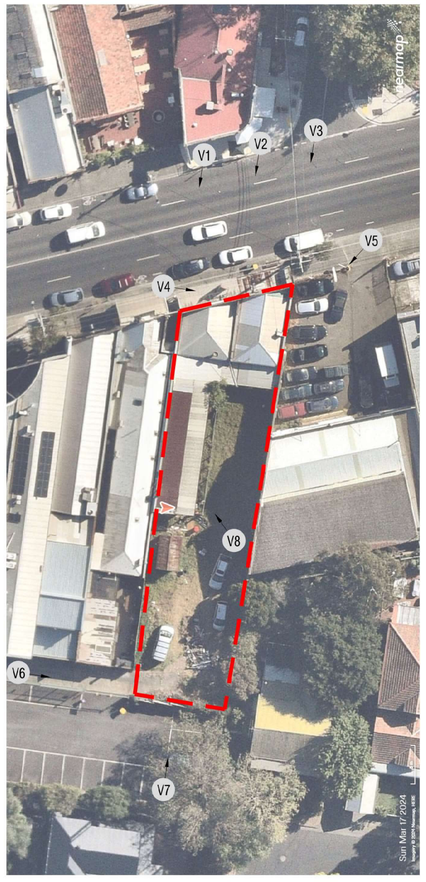
V1 OBLIQUE VIEW (WESTERN) OF THE SUBJECT SITE
VIA 735 HEIDELBERG RD



V2 OPPOSITE VIEW OF THE SUBJECT SITE
VIA 737 HEIDELBERG RD



V3 OBLIQUE VIEW (EASTERN) OF THE SUBJECT SITE
VIA HEIDELBERG RD-MILLER ST



LOCATION MAP not to scale



ZONING DIAGRAM not to scale information source: *VicPlan* map overlay: *Nearmap*

SITE ANALYSIS

THE SUBJECT SITE ADDRESS IS 732-734 HEIDELBERG ROAD, ALPHINGTON AND CONNECTS TO THE M3 EASTERN FREEWAY VIA CHANDLER HIGHWAY 460 METERS TO THE WEST.

THE NEAREST ALPHINGTON METRO TRAIN STATION IS LOCATED WITHIN WALKING DISTANCE 250 METERS ALONG MILLER STREET TO THE NORTH.

THE NEAREST PUBLIC BUS SERVICES NO. 546 (SERVICE BETWEEN MELBOURNE UNIVERSITY & HEIDELBERG METRO TRAIN STATION) IS LOCATED WITHIN WALKING DISTANCE 40 METERS (TOWARDS HEIDELBERG) & 80 METERS (TOWARDS CITY) RESPECTIVELY.

THE SITE IS ZONED AS CZ1 (COMMERCIAL 1 ZONE) AND COVERED MOST RELEVANTLY BY DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 18. IT IS WITHIN A DESIGNATED NEIGHBOURHOOD ACTIVITY CENTRE ANTICIPATED FOR MODERATE CHANGE. THE SITE HAS AN RECTANGULAR SHAPE AND THE TOPOGRAPHY OF THE SITE SHOWS A GRADUAL GENTLE FALL OF 0.15 METERS FROM THE SOUTHERN BOUNDARY (REAR) TO THE NORTHERN BOUNDARY (HEIDELBERG RD) OF THE SITE.

THE SUBJECT SITE IS LOCATED CLOSE TO LOCAL SHOPS, CAFES, PRIMARY & SECONDARY SCHOOLS, CHILD DAY CARE CENTERS, BUS STOPS, TRAIN STATION, PUBLIC PARKS AND THE UPCOMING AMENITIES OF THE REDEVELOPMENT OF ALPHINGTON PAPER MILL.

NEIGHBOURHOOD DESPCRIPTION

1. NEAREST BUS STOPS AT 40M & 80M (BUS SERVICE 546)
2. FOSSETTE CAFE & ILIOS TAVERNA RESTAURANT AT 20M
3. OTR SERVICE STATION & CONVENIENCE STORE AT 130M
4. ZEN JAPANESE MASSAGE AT 30M
5. AUSTRALIA POST ALPHINGTON LPO AT 5M
6. UPCOMING AMENITIES OF THE REDEVELOPMENT OF ALPHINGTON PAPER MILL AT 220M
7. ALPHINGTON METRO TRAIN STATION AT 250M
8. BENJAMIN'S KITCHEN RESTAURANT AT 70M
9. CUTTING CLOTH FASHION RETAIL AT 80M
10. RED ROOSTER RESTAURANT AT 160M
11. DAN MURPHY'S LIQUOR STORE AT 170M
12. ROYAL ROSES ALPHINGTON MASSAGE AT 65M
13. PHASE 1 PERFORMANCE GYM AT 15M
14. ANYTIME FITNESS AT 15M



V4 STREET VIEW (WESTERN) OF THE SUBJECT SITE
VIA 730 HEIDELBERG RD, AUSTRALIA POST ALPHINGTON



V5 STREET VIEW (EASTERN) OF THE SUBJECT SITE
VIA 736 HEIDELBERG RD



V6 RIGHT-OF-WAY VIEW, REAR ACCESS OF THE SUBJECT SITE



V7 REAR VIEW OF THE SUBJECT SITE VIA OPEN CAR PARK



V8 BACKYARD VIEW OF THE SUBJECT SITE, EXISTING
NON-HERITAGE CONTRIBUTORY SHED STRUCTURE

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage + content
FOR PLANNING PERMIT

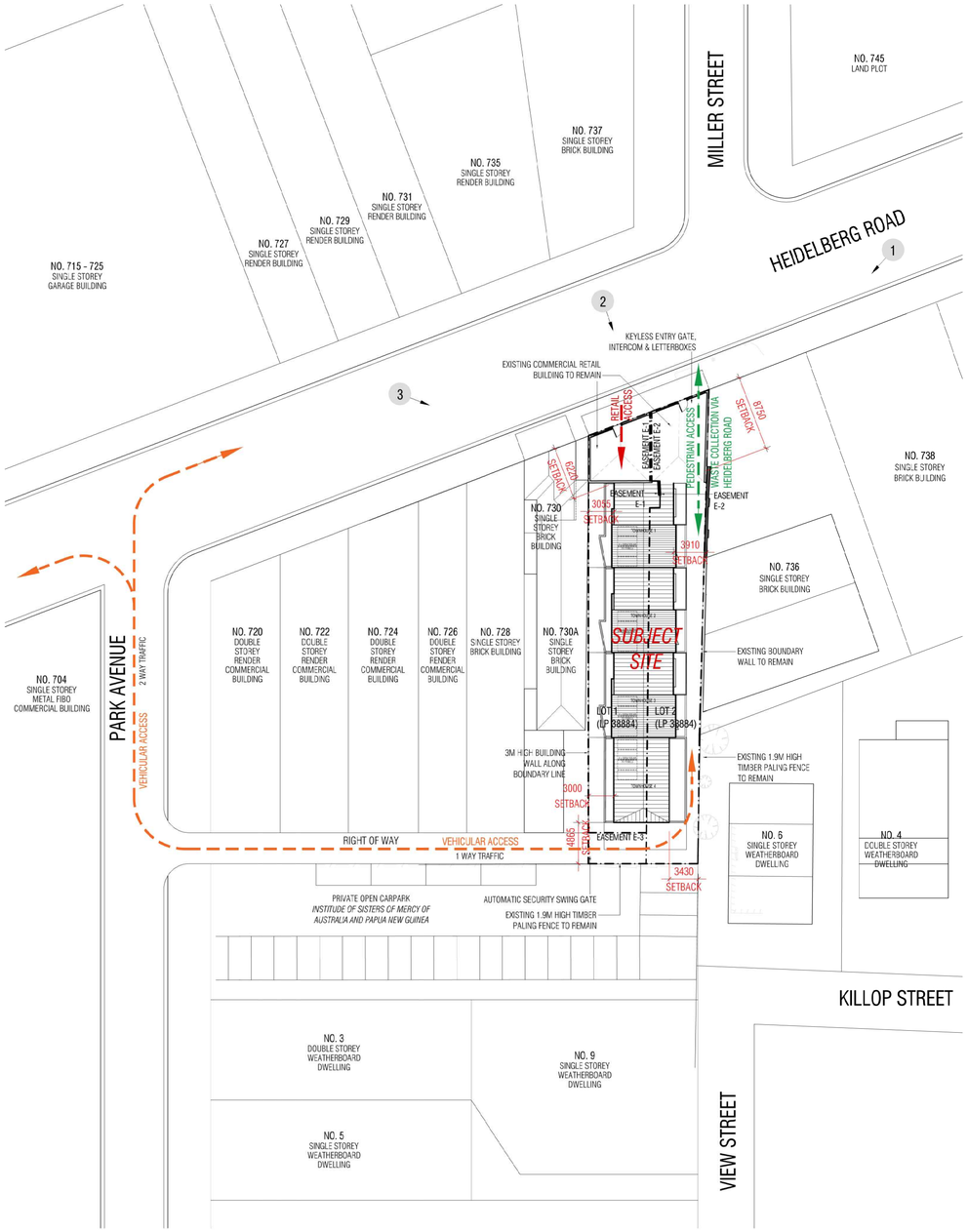
SITE ANALYSIS
LOCATION MAP & ZONING DIAGRAM

date drawn
13/08/2024

date last revised
-

scale
- @ A1

drawing number
SA-1
REV



SITE PLAN 1:300 @ A1

APPLICATION TO BE LODGED TO REMOVE EASEMENT E-1, E-2 & E-3
APPLICATION TO BE LODGED TO CONSOLIDATE LAND LOT 1 & LOT 2 OF LP38884



1 HEIDELBERG ROAD VIEW, WESTERN VIEW TOWARDS CHANDLER HIGHWAY



2 HEIDELBERG ROAD VIEW, STREET VIEW



3 HEIDELBERG ROAD VIEW, EASTERN VIEW TOWARDS IVANHOE

DESIGN RESPONSE

- THE PROPOSAL RETAINS THE EXISTING ORIGINAL SHOPFRONTS OF 732 & 734 HEIDELBERG ROAD.
- THE BUILDING ADOPTS A 6m (WESTERN SIDE) AND A 9.15m (EASTERN SIDE) HEIDELBERG ROAD SETBACK.
- THE FIRST FLOOR IS COMPLIANCE WITH RESCODE STANDARD A10 & B17 SIDE & REAR BUILDING SETBACKS, WITH THE SECOND FLOOR ADOPTING GREATER SETBACKS TO ITS EAST & WEST BOUNDARY.
- THE REAR & SIDE SETBACKS OF TOWNHOUSE 4 ACCORDS WITH THE RESIDENTIAL STANDARD IN THE PROPOSAL, FORMING A 'SYMPATHETIC' INTERFACE TO 6 KILLOP STREET DWELLING.
- THE HEIGHT AND THREE STOREY SCALE OF THE PROPOSAL IS CONSISTENT WITH THE SURROUNDING COMMERCIAL BUILDING AT 720 HEIDELBERG ROAD SISTERS OF MERCY
- THE CONTEMPORARY BUILDING DESIGN IS RESIDENTIAL IN APPEARANCE, SITING CONTEXTUAL IN THE STREETSCAPE

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage + content
FOR PLANNING PERMIT

DESIGN RESPONSE
SITE PLAN & STREET VIEW

date drawn
13/06/2024

date last revised
-

scale
1 : 300 @ A1

drawing number
SA-2
REV

J L ARCHITECTS

o f f i c e @ j l a r c h i t e c t s . n e t

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

EXISTING CONDITIONS
DEMOLITION PLAN

design stage = content
FOR PLANNING PERMIT

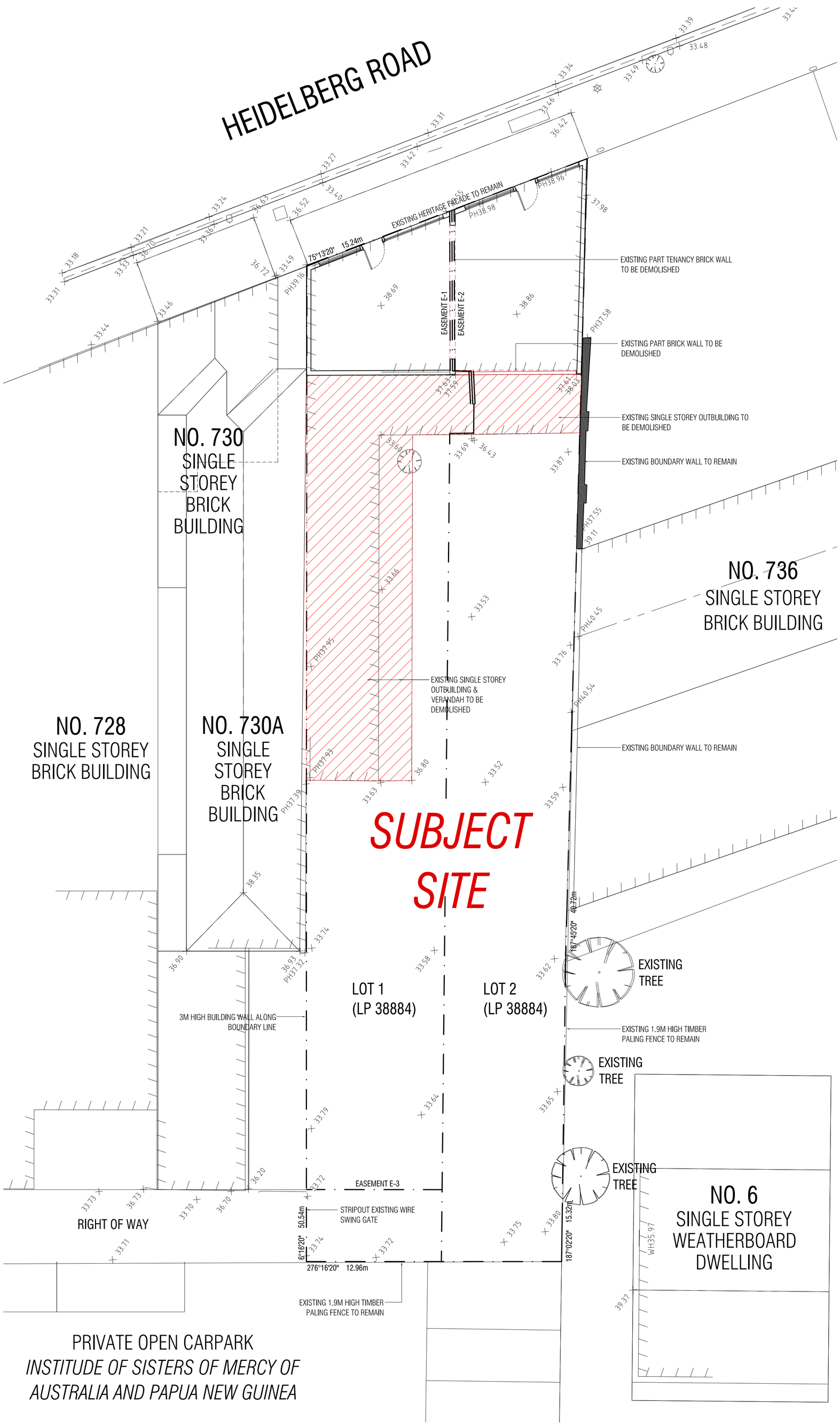
date drawn
15/07/2024

date last revised
-

scale
1 : 100 @ A1

drawing number
DE-PL1

REV



PRIVATE OPEN CARPARK
INSTITUDE OF SISTERS OF MERCY OF AUSTRALIA AND PAPUA NEW GUINEA

APPLICATION TO BE LODGED TO REMOVE EASEMENT E-1, E-2 & E-3
APPLICATION TO BE LODGED TO CONSOLIDATE LAND LOT 1 & LOT 2 OF LP38884



SHADOW DIAGRAM - 9AM

SHADOW DIAGRAM SHOWING THE EFFECT OF OVERSHADOWING ON ADJOINING PROPERTIES AS ON SEPTEMBER 22ND (EQUINOX) AT 9AM

SUN ALTITUDE: 31°
SUN ANGLE: 60° EAST OF NORTH

LEGEND

EXISTING SHADOW

ADDITIONAL OVER-SHADOWING DUE TO NEW BUILD



SHADOW DIAGRAM - 10AM

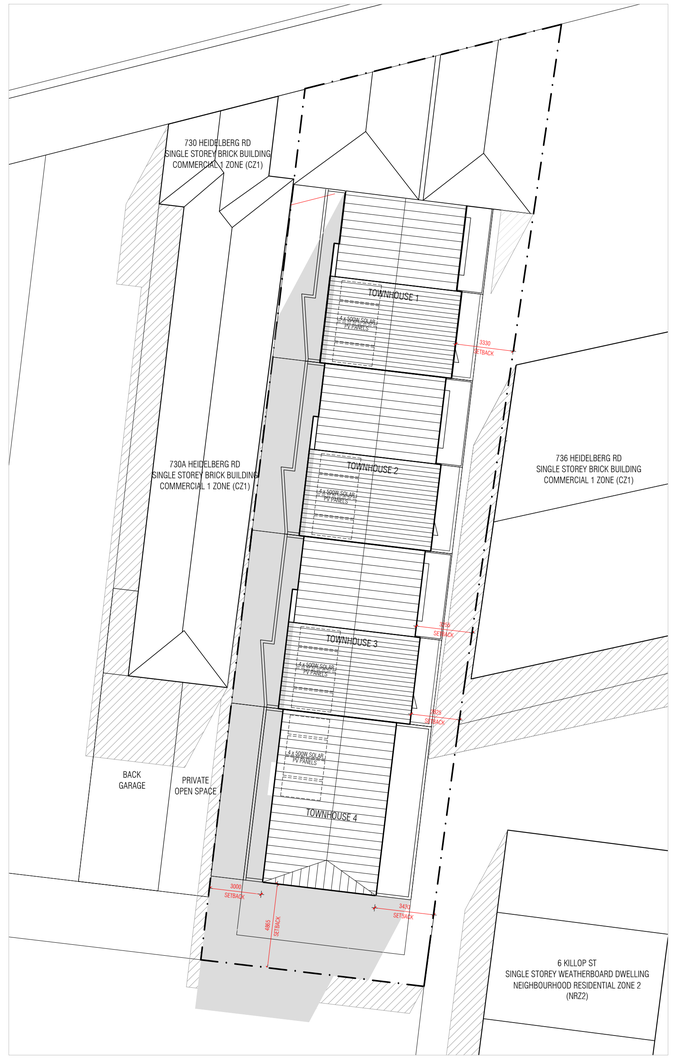
SHADOW DIAGRAM SHOWING THE EFFECT OF OVERSHADOWING ON ADJOINING PROPERTIES AS ON SEPTEMBER 22ND (EQUINOX) AT 10AM

SUN ALTITUDE: 41°
SUN ANGLE: 47° EAST OF NORTH

LEGEND

EXISTING SHADOW

ADDITIONAL OVER-SHADOWING DUE TO NEW BUILD



SHADOW DIAGRAM - 11AM

SHADOW DIAGRAM SHOWING THE EFFECT OF OVERSHADOWING ON ADJOINING PROPERTIES AS ON SEPTEMBER 22ND (EQUINOX) AT 11AM

SUN ALTITUDE: 48°
SUN ANGLE: 28° EAST OF NORTH

LEGEND

EXISTING SHADOW

ADDITIONAL OVER-SHADOWING DUE TO NEW BUILD

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage + content
FOR PLANNING PERMIT

PROPOSED
SHADOW DIAGRAM - 9AM, 10AM, 11AM

date drawn
16/04/2025

date last revised
-

scale
1 : 150 @ A1

drawing number
SD-1
REV



SHADOW DIAGRAM - 12PM



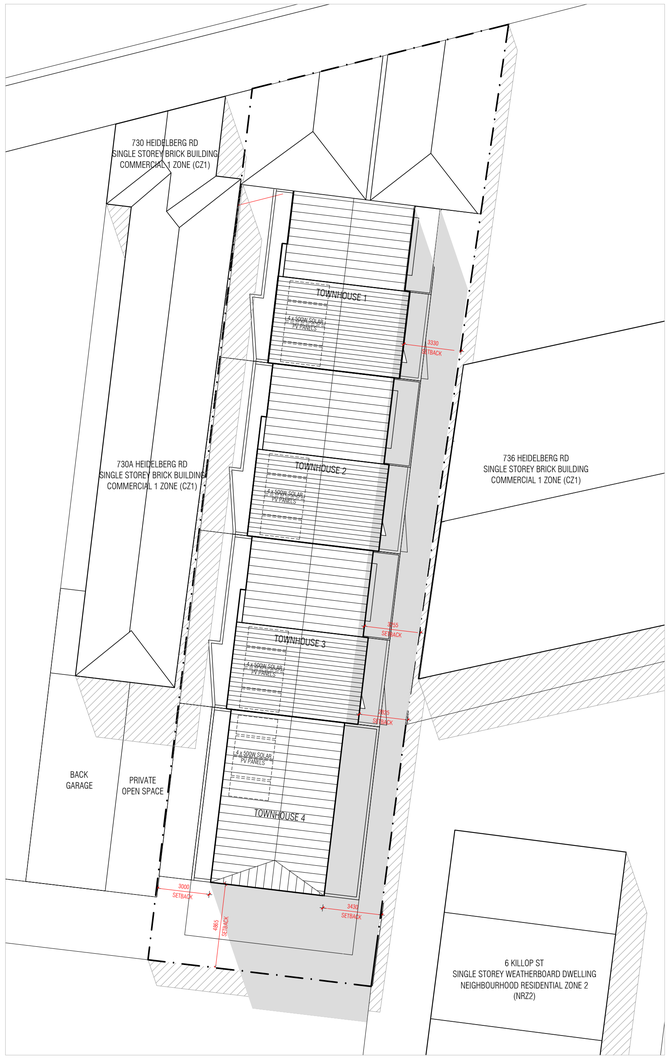
SHADOW DIAGRAM SHOWING THE EFFECT OF OVERSHADOWING ON ADJOINING PROPERTIES AS ON SEPTEMBER 22ND (EQUINOX) AT 12PM

SUN ALTITUDE: 52°
SUN ANGLE: 5° EAST OF NORTH

LEGEND

EXISTING SHADOW

ADDITIONAL OVER-SHADOWING DUE TO NEW BUILD



SHADOW DIAGRAM - 1PM



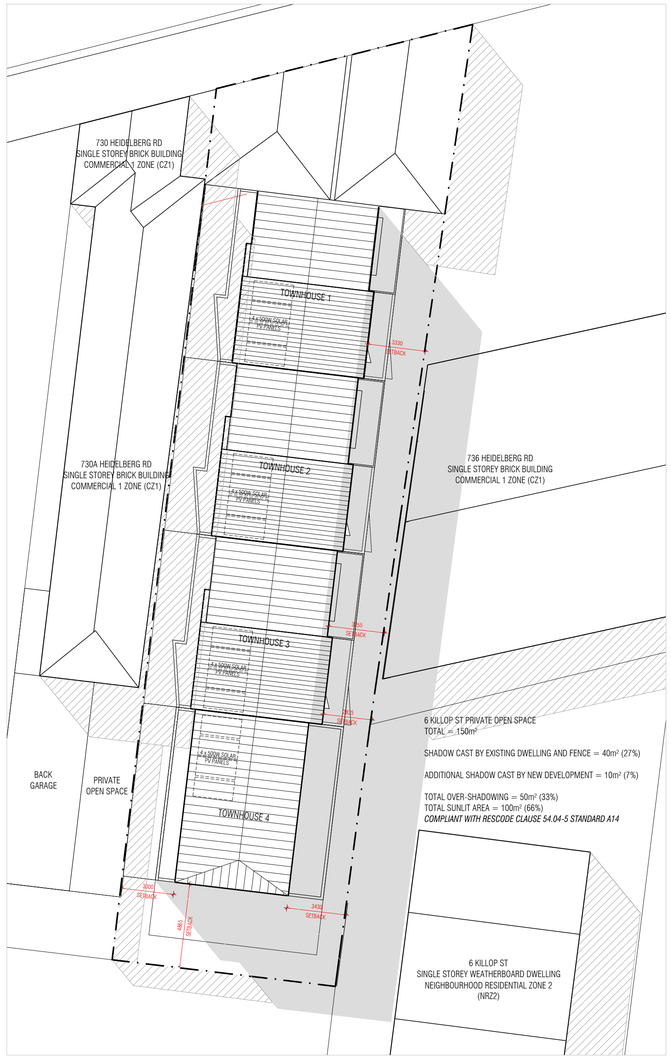
SHADOW DIAGRAM SHOWING THE EFFECT OF OVERSHADOWING ON ADJOINING PROPERTIES AS ON SEPTEMBER 22ND (EQUINOX) AT 1PM

SUN ALTITUDE: 50°
SUN ANGLE: 19° WEST OF NORTH

LEGEND

EXISTING SHADOW

ADDITIONAL OVER-SHADOWING DUE TO NEW BUILD



6 KILLOP ST PRIVATE OPEN SPACE
TOTAL = 150m²

SHADOW CAST BY EXISTING DWELLING AND FENCE = 40m² (27%)

ADDITIONAL SHADOW CAST BY NEW DEVELOPMENT = 10m² (7%)

TOTAL OVER-SHADOWING = 50m² (33%)
TOTAL SUNLIT AREA = 100m² (66%)
COMPLIANT WITH RESCODE CLAUSE 54.04-5 STANDARD A14

SHADOW DIAGRAM - 2PM



SHADOW DIAGRAM SHOWING THE EFFECT OF OVERSHADOWING ON ADJOINING PROPERTIES AS ON SEPTEMBER 22ND (EQUINOX) AT 2PM

SUN ALTITUDE: 45°
SUN ANGLE: 40° WEST OF NORTH

LEGEND

EXISTING SHADOW

ADDITIONAL OVER-SHADOWING DUE TO NEW BUILD

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage = content
FOR PLANNING PERMIT

PROPOSED
SHADOW DIAGRAM - 12PM, 1PM, 2PM

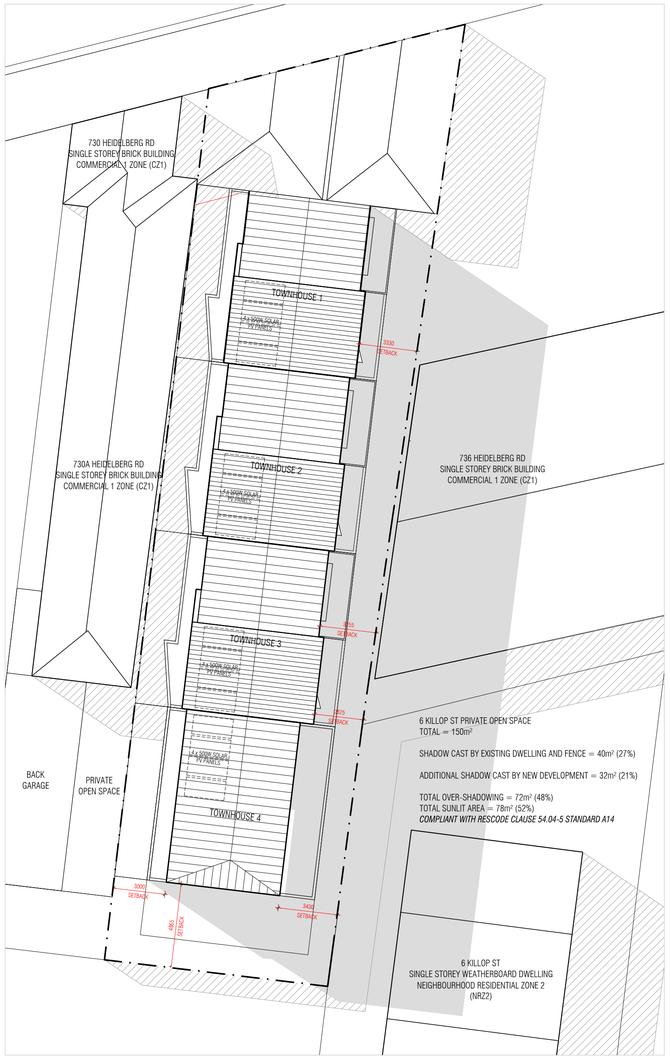
date drawn
16/04/2025

date last revised
-

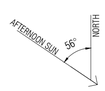
scale
1 : 150 @ A1

drawing number
SD-1.2

REV



SHADOW DIAGRAM - 3PM



SHADOW DIAGRAM SHOWING THE EFFECT OF OVERSHADOWING ON ADJOINING PROPERTIES AS ON SEPTEMBER 22ND (EQUINOX) AT 3PM

SUN ALTITUDE: 36°
SUN ANGLE: 56° WEST OF NORTH

LEGEND

EXISTING SHADOW

ADDITIONAL OVER-SHADOWING DUE TO NEW BUILD

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage = content
FOR PLANNING PERMIT

PROPOSED
SHADOW DIAGRAM - 3PM

date drawn
16/04/2025

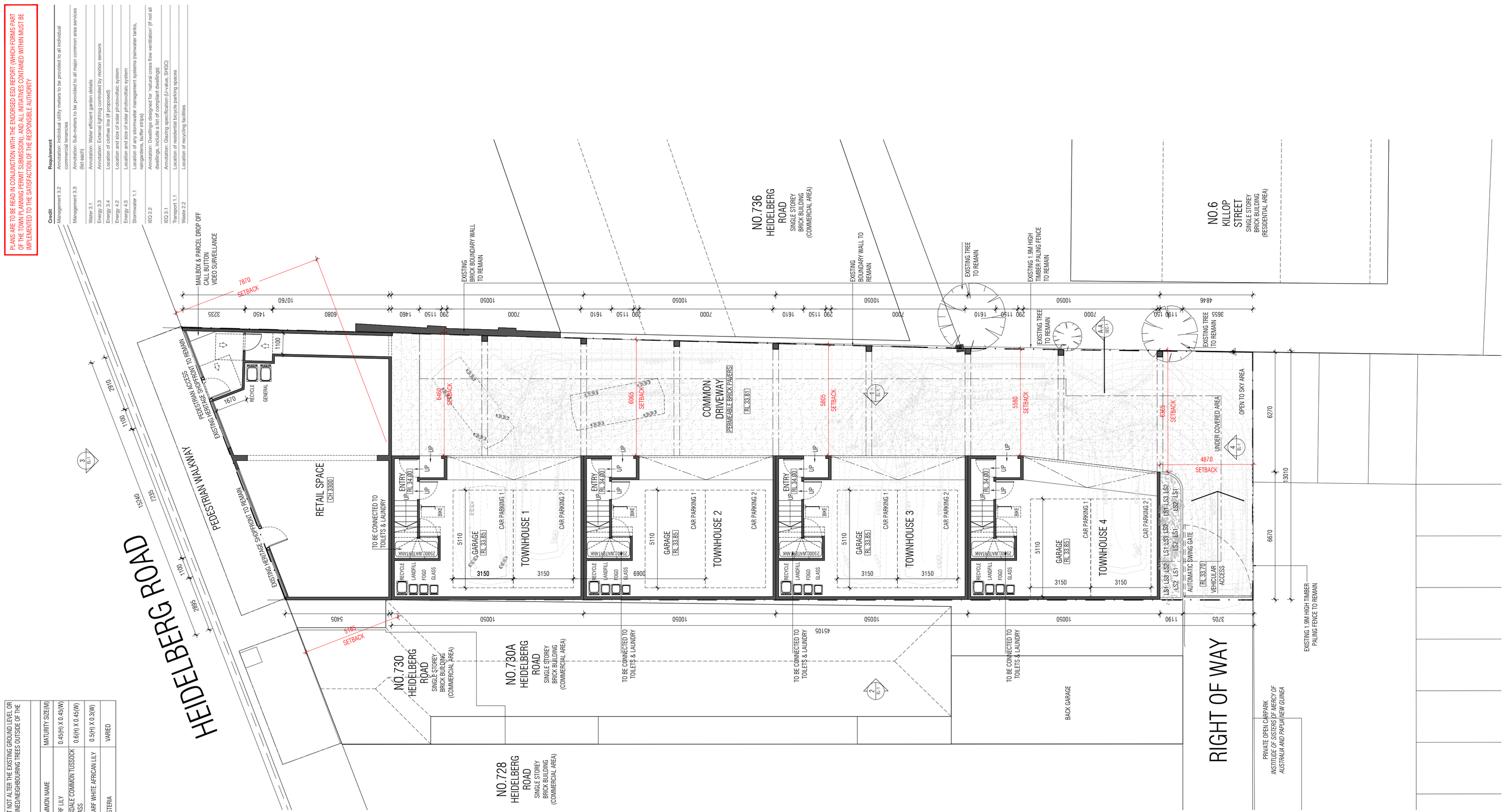
date last revised
-

scale
1 : 150 @ A1

drawing number
SD-1.3
REV

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

Credit	Requirement
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (hot water, ...)
Water 3.1	Annotation: Water efficient garden details
Energy 3.3	Annotation: External lighting controlled by motion sensors
Energy 3.4	Location of clothes line (if proposed)
Energy 4.2	Location and size of solar photovoltaic system
Energy 4.5	Location of any future solar photovoltaic system
Stormwater 1.1	Location of any rainwater management systems (rainwater tanks, raingardens, buffer strips)
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (if not all dwellings, include a list of compliant dwellings)
IEQ 3.1	Annotation: Daylight modelling report (if applicable)
Transport 1.1	Location of residential bicycle parking spaces
Waste 2.2	Location of recycling facilities



ALL LANDSCAPING WORKS FOR THE DEVELOPMENT MUST NOT ALTER THE EXISTING GROUND LEVEL OR TOPOGRAPHY OF THE LAND WITHIN THE 'TPZ' OF ALL RETAINED/NEIGHBOURING TREES OUTSIDE OF THE APPROVED BUILDING ENVELOPE.

PROPOSED PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	MATURITY SIZE(M)
LS1	LIRIOPE MUSCARI	TURF LILY	0.45(H) X 0.45(W)
LS2	POA LABILLARDIERI 'ESKDALE'	ESKDALE POMMON TUSSOCK GRASS	0.6(H) X 0.45(W)
LS3	AGAPANTHUS ORIENTALIS 'ALBA DWARF'	DWARF WHITE AFRICAN LILY	0.5(H) X 0.3(W)
LS4	WISTERIA SINENSIS	WISTERIA	VARIED

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage + content
FOR PLANNING PERMIT

PROPOSED
GROUND FLOOR PLAN

date drawn
15/07/2024

date last revised
-

scale
1 : 100 @ A1

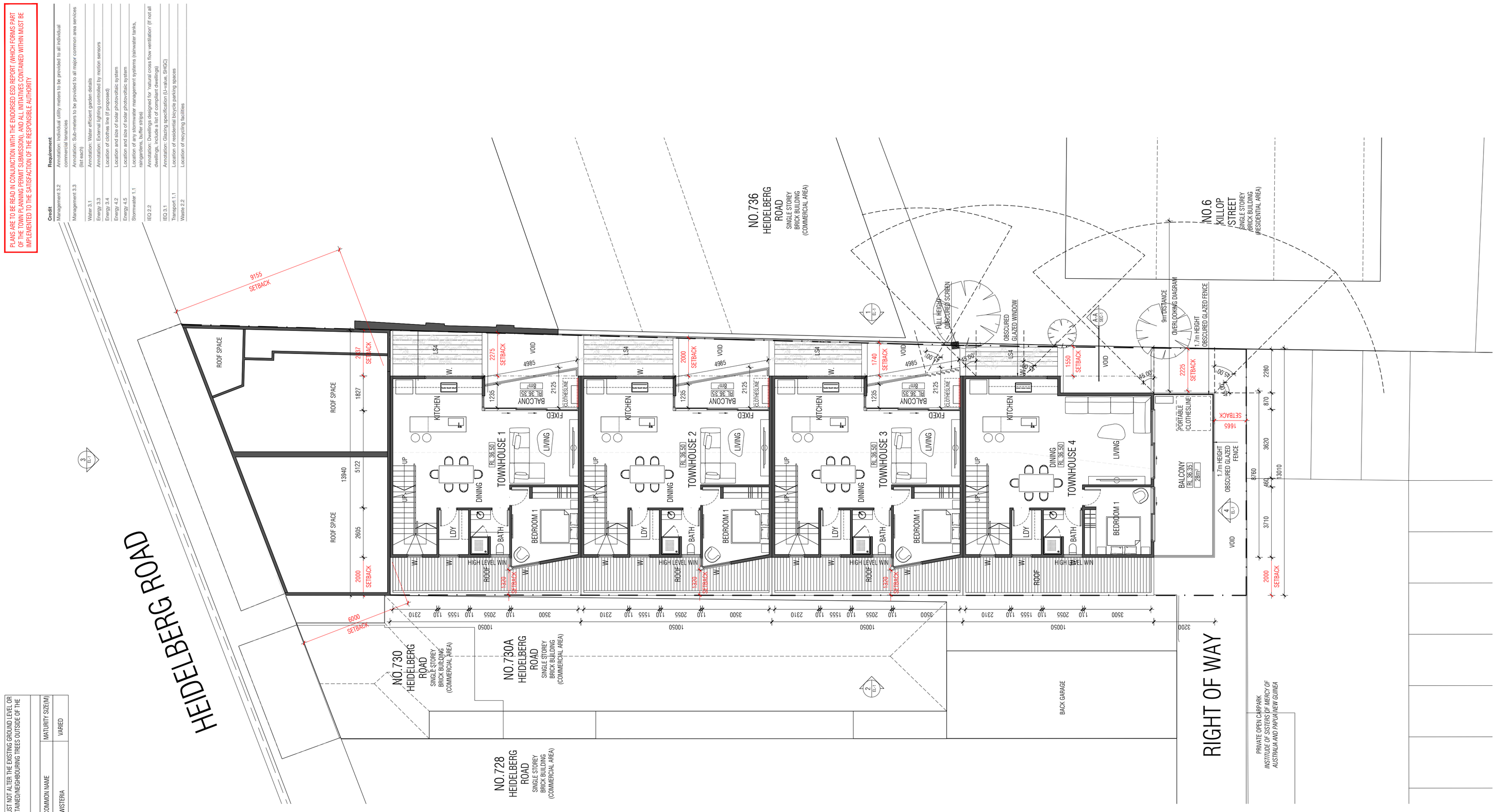
drawing number
PL-1
REV

Planning Decisions Committee Meeting Agenda

Attachment 5.2.2
PLN 250115 - 732-734 Heidelberg Road Alphington - Decision Plans

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

Credit	Requirement
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (HVAC)
Water 3.1	Annotation: Water efficient garden details
Energy 3.3	Annotation: External lighting controlled by motion sensors
Energy 3.4	Location of clothes line (if proposed)
Energy 4.2	Location and size of solar photovoltaic system
Energy 4.5	Location and size of solar photovoltaic system
Stormwater 1.1	Location of stormwater management systems (rainwater tanks, raingardens, buffer strips)
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (if not all dwellings, include a list of compliant dwellings)
IEQ 3.1	Annotation: Glazing specification (U value and SHGC)
Transport 1.1	Location of residential bicycle parking spaces
Waste 2.2	Location of recycling facilities



ALL LANDSCAPING WORKS FOR THE DEVELOPMENT MUST NOT ALTER THE EXISTING GROUND LEVEL OR TOPOGRAPHY OF THE LAND WITHIN THE TPZ OF ALL RETAINED/NEIGHBOURING TREES OUTSIDE OF THE APPROVED BUILDING ENVELOPE.

PROPOSED PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	MATURITY SIZE(M)
LS4	WISTERIA SINENSIS	WISTERIA	VARIED

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage + content
FOR PLANNING PERMIT

PROPOSED
LEVEL 1 FLOOR PLAN

date drawn
15/07/2024

date last revised
-

scale
1 : 100 @ A1

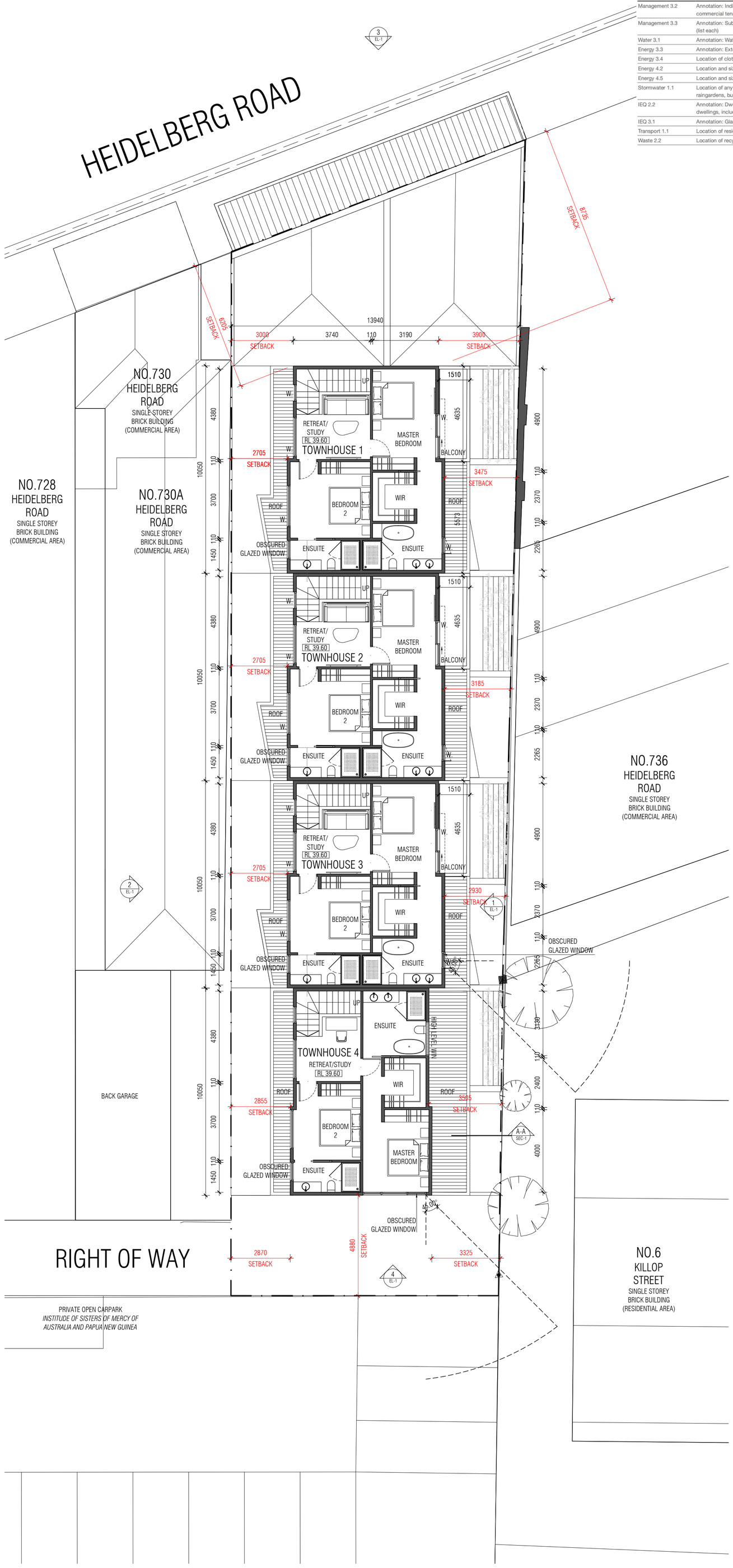
drawing number
PL-2
REV

Planning Decisions Committee Meeting Agenda

Attachment 5.2.2
PLN 250115 - 732-734 Heidelberg Road Alphington - Decision Plans

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

Credit	Requirement
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)
Water 3.1	Annotation: Water efficient garden details
Energy 3.3	Annotation: External lighting controlled by motion sensors
Energy 3.4	Location of clothes line (if proposed)
Energy 4.2	Location and size of solar photovoltaic system
Energy 4.5	Location and size of solar photovoltaic system
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)
Transport 1.1	Location of residential bicycle parking spaces
Waste 2.2	Location of recycling facilities



J L ARCHITECTS

office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

PROPOSED
LEVEL 2 FLOOR PLAN

design stage + content
FOR PLANNING PERMIT

FOR PLANNING PERMIT

1

date drawn
15/07/2024

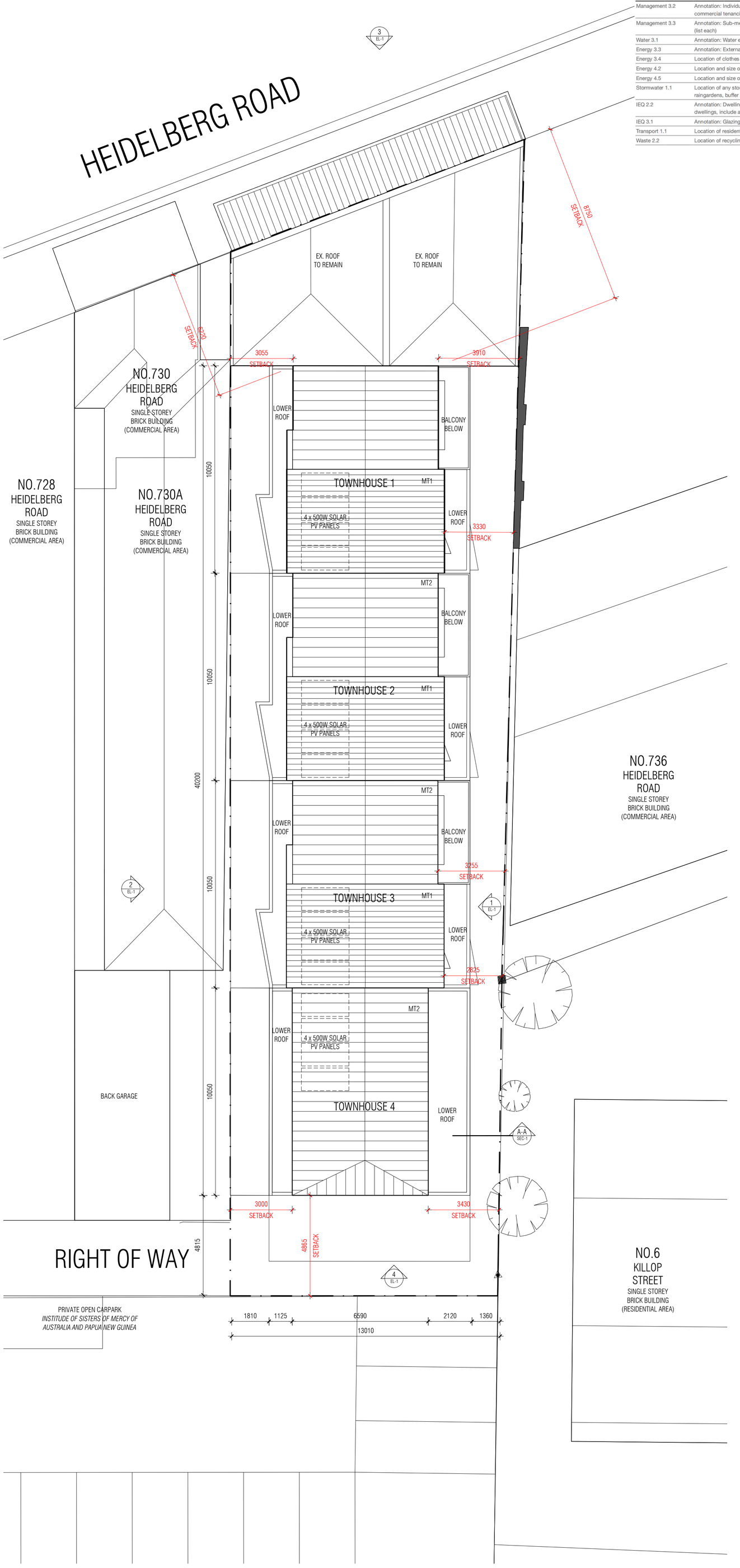
date last revised
-

scale
1 : 100 @ A1

drawing number
PL-3
REV

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

Credit	Requirement
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)
Water 3.1	Annotation: Water efficient garden details
Energy 3.3	Annotation: External lighting controlled by motion sensors
Energy 3.4	Location of clothes line (if proposed)
Energy 4.2	Location and size of solar photovoltaic system
Energy 4.5	Location and size of solar photovoltaic system
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)
Transport 1.1	Location of residential bicycle parking spaces
Waste 2.2	Location of recycling facilities



J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage + content
FOR PLANNING PERMIT

PROPOSED ROOF PLAN

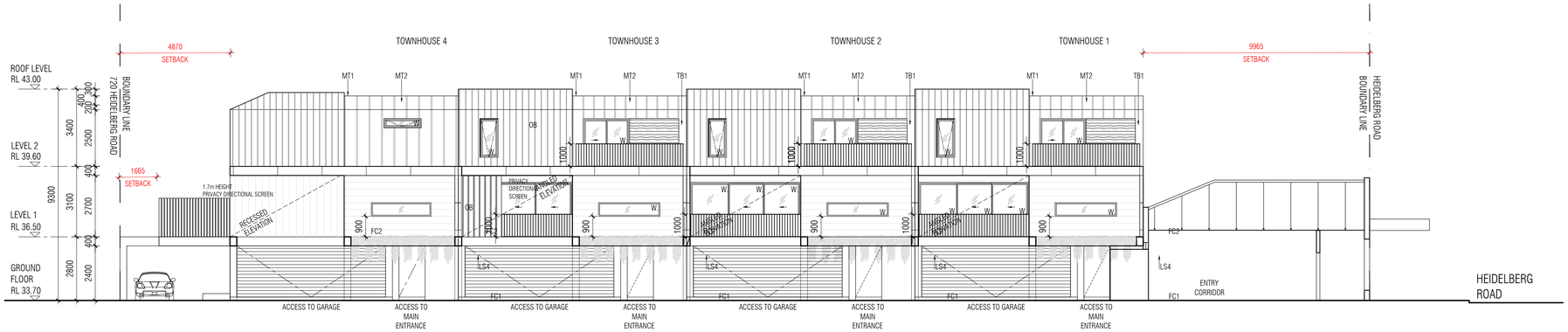
FOR PLANNING PERMIT

date drawn
15/07/2024

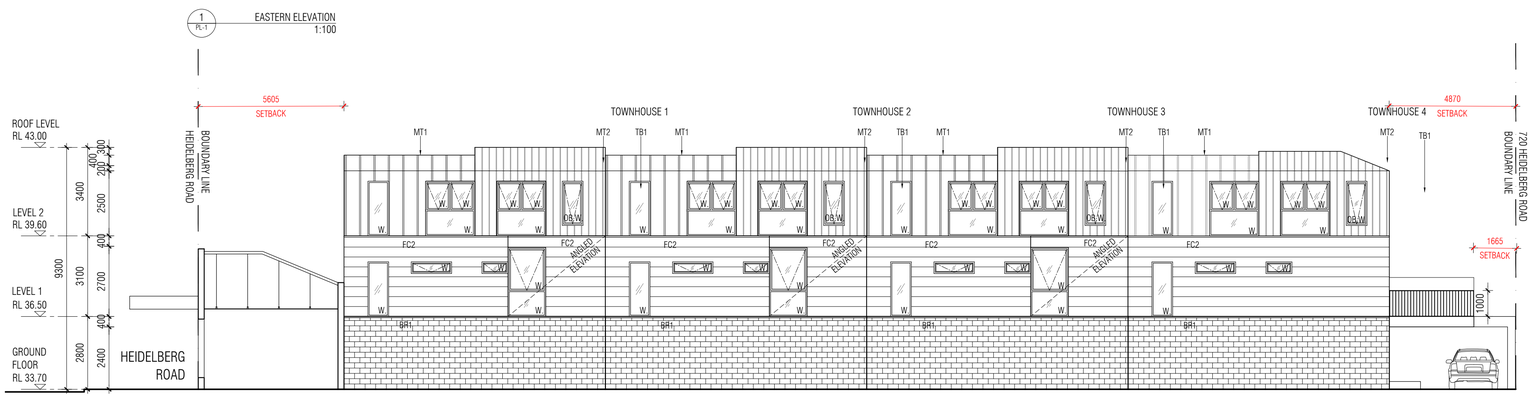
date last revised
-

scale
1:100 @ A1

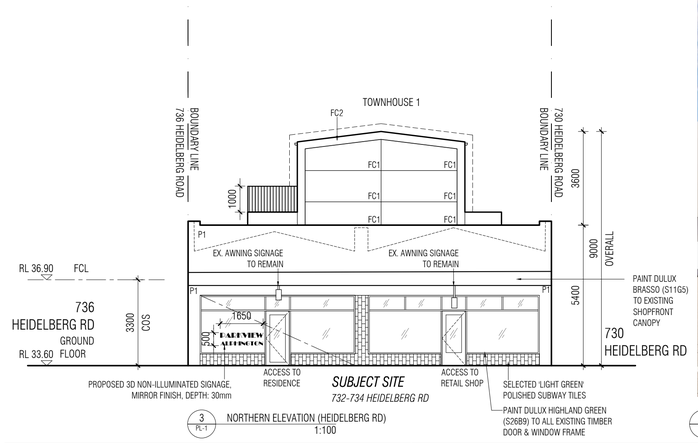
drawing number
PL-4
REV



1 PL-1 EASTERN ELEVATION 1:100



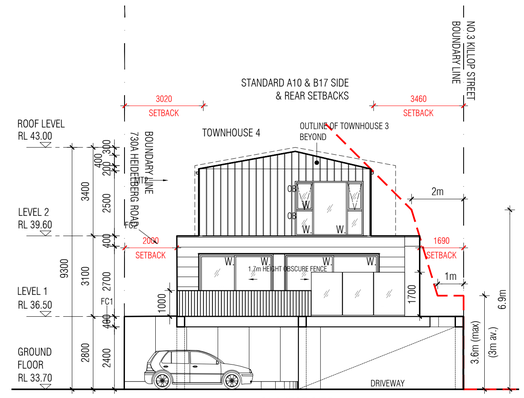
2 PL-1 WESTERN ELEVATION 1:100



3 PL-1 NORTHERN ELEVATION (HEIDELBERG RD) 1:100



5 - 3D IMPRESSION (HEIDELBERG RD) -



SUBJECT SITE
732-734 HEIDELBERG RD

4 PL-1 SOUTHERN ELEVATION 1:100

WINDOW OPERABILITY LEGEND

	DASHED-DOT LINE TOP HUNG AWNING WINDOW
	ARROW SLIDING DOOR/WINDOW

FINISHES SCHEDULE

FC1	HARDIE BRUSHED CONCRETE CLADDING		MT2	LYSAGHT ENSEAM 465 COLOUR: DOVER WHITE	
FC2	HARDIE STRIA CLADDING		P1	HERITAGE PAINT TO EXISTING SHOPFRONT WALL COLOUR: DULUX COWARDLY CUSTARD (S16H1)	
LS4	WISTERIA		OB	OBSCURED GLAZED PANEL FROSTED GLAZING (MAXIMUM TRANSPARENCY OF 25%)	
MT1	LYSAGHT ENSEAM 265 COLOUR: MONUMENT		TB1	MODINEX ALU SELEKTA CASTELATION SCREENCLAD COLOUR: SPOTTED GUM	
BR1	OLD BRICK WALL		PRIVACY DIRECTIONAL SCREEN	EUROWOOD AUSTRALIAN ALUMINIUM OR SIMILAR 200 x 2680 x 50 MM VERTICAL ALUMINIUM PRIVACY LOUVRES (FIXED) IN TIMBER FINISH TO ATTAIN <25% VISUAL TRANSPARENCY	

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage + content
FOR PLANNING PERMIT

PROPOSED ELEVATIONS

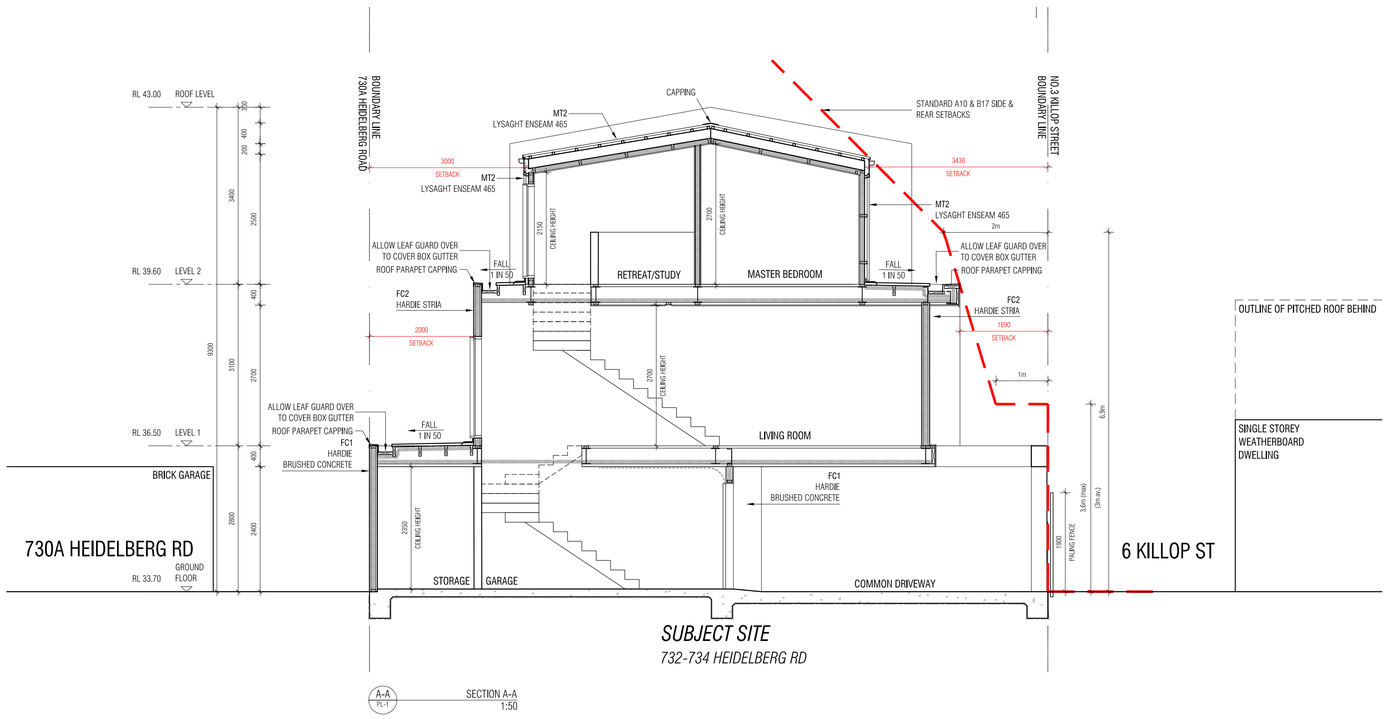
date drawn
15/07/2024

date last revised
-

scale
1 : 100 @ A1

drawing number
EL-1

REV



FINISHES SCHEDULE		
FC1	HARDIE BRUSHED CONCRETE CLADDING	
FC2	HARDIE STRIA CLADDING	
MT1	LYSAGHT ENSEAM 265 COLOUR: MONUMENT	
MT2	LYSAGHT ENSEAM 465 COLOUR: DOVER WHITE	
OB	OBSCURE GLAZED PANEL FROSTED GLAZING	

FOR PLANNING PERMIT

J L ARCHITECTS
office@jlarchitects.net

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE DESIGNERS OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO SUPERINTENDENT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS. THIS DRAWING IS COPYRIGHT.

revision notes

project
732-734 HEIDELBERG ROAD, ALPHINGTON

client
MILDURA R&C INVESTMENT P/L

design stage + content
FOR PLANNING PERMIT

PROPOSED
SECTION A-A

date drawn
21/08/2024

date last revised
-

scale
1 : 50 @ A1

drawing number
SEC-1
REV

Strategic Planning
Formal Referral Response

Application Information:

Referral Officer:	Adam Quintiliani
Officer:	Erryn Megennis
Council Reference:	PLN25/0115
Address:	732 Heidelberg Rd, Alphington VIC 3078
Proposal:	Use of the land and buildings and works for 4, 3-storey dwellings and removal of an easement
Comments Sought:	Click here to view referral memo: D25/199281 - IREF25/00799 - 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 18 to the Design and Development Overlay (DDO18) and Proposed/Draft Schedule 18 to the Design and Development Overlay (DDO18). They do not provide commentary on other sections of the Planning Scheme or fully assess the internal amenity of the application.
Prev. Responses:	N/A

Development Details:

Relevant amendment and status:	Amendment C272yara – Interim planning controls. Amendment C273yara – Permanent planning controls. Council resolved at its meeting on 8 April 2025 that Council submits the Amendment to the Minister for Planning and requests they prepare, adopt, and approve a formal planning scheme amendment in the same form as the adopted Amendment, in accordance with section 20(4) of the Planning and Environment Act 1987 (the Act).
Existing and proposed controls:	Interim Schedule 18 to the Design and Development Overlay (DDO18)
Subject Site Plan:	D25/187383 - PLN25/0115 - 732-734 Heidelberg Road Alphington - Advertising S52 - Plans

Summary of Strategic Planning comments and recommendations:

The application complies with most provisions within the interim DDO18 and proposed permanent DDO18. However, there are some amendments that would be necessary for this development to proceed and there are significant concerns about non-compliance of building separation requirements.

Strategic planning suggests recommendations to the design to achieve the built form outcome envisioned in the DDO18. Noting the sheer wall seen from the street and the visual bulk viewed from the residential property to the east.

The applicant needs to address significant concerns about how the non-compliance with the building separation requirements fits in with how the Precinct will develop. The Built Form Framework envisaged a typology that was front and rear facing for narrower sites rather than side-facing habitable room windows/balconies. Failure to meet these requirements is at odds with several decision guidelines listed in the DDO. A broader assessment of the proposal needs to consider whether this is an appropriate outcome.

Assessment of compliance with built form requirements:

Built Form Requirements	Interim DDO18	Proposed DDO18	PLN25/0115	Compliance with interim/proposed DDO18 and recommendations
Street wall height and street setback requirements	Street wall height Between Park Avenue and Yarralea Street: 8m (Discretionary) Street setback Heidelberg Road between Park Ave to Yarralea St: 0m (Discretionary)	Street wall height Between Park Avenue and Yarralea Street: 8m (Mandatory) Street setback Heidelberg Road between Park Ave to Yarralea St: 0m (Discretionary)	Street wall height Existing heritage street wall to be retained Street setback Existing heritage shopfront to be retained/street setback not changed (0m)	The application complies with the street wall height and street setback requirements. The heritage shopfront is proposed to be retained.
Upper level front and side setback requirements	6m setback (Discretionary)	Above Heidelberg Road between Park Ave and Yarralea St: 6m (Mandatory)	Setback 6m above Heidelberg Road	The application complies with the upper level front and side setback requirements of both the interim DDO18 and proposed permanent DDO18.

Building height requirements	17.6m between Park Ave and Yarralea St (Discretionary)	17.6m between Park Ave and Yarralea St (Discretionary)	9.3m (inclusive of services)	The application complies with the preferred height (inclusive of the services) set out in the building height requirements of both the interim DDO18 and proposed permanent DDO18.
Interface and rear setback requirements	See DDO18	See DDO18	Rear Interface Height, Upper-level Setbacks, Rear Boundary Setback Does not apply. The rear is not adjoining a residential property outside this overlay to the rear. Side Interface Proposed reduced upper-level setbacks to the eastern elevation impact adjoining private open spaces.	The application does not comply with the interface and rear setback requirements set out in *interim DDO18 and proposed permanent DDO18* on the eastern elevations. **Recommendation** It is recommended that the upper levels with openings are setback at least 3m/4.5m from eastern boundary for Townhouse 4. *Property does not adjoin a residential property outside this overlay to the rear, therefore the rear setback requirements do not apply.*
Overshadowing requirements	Development should not overshadow: Any opposite kerb outstands, seating and/or planting areas between 10am and 2pm on 22nd September	Development should not overshadow: Any opposite kerb outstands, seating and/or planting areas between 10am and 2pm on 22nd September	N/A	The application complies with the overshadowing requirements of interim DDO18 and proposed permanent DDO18. *N/A* *The overshadowing requirements do not apply to this subject site.*
Building separation and amenity requirements	Be setback 4.5m, where a habitable window or balcony facing the common boundary is proposed (Discretionary)	Be setback 4.5m, where a habitable window or balcony facing the common boundary is proposed (Discretionary)	East – 1.55m minimum (wall with habitable openings) West – 1.32m minimum (wall with habitable openings)	The application does not comply with the minimum building separation and amenity requirements set out in *interim DDO18 and proposed permanent DDO18* on the eastern and western elevations. **Recommendation**

	Be setback 3m, where a commercial or non-habitable window facing the common boundary is proposed (Discretionary)	Be setback 3m, where a commercial or non-habitable window facing the common boundary is proposed (Discretionary)		It is recommended that the upper levels with non-habitable openings are setback at least 3m from eastern boundary for Townhouse 4.
Building layout requirements	Incorporating a commercial floor height of approximately 4 metres floor to floor height (Discretionary)	Incorporating a commercial floor height of approximately 4 metres floor to floor height (Discretionary)	N/A	The heritage building is proposed to be retained. Therefore, the building layout requirements do not apply.
Other design requirements	See interim DDO18 for access, parking and loading area requirements.	See proposed permanent DDO18 for access, parking and loading area requirements.		The application does not comply with the other design requirements of the interim DDO18 and proposed permanent DDO18. **Recommendation** It is recommended that the development is amended to avoid blank walls visible to the public realm.
Access, parking and loading area requirements	See interim DDO18 for access, parking and loading area requirements.	See proposed permanent DDO18 for access, parking and loading area requirements.		The application complies with the access, parking and loading area requirements of the interim DDO18 and proposed permanent DDO18.

Strategic Planning full comments:

Street wall height and street setback requirements

The heritage shopfront is proposed to be retained. Therefore, the street wall height and street setback requirements do not apply. No additional development to the street proposed.

Upper level front and side setback requirements

The application **complies** with the upper level front and side setback requirements of both the interim DDO18 and proposed permanent DDO18.

Building height requirements

The application **complies** with the preferred height (inclusive of the services) set out in the building height requirements of both the interim DDO18 and proposed permanent DDO18.

Interface and rear setback requirements

The application **does not comply** with the interface elements of the *Interface and rear setback* requirements of interim DDO18 and proposed permanent DDO18. Rear interface requirements do not apply to the subject site as it does not adjoin a residential property outside this overlay to the rear.

In accordance with the interface requirements in DDO18, development should respond to existing private open spaces by setting back upper levels. Strategic Planning does not support the proposed south-eastern elevation, particularly level 1 of Townhouse 4. Reviewing the neighbouring context, the adjoining site to the south-east at 6 Killop Street is a residential property (Figure 1). This is likely a result of the proposed design does not comply with building separation requirements (see below). The reduced building separation to the Level 1 upper floor of Townhouse 4, will impact the outdoor living area of the adjoining residential property and result to an increase in building bulk as viewed from this property.

Overshadowing requirements

The application **complies** with the overshadowing requirements of interim DDO18 and proposed permanent DDO18.

Building separation and amenity requirements

The application **does not comply** with the building separation requirements of interim DDO18 and proposed permanent DDO18.

As per DDO18, upper-level development should be setback 4.5m from the common boundary, where a habitable window or balcony facing the common boundary is proposed. This is required to manage visual bulk, maintain access to daylight and reduce amenity impacts on neighbouring properties. As width of the site is 12.96m, the applicant has provided lesser setback. Their argues is that it is too difficult to achieve due to the width of the site.

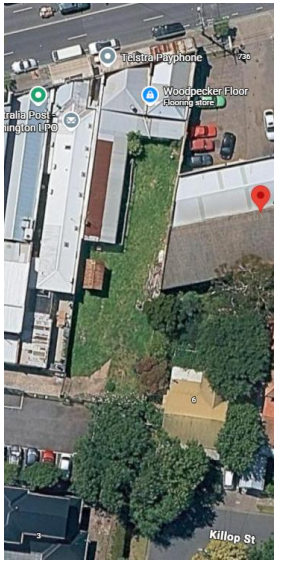


Figure 1: Aerial context of the subject site and its surroundings

The Built Form Framework (BFF) envisages a typology where development will be built on the boundary. Side setbacks are not possible for most sites without significantly diminishing the amount of development or without site amalgamation.

The notion that the site is too narrow and the proposed outcome is the only possibility is not correct. The BFF undertook modelling of the precincts as per Figure 2 and 3 below and shows a range of design outcomes. The BFF proposes testing at 376 Heidelberg Road, which as per Figure 4 and 5, is similar in measurement to the subject site for this development (732 and 734). The approach taken by out Urban Design experts was a separation of upper levels in the middle of the site is possible. This is especially likely for the subject site considering its length.

The proposed outcome will result in future problems for neighbouring development. If future developments adjoining the subject site were to develop it likely they would propose a sheer wall on the common boundary to achieve the heights set out in the DDO. This would significantly impact the amenity to the townhouses and also cause implications to the adjoining sites for future development.



Figure 142. Built form testing – plan and perspective views

Figure 2: BFF Precinct 3B – built form modelling showing building separation in the middle of the site.

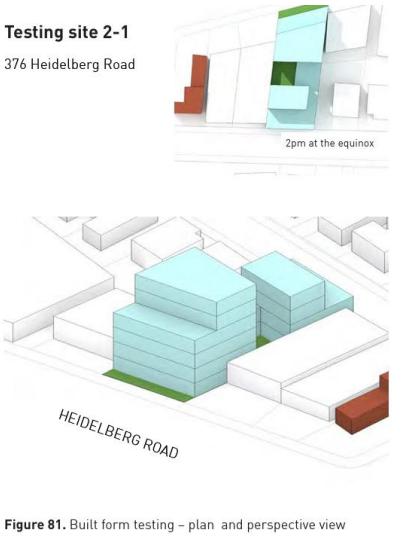


Figure 81. Built form testing – plan and perspective view

Figure 3: BFF Precinct 2 – built form modelling showing building separation in the middle of the site and sheer wall to side boundaries.

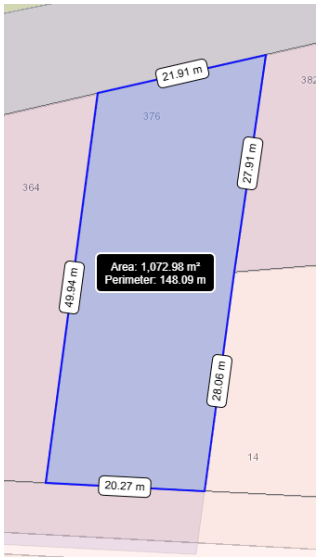


Figure 4: 736 Heidelberg Road Dimensions

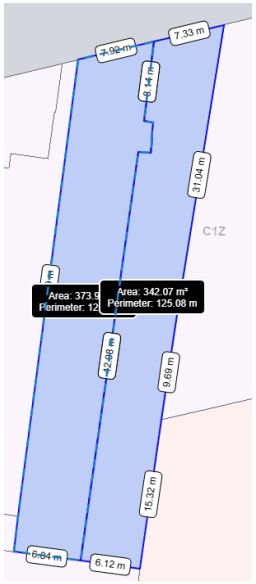


Figure 5: 732-734 Heidelberg Road Dimensions (Subject Site)

Building layout requirements

The heritage building is proposed to be retained. Therefore, the building layout requirements do not apply.

Other design requirements

The application **does not comply** with the Building Design and Quality Requirements as it proposes a blank wall that is visible to the public realm. (Figure 6)

Strategic Planning also defers to Urban Design advice and referral (D25/232491) regarding the building design and quality of the proposal. Urban Design indicate that the public realm interface cannot be supported due to the townhouses lacking a sense of address and safe and direct pedestrian access.

It is recommended that the development is amended to avoid blank walls visible to the public realm.



Figure 6: A blank wall is visible from Heidelberg Road/public realm.

Access, parking and loading area requirements

The application **complies** with the access, parking and loading area requirements of the interim DDO18 and proposed permanent DDO18.

- The vehicle access is from the right away;
- Car parking is concealed from the public realm; and
- Pedestrian entrances are clearly visible.

Strategic Planner: Adam Quintiliani
Date: 10 June 2025

Urban Design
Formal Referral Response

Application Information:

Referral Officer:	Lucy Stratton
Officer:	Joshua Broberg
Council Reference:	PLN25/0115
Address:	732 Heidelberg Rd, Alphington VIC 3078
Proposal:	Use of the land and buildings and works for 4, 3-storey dwellings and removal of an easement
Comments Sought:	Click here to view referral memo: D25/189894 - IREF25/00320 - 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:	Not applicable.

Recommendation

The proposal is not supported in its current form.

Comment Summary

Built Form and Massing

- The heritage street shopfront is proposed to be retained. The new built form is setback between 6-9m above the heritage street wall and complies with the interim and proposed DDO18 requirements.
- The three-storey proposal has an overall height of 9.3m and complied with the preferred height of 17.6m for this precinct (interim and proposed DDO18).

Façade Design & Materials

- DDO18 specifies that development should avoid blank walls, including on side street frontages (2.28 Façade Design Requirements). Although recessive, the upper levels present as a blank interface to the public realm. Providing no opportunities for upper-level passive surveillance or articulation and visual interest. The orientation and layout of Townhouse 1 and treatment of this façade should be revised.

Public Realm Interface and Site Access

- Townhouses are proposed to be accessed via the retained heritage shopfront on Heidelberg Road. Access is via a 1100mm wide corridor along the eastern site boundary.
- The corridor provides pedestrian access to the townhouses via the largely undercroft vehicular driveway. As a result, townhouses lack a sense of address and safe and direct pedestrian access. To improve this outcome the following should be considered:

    - Widen the internal corridor
    - Alternative paving that distinguishes pedestrian paths along the building line
    - Introduce further landscaping opportunities along the eastern boundary
    - Provide the details of townhouse entrance lighting
- Provide the finished floor levels of the pedestrian entries at the property frontage and existing back of footpath levels on Heidelberg Road to ensure a seamless transition.

Streetscape and Capital Works

- There are no known planned / approved capital works around the site being led by the Urban Design Team.
- The existing bench seat and bicycle hoop on Heidelberg Road is to be upgraded with current Yarra Standard furniture.

The proposal is not supported in principle as the issues cannot be dealt with via permit conditions.

- Improve the sense of address and quality and safety of the pedestrian access to Townhouses along the internal corridor and laneway.
- Revise the blank upper-level northern façade introducing fenestration and articulation.
- Upgrade existing bench seat and bicycle hoop on Heidelberg Road.

Urban Designer: Lucy Stratton
Date: 7 July 2025

ESD Formal Referral Response

Application Information	
Referral Officer	Erryn Megennis
Officer	Gavin Ashley
Council Reference	PLN25/0115
Address	732-734 Heidelberg Rd, Alphington VIC 3078
Proposal	Use of the land and buildings and works for 4, 3-storey dwellings and removal of an easement
Comments Sought	Click here to view the link to the Statutory Planning Referral memo: D25/189881

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
- SDA

In assessing this application, the following documents were reviewed:

- Plans prepared by JL Architects dated 16.04.25
- Sustainable Design Assessment prepared by LID Consulting dated 16.12.24

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.

(1) Applicant ESD Commitments

- A total BESS score of 56% with no mandatory category (Water, Energy, Stormwater, IEQ) below 50%.
- All-electric development (no gas).
- 2kW solar PV system per dwelling.
- Heating and cooling within one energy efficiency star of the best available.
- STORM rating greater than 100% (score of 105%).
- 2,500 litre rainwater tank per dwelling, with reuse connections for toilets and laundries.
- Water efficient fixtures, fittings and appliances (5 star taps, 4 star showers, 4 star toilets).
- Improvement on NCC maximum illumination power density requirements (4W/sqm or less) in residential spaces.
- High daylight levels in non-residential spaces (>33% of floor area).
- One bicycle parking space per dwelling.
- Low VOC paints, adhesives, sealants and carpets.
- Concretes with 20-35% (or greater) Supplementary Cementitious Materials (SCMs) for on-site on-ground poured concrete mixes, subject to structural requirements.
- Recycled aggregate, water and/or sand will be included in the concrete mixes.
- Framing timber will be sourced from accredited sustainable plantations (either FSC or PEFC/AFS accreditation).
- A minimum 80% recycled glass content is to be achieved for all glasswool insulation in the proposed development.
- A minimum of 80% of waste (by mass) from demolition and construction activities will be recycled or reused.
- Bins for four resource streams (landfill, co-mingled recycling, organics and glass).
- Individual metering of electricity and water for each dwelling and commercial tenancy.

(2) Application ESD Deficiencies

- Incorporate additional vegetation/landscaping (horizontal and/or vertical) into the design, aiming for coverage equivalent to at least 10% of the site area.
- Incorporate effective external shading (e.g. retractable awnings) to east and west glazing of habitable rooms (i.e. bedrooms, living areas and studies).
- Provide water supply (tap) and a wastewater connection (drain) on all balconies.

(3) Outstanding Information

- Clarify type of hot water system, ensuring references to system type are consistent throughout documentation.
- Ensure water efficiency ratings (i.e. WELS ratings) are consistent throughout documentation (e.g. litres per minute of showerheads).
- Include input for bath in BESS and SDA to reflect provision of bath in master ensuites.
- Clarify how the development satisfies BESS Water Credit 4.1 (Building Systems Water Use Reduction).
- Clarify if Level 2 balconies are considered rainwater catchment areas connected to tanks or if only roof areas will be connected, ensuring STORM assessment and stormwater catchment plan are accurate.
- Clarify operability of kitchen and stairwell glazing, update natural ventilation mark-up accordingly and ensure claim of BESS IEQ Credit 2.2 (Cross Flow Ventilation) satisfies the credit criteria.
- Provide specifications of indicative glazing products representative of specifications used for energy modelling, confirming that sufficient daylight amenity is achievable in Bedroom 2 and study.
- Clarify proposed approach for mechanical ventilation in the commercial space, as claimed in BESS IEQ Credit 2.3 (Ventilation – Non-Residential).
- Clarify how the roof colour specification of ‘Monument’ meets solar absorptance requirements under NCC Part J4D4 and mitigates urban heat impacts.
- Ensure finishes annotations for metal sheeting colours are correctly noted on roof plan and elevations.
- Ensure BESS input for clothes lines reflects the type proposed on plans.

(4) ESD Improvement Opportunities

- Consider committing to achieve a 7.5 Star average NatHERS rating across the development to improve energy efficiency and thermal comfort outcomes.
- Consider increasing the kW capacity of the solar photovoltaic (PV) systems, better aligning with expected occupant energy demand and utilising available roof space.
- Consider operable windows to kitchen areas to support improved natural ventilation outcomes.
- Consider including commitment that all car parking spaces will have enabling infrastructure (e.g. conduits, wiring etc) installed which will allow for the future installation of electric vehicle charging stations.
- Consider alternative plant species to Agapanthus as this species is considered a weed.

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: 20.06.2025

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.

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Erryn Megennis
Council Reference:	PLN25/0115
Address:	732 Heidelberg Rd, Alphington VIC 3078
Proposal:	Use of the land and buildings and works for 4, 3-storey dwellings and removal of an easement
Comments Sought:	Click here to view referral memo: Record D25/188136: IREF25/00319 - 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 732-734 Heidelberg Road, Alphington authored by Lid Consulting and dated 16/12/2024 is not satisfactory from a City Works Branch's perspective.

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

1. Council has separated waste charges from the rates fees, the note re municipal charges irrespective of the level of collection services is not required as the waste charge does not apply to properties who have private waste services.
2. The WMP has conflicting information with regards to bin sizes for FOGO.
3. This proposal to utilise a private collection service for the residential dwellings that includes separate collection days for each stream from the kerbside is not an efficient and easy way for future residents to manage waste. Please review whether private internal collection via a shared waste system or other solution is viable and or investigate the possibility of a Council collection service from the kerbside for residential. Council would provide 1 x 80L garbage bin (collected weekly), 1 x240 recycling bins (fortnightly) 1 x 80L glass bin(fortnightly) and 1 x 120 litre fogo bin(weekly) to each dwelling should sufficient space for the bins be available kerbside in front of the parent property (max 12 at any given time). The commercial private collections may then be scheduled on an alternate day to the Council collections.

Waste Management Officer: Atha Athanasi

Signature: 

Date:12/06/2025

Development Engineering Formal Referral Response

Application Information:

Referral Officer:	Erryn Megennis
Officer:	Mark Pisani
Council Reference:	PLN25/0115
Referral Number:	IREF25/00318
Address:	732 Heidelberg Road, Alphington
Proposal:	Use of the land and buildings and works for 4, 3-storey dwellings and removal of an easement
Comments Sought:	Access arrangements; internal layout; removal of carriageway easement
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
J L Architects	SA-1 *Location Map & Zoning Diagram* SA-2 *Site Plan & Street View* PL-1 *Proposed Ground Floor Plan* PL-2 *Proposed Level 1 Floor Plan* EL-1 *Proposed Elevations* SEC-1 *Section A-A*		13 August 2024 13 August 2024 15 July 2024 15 July 2024 15 July 2024 21 August 2024

Author / Consultant	Drawing No. or Document	Revision	Dated
Quantum Traffic	Traffic Engineering Assessment: Swept Path Assessment		21 August 2024
	Ground Clearance Assessment	A	6 May 2025

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	Finished Floor Levels of the pedestrian entries at the property line must match into the existing back of footpath levels along Heidelberg Road.	Provide annotation on the drawings.

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
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.

Note related to…	Engineering note
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.

SECTION 3: Engineering Detailed Assessment

TRAFFIC IMPACT

Trip Generation

The trip generation for the site could be adopted as follows:

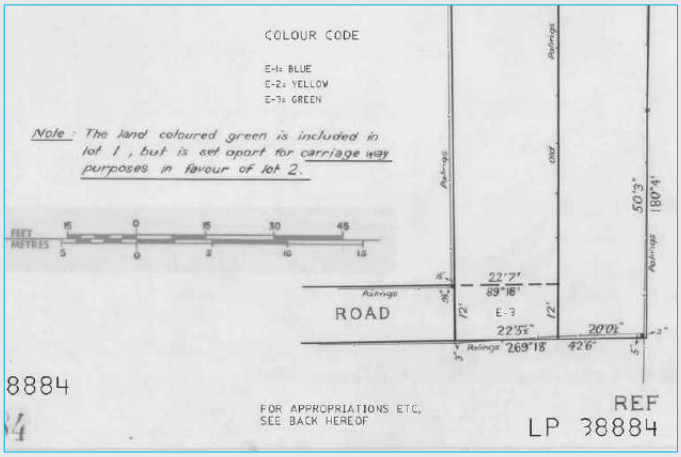
Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	AM Peak Hour	PM Peak Hour
Residential (4 No.)	0.5 trips per dwelling in each peak hour 5.0 trips per dwelling per day	20 trips	2 trips	2 trips

The level of traffic generated by this development is low and should not adversely impact the traffic operation of the laneway or the surrounding road network.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Access via Laneway Development Entrance	Access to the proposed development is via an east-west aligned laneway from Park Avenue. The laneway has a width of approximately 3.7 metres. Vehicles can satisfactorily enter and exit the development via the laneway.
Headroom Clearance	The common accessway and garage doorways have headroom clearances of 2.4 metres, which satisfy *Design standard 1 – Accessways* of Clause 52.06-9.
Car Parking Modules	
Double Garages	The dimensions of garages of Townhouses 1, 2 and 3 (7.0 metres by 7.3 metres) satisfy *Design standard 2: Car parking spaces* of Clause 52.06-9. The dimensions of the garage for Townhouse 4 (7.0 metres by 6.5 to 7.3 metres) also satisfy Design standard 2.
Aisles	The aisle widths range from 5.3 metres to 6.4 metres, which satisfy *Table 2: Minimum dimensions of car parking spaces and accessways* of Clause 52.06-9.
Swept Path Assessment and Ground Clearance Check	
Vehicle Turning Movements	The swept path diagrams for the B85 design vehicle accessing the individual spaces within the garages and entering and exiting the development via the laneway are considered satisfactory. In some instances, a vehicle may need to make a correctional movement, which

Item	Assessment
	is permissible under the Australian/New Zealand Standard AS/NZS 2890.1:2004 for user class 1A (long stay residential parking).
Ground Clearance of Garages via the Aisle	The ground clearance check for a B85 design vehicle entering and existing the induvial garages are considered satisfactory.
Other Items	
Removal of Party Wall Easement	The removal of the party wall easement presents no impacts from an engineering perspective.
Removal of Carriageway Easement	The carriageway easement is contained at the south west corner of the property, as shown below:  On title, the subject site comprises two lots, 1 and 2. The easement (which is an encumbrance on the land of Lot 1) is in favour of Lot 2. Since the two lots will be consolidated, the carriageway easement will be redundant. There is no objection to the removal of the carriageway easement.
Finished Floor Levels at the Pedestrian Entries – Heidelberg Road	The finished floor levels of the pedestrian entries at the property line must match into the existing back of footpath levels on Heidelberg Road.

SECTION 4: Acknowledgement

Engineer: Mark Pisani

Signature: 

Date: 13 June 2025

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 the provisions of the Design and Development Overlay – Schedule 18 (DDO18).
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** The proposal maintains its existing frontage to Heidelberg Road. Pedestrian access to the proposed dwellings is proposed appropriately via the existing frontage to Heidelberg Road. Vehicular access will be maintained via the rear existing right-of-way laneway.
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** No change to the existing setback to Heidelberg Road is proposed.

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.*	
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** **Maximum height (m) and No. of storeys** / **Standard B7 requirement** 9.3 metres / 17.6 metres (DDO18) The Commercial 1 Zone does not specify a maximum building height. However, the proposal complies with the maximum building height pursuant to the DDO18. Accordingly, the objective is met.
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:* • *The maximum site coverage specified in a schedule to the zone, or*	**Objective achieved** The proposed site coverage is 85%, exceeding the maximum 60% prescribed by the standard. This outcome is acceptable given it is a minor (5%) variation from the 80% site coverage expectation under Clause 15.01-2L (building design) for inner urban areas. The site coverage relates acceptably to the existing pattern of development, including the adjacent development from 720-730 Heidelberg Road which all comprise very high site coverage.

• *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.*	**Objective achieved** The proposal achieves 16% site permeability, 4% less than the 20% requirement of Standard B9. However, given the subject site relates to commercial land earmarked for increased housing density and also achieves best practice stormwater management as outlined in the submitted Sustainable Design Assessment via the provision of four 2500L rainwater tanks, the outcome is acceptable.
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.*	**Objective achieved, subject to condition.** As discussed within the body of the report, conditions of approval are recommended to enhance pedestrian safety, including widening the internal corridor from the dwelling entrance lobby and the inclusion of details of townhouse entrance lighting.
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, whilst recognising the site constraints, conditions of approval will be required for an enhanced landscape response, in particular along the eastern boundary.

• *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.*	**Not applicable**

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 at ground level, accessed via an existing right-of-way laneway from Park Avenue. The proposed car parking area 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** - An assessment against the provisions of Standard B17 of Clause 55.04-1 onto the two adjacent dwellings is included within the tables below. East Boundary Side Setbacks (6 Killop 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.

Proposed Wall	Height	B17 Setback	Proposed Setback	Compliance
Ground floor garages (TH3)	2.80	1.00	5.58	✓
First floor balcony (TH3)	5.50	1.57	1.16	X (-0.41)
First floor kitchen (TH4)	5.90	1.69	1.55	X (-0.14)
First floor living (TH4)	5.90	1.69	2.23	✓
First floor balcony (TH4)	4.49	1.27	2.23	✓
Second floor ensuite (TH3)	8.63	3.72	2.78	**X (-0.94)**
Second floor WIR (TH4)	8.47	3.56	3.51	X (-0.05)
Second floor master bedroom (TH4)	8.47	3.56	3.33	X (-0.23)

- As demonstrated in the table above, the proposal includes only one substantial variation from the Standard B17 side setback requirement on the eastern boundary. At the second floor, the wall to the ensuite/WIR of Townhouse 3 is set back 2.78 metres, where a 3.72-metre setback is required. However, this section of wall is generally opposite the boundary of 736 Heidelberg Road, where a high wall on boundary exists as part of the current commercial building. Accordingly, the SPOS at 6 Killop Street does not directly interface with this section of the proposal.

- The remaining variations onto the east boundary are relatively minor, ranging between 0.05m and 0.41m.
- Given the compliant extent of overshadowing as discussed within the report, and the strategic intent for the site, which anticipates more intensive built form of up to 17.6m in height, the proposed eastern boundary setbacks are reasonable and appropriately respond to the adjoining residential interface.

West Boundary Side Setbacks (730A Heidelberg Road)

Proposed Wall	Height	B17 Setback	Proposed Setback	Compliance
First floor bedroom (TH3)	5.90	1.69	1.32	X (-0.37)
First floor bedroom (TH4)	5.90	1.69	2.01	✓
Second floor bedroom 2 (TH3)	8.63	3.72	2.71	**X (-1.01)**
Second floor retreat/study (TH4)	8.47	3.56	3.01	**X (-0.55)**
Second floor bedroom 2 (TH4)	8.47	3.56	2.86	**X (-0.70)**

- As demonstrated in the table above, the proposal generally complies with the B17 side setback standard onto the west boundary at first floor level but includes substantial side setback variations at second floor level, which range between 0.55m to 1.01m.
- However, these variations are acceptable for the following reasons:
    - The subject site and adjacent land at 730A Heidelberg Road are both zoned Commercial 1 Zone where there is a

	reduced expectation in preserving residential amenity. Moreover, both sites are identified for moderate growth and are affected by the DDO18 which envisages a more intensive built form of up to 17.6m in height. In this context, the proposal is a sensitive response to this interface. ○ The subject site is on a narrow lot which places a constraint on achieving Standard B17 compliant side setbacks. The proposal has also been designed appropriately to provide greater separation towards the residentially zoned land to the east. - As discussed within this assessment, the extent of overshadowing to the adjacent SPOS at 730A is confined to between 9am and 10am only. Accordingly, the impact on the amenity of the SPOS area is not unreasonable.
Clause 55.04-2 – Walls on boundaries *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*	**Objective achieved** A ground floor wall on boundary is proposed along the western boundary, spanning 40.2 metres. This wall abuts the existing wall on boundary at 730A Heidelberg Road for most of its length. Where it adjoins the rear SPOS courtyard, it has an average height of 2.8 metres above natural ground level and as such will not be visually dominant. As within this assessment, the wall does not result in any unreasonable overshadowing and is accordingly acceptable in terms of offsite amenity impacts, complying with the objective of Clause 55.04-2 (Walls on Boundary). **Wall on boundary** | **Length (m)** | **B18 Length (m)** | **Difference** | **Compliance** West (730A Heidelberg Road) | 40.2 (+5.61 existing) | 34.7m (existing) | 5.50m | X

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.

Wall on boundary	Average height (m)	B18 Ave. height (m)	Difference	Compliance
West (730A Heidelberg Road)	2.8m	3.2m	0.40m	✓

Wall on boundary	Max. height (m)	B18 Max. height (m)	Difference	Compliance
West (730A Heidelberg Road)	2.8m	3.4m	0.40m	✓

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 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.

Objective achieved

The proposal is opposite one ground floor habitable room window at 6 Killop Street.

The proposal complies with Standard B19 as follows:

Proposed wall	Opposite window	Wall height (m)	B19 Setback (m)	Proposed Setback to window (m)
East elevation balcony (TH4)	HRW at 6 Killop Street	4.49m	2.25m	5.95m

Clause 55.04-4 – North facing windows *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.*	**Not applicable** 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** Given the scale of development anticipated under DDO18, some additional overshadowing is expected. Importantly, the objective of Clause 55.04-5 is a discretionary requirement within the DDO18, unlike in residential zones where it is a mandatory requirement. As such, development that causes significant overshadowing to existing secluded private open space may be contemplated. The adjacent secluded private open space at 6 Killop Street has an area of 150sqm, meaning at least 40sqm with a minimum dimension of 3 metres should receive five hours of sunlight between 9am and 3pm on 22 September under Standard B21. The submitted shadow diagrams show this space will experience additional shadowing between 2pm and 3pm but will retain solar access to an area of between 100sqm and 78sqm during this time. The proposal meets Standard B21 and is accordingly 'deemed-to-comply' with the objective of Clause 55.04-5. While the rear courtyard at 730A Heidelberg Road will be affected by additional shadow, it is not 'residential land outside the DDO18' and therefore not subject to the overshadowing objective referenced at Section 2.2.5(a) of the overlay. Nevertheless, the submitted shadow diagrams show that additional shadowing to the SPOS of No. 730a Heidelberg Road occurs only between 9am and 10am, with the remining hours of the day unaffected. On this basis, the extent of overshadowing is reasonable at this interface.

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.** The proposal includes the following windows and balconies with overlooking opportunity to the rear SPOS of 730A Heidelberg Road: (a) West facing first floor window to Bedroom 1 of Townhouse 3. (b) West elevation of first floor balcony to Townhouse 4. (c) West facing second floor window to Bedroom 2 of Townhouse 4. (d) West facing second floor window to the Retreat/Study of Townhouse 4. (e) West facing second floor window to Bedroom 2 of Townhouse 3. As a recommended condition of approval, each of these interfaces will require to be shown with obscure glazing or screening in accordance with Standard B22 of Clause 55.04-6. The proposal includes the following windows and balconies with overlooking opportunity to the rear SPOS of 6 Killop Street: (a) East elevation of rear first floor balcony to Townhouse 4. (b) East facing first floor kitchen window to Townhouse 4. (c) East facing first floor balcony to Townhouse 3. (d) East facing second floor balcony to Townhouse 3. The first-floor balcony to Townhouse 4 is shown with a 1.7m high obscure glazed balustrade on plan and a 1.7m high ‘privacy directional screen’ on elevation. As a recommended condition of approval, the plans will be required to nominate an overlooking treatment that satisfies the requirements of Standard B22 that is consistent on both plan and elevation. The first-floor kitchen window to Townhouse 4 is annotated on plan to comprise obscure glazing however this is missing on the east elevation. As a recommended condition of approval, an annotation would be required on the east elevation to confirm the kitchen window is obscured. An ‘obscured screen’ is shown across part of the first floor balcony to Townhouse 3, however as demonstrated on the two figures below, there remains overlooking

• *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.*	opportunity from the east facing balconies at first and second floor of Townhouse As a recommended condition of approval, the plans and elevations will be required to demonstrate that views are adequately limited to the SPOS of 6 Killop Street from both interfaces in accordance with Standard B22 of Clause 55.04-6. Amended plans should be accompanied by detail drawings and/or sections as necessary.
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.*	**Objective achieved** As the first-floor balconies are roofed, there will be no direct views from second level balconies to private open space of lower-level dwellings within the development. However, it is unclear whether there would be views between the balconies at the second level. A condition should therefore require details of any treatment to ensure the proposal will not result in any internal views in accordance with Standard B23.
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 proposal does not nominate any mechanical noise sources that are anticipated to generate unreasonable noise impacts. As a condition of approval, the location of any proposed services will be required to shown to the satisfaction of the responsible authority, along with appropriate screening where necessary to minimise noise (and visual) impacts.

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 does not provide accessible entry to any dwelling in accordance with Standard B25 of Clause 55.05-1, given that each townhouse is arranged over three levels and accessed only via stairs. While this is a limitation in terms of accessibility for people with limited mobility, it is acknowledged that achieving full accessibility is not always feasible for narrow, multi-storey townhouse developments, particularly where site constraints limit the capacity to provide ground-level entry or internal lifts.
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.*	**Objective achieved** Due to the nature of the proposed development, the dwelling entries will not be visible from the street. However, each is provided with a sheltered entre with a sense of personal address and a transitional space around the entry. To enhance dwelling entry, recommended conditions of approval include: - Widening the internal corridor from the lobby. - Alternative paving that distinguishes pedestrian paths along the building line. - Introduce further landscaping opportunities along the eastern boundary. - Provide the details of townhouse entrance lighting. - Provide the finished floor levels of the pedestrian entries at the property frontage and existing back of footpath levels on Heidelberg Road to ensure a seamless transition.
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*	**Objective achieved** All proposed habitable room windows are provided adequate daylight in accordance with Clause 55.05-3.

• *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.*	**Objective achieved** Each dwelling includes a balcony of at least 8 square metres with direct access from a living room, meeting the area requirement of Standard B28 (Private Open Space) under Clause 55.05-4. While the balconies for Townhouses 1–3 have a minimum dimension less than the 1.6 metres sought by the standard, the internal amenity remains acceptable. Each of these dwellings also includes a secondary balcony at the second level, and the site is within close walking distance of Alphington Park, providing convenient access to generous public open space.
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.*	**Objective achieved, subject to condition** The proposal does not currently nominate any dedicated storage space for each dwelling. Pursuant to Standard B30 to Clause 55.05-6 (Storage), each dwelling should have access to at least 6 cubic metres of externally accessible, secure storage. While external space for storage is limited, a recommended condition of approval will require that a minimum of 6 cubic metres of secure storage be provided for each dwelling within the development, which may be located internally.
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 the DDO18 requirements.

Clause 55.06-2 – Front fences *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.*	**Not applicable**
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.*	**Objective achieved** Common property areas are appropriately design and clearly delineated.
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.*	**Objective achieved** Proposed bin locations are proposed to stored within the proposed building where they will be concealed from the street. Mailbox and parcel drop off are appropriately located within the entrance lobby.

Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. *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.*	

5.3. – PLN24/0987 - 68-70 Nicholson Street Abbotsford

Author	Greg Mansell – Statutory Planner
Authoriser	General Manager City Sustainability and Strategy

Executive Summary

Property	68-70 Nicholson Street, Abbotsford
Ward	Langridge
Application number	PLN24/0987
Proposal	Use of the land as a Restricted Recreation Facility (Gymnasium)
Zoning & Overlay/s	- Industrial 3 Zone - Development Contributions Plan Overlay – Schedule 1
Strategic setting	'Industrial Land' in the Strategic Framework Plan
Submissions	12 objections and 17 submissions in support
Key reasons for support	- Hours of use are compatible with industrial land - There would be no unreasonable amenity impacts from the use to nearby dwellings
Recommendation	That Council issues a Notice of Decision to Grant a Planning Permit, with conditions. Key conditions include: - Maximum of 20 patrons and 3 staff on site at any one time - Hours of operation supported as proposed - Compliance with endorsed Acoustic Report - Provision of a Waste Management Plan - Provision of a Plan of Management
Contact Officer	Greg Mansell, Statutory Planner

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN24/0987 at 68-70 Nicholson Street, Abbotsford for:

Control	Clause	Matter for which the permit has been granted
Industrial 3 Zone	33.03-1	To use land for a Restricted Recreation Facility (Gymnasium)
Industrial 3 Zone	33.03-4	To construct or carry out works

subject to the following conditions:

1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and must be generally in accordance with the decision plans dated 5 March 2025, but modified to show:
   (a) Removal of words “primary use of space” and deletion of reference to training area at first floor;
   (b) Provision of external lighting to the pedestrian entrance on Nicholson Street, with all lighting to be appropriately baffled;
   (c) A notation confirming the rear (eastern) door opposite the toilets/showers is to be closed at all times and used for emergency purposes only;
   (d) All bicycle parking located fully within the site’s title boundaries, with dimensions confirming that all bicycle parking spaces are in accordance with the Australian Standard AS2890.3 (2015);
   (e) Bicycle lockers and bicycle signage provided in compliance with the requirements specified at Clause 52.34 of the Yarra Planning Scheme; and
   (f) The location of the bin storage area and any changes required by the Waste Management Plan at Condition 10.
2. The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate during the following hours:
   (a) Monday to Thursday: 6:00am to 7:00pm
   (b) Friday: 6:00am to 5:00pm
   (c) Saturday: 8:00am to 11:00am
4. Except with the prior written consent of the Responsible Authority, no more than 20 patrons are permitted on the land at any one time.
5. Except with the prior written consent of the Responsible Authority, no more than 3 staff are permitted on the land at any one time.
6. The roller door facing Nicholson Street must remain closed during all group classes.
7. Before the use 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 Marshall Day Acoustics and dated 5 February 2025, but modified to include (or show, or address):
   (a) Hours of operation that match those in Condition 3.

8. Within 3 months of the commencement of the use, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:
    (a) Confirmation that the absorptive panels achieve the necessary noise attenuation levels;
    (b) Confirmation that the noise limiter has been installed and calibrated, with the exact noise levels allowable by the noise limiter documented; and
    (c) Whether any additional attenuation measures are required to mitigate noise from air conditioning units, should they be installed.
9. The acoustic report must assess the compliance of the use and, where necessary, make recommendations to limit the noise impacts in accordance with Environment Protection Regulations under the *Environment Protection Act* 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority, as may be amended from time to time.
10. Before the use commences, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Waste Management Plan will be endorsed and will form part of this permit.
11. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
12. Before the use commences, a Plan of Management to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Plan of Management will be endorsed and will form part of this permit. The Plan of Management must include:
    (a) Days and operating hours of the proposed use;
    (b) Confirmation that the rear (eastern) door opposite the toilets/showers is to be closed at all times other than for emergency purposes only; and
    (c) A noise complaint procedure which includes providing a contact phone number at the facility to nearby residents to facilitate communication regarding any noise complaints.
13. The provisions, recommendations and requirements of the endorsed Plan of Management, must be implemented and complied with to the satisfaction of the Responsible Authority.
14. The use must at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.
15. Speakers external to the building must not be erected or used.

16. 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.
17. 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.
18. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
    (a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;
    (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
    (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
19. This permit will expire if:
    (a) The development is not commenced within two (2) years of the date of this permit;
    (b) The development is not completed within four (4) years of the date of this permit;
    (c) The use is not commenced within two (2) years of the date of this permit;
    (d) The use is discontinued for a period of two (2) years.

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

Notes

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

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

History and Background

1. The site is subject to a number of historic planning permits; however none relate to use as a restricted recreation facility or the installation of bicycle hoops.
2. On 08 August 2025 the applicant submitted an amendment to the application under Section 57A of the *Planning and Environment Act* 1987 (the Act). The application was amended to include buildings and works for the installation of 4 bicycle hoops.

Site Context

3. The subject site is located on the eastern side of Nicholson Street between Gipps Street to the north and Mollison Street to the south, in Abbotsford. The site is generally rectangular in shape with a frontage to Nicholson Street of 11.68m, a depth of 40.59m and an overall area of approximately 467sqm.
4. A double storey commercial building is constructed on site, set back 5.98m from Nicholson Street, with three car parking spaces occupying the front setback. Aside from this setback, the building is constructed to the east, north and south boundaries. The front façade of the building includes a roller door, pedestrian door and ground and first floor glazing. The building is currently not in use however it most recently operated as a furniture store.



Figure 1 – Subject site viewed from Nicholson Street. Source: Planning Officer, 4 July 2025

Surrounds

5. The site is within an industrial/commercial area on the eastern side of Nicholson Street, which comprises single to double storey warehouses, offices and commercial buildings and a multi-level commercial building directly to the south. The industrial/commercial area extends to Victoria Crescent to the east. The western side of Nicholson Street is residentially zoned land (a mixture of Neighbourhood Residential and General Residential zoning) and includes a 3 storey residential development directly opposite the subject site. Further south is the Victoria Street Major Activity Centre (approximately 350m from the subject site).

6. Nicholson Street is a two-way street with on-street parallel parking and bicycle lanes in both directions. The site is located in the Principal Public Transport Network and is well connected to public transport, including walking distance to Collingwood Station (approximately 340m to the north-west), Victoria Street trams (approximately 370m to the south), and Hoddle Street buses (approximately 400m to the west). The site is also proximate to the Principal Bicycle network (approximately 85m to the north along Gipps Street).

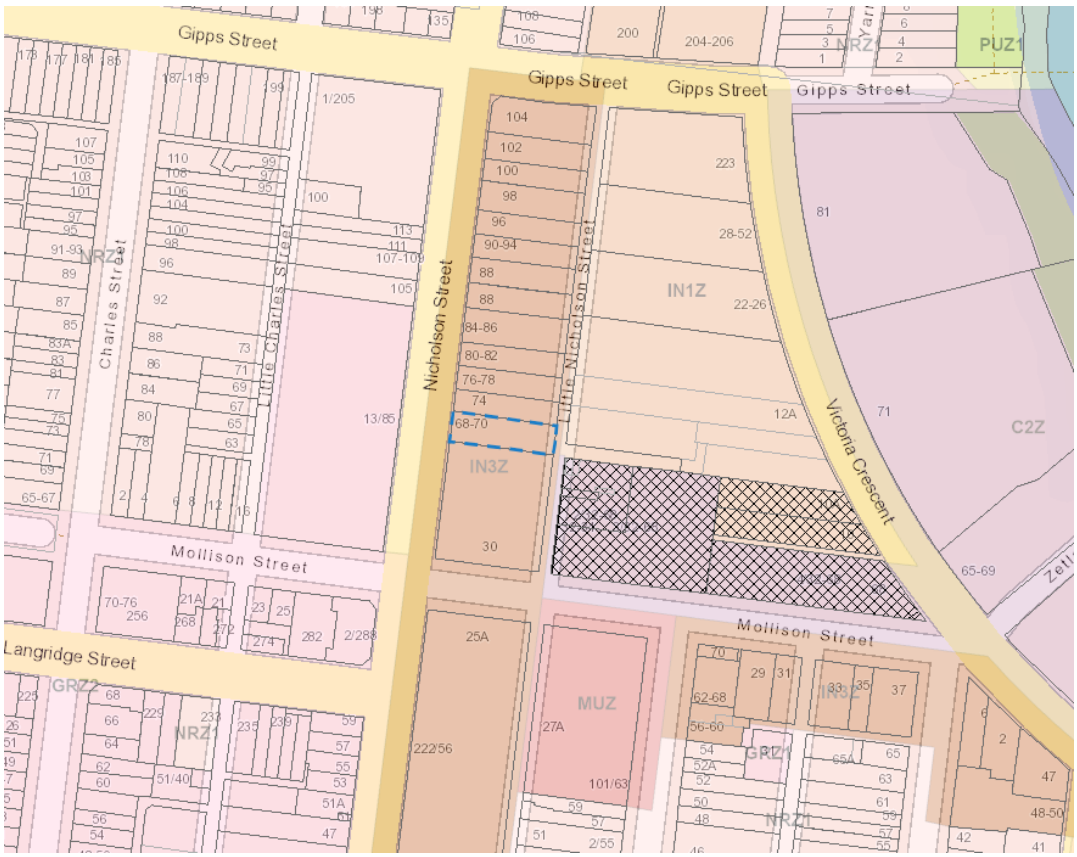


Figure 2 – Zoning map of site and surrounds. Source: Vicplan (accessed 16/07/2025)

7. Immediately adjoining properties are as follows:

   (a) To the south of the site is No. 20 Mollison Street, which features a 9-storey commercial building. The building is occupied predominantly by offices, however it also features a café/restaurant, industrial use (dentistry) and restricted recreation facility (wellness centre);

(b) To the north of the site is No. 74 Nicholson Street, which is a single storey building with a matching setback to the subject site. The building is also built to the northern, eastern and southern boundaries, and is used as a motor body repair shop; and

(c) To the east of the site is No. 12-20 Victoria Crescent, which is a vacant lot. Planning Permit PLN18/0239 was issued on 16 January 2019 for the construction of a 7-storey office building. In accordance with the permit the previous building on site has been demolished, however construction is yet to commence. The permit has been extended and remains valid.

Proposal

8. The proposal is for the use of the site as a restricted recreation facility (gymnasium) with details as follows:

(a) The use will operate:

Monday to Thursday:	6.00am – 7.00pm
Friday:	6.00am – 5.00pm
Saturday:	8.00am – 11.00am

(b) Maximum of 20 patrons;

(c) Maximum of 3 staff;

(d) Internal fit out of the existing building for use as a boxing gym (ground floor) and ancillary office/ storage area (first floor). No permit is required for internal works;

(e) Internal acoustic measures (discussed further in the 'noise' assessment below);

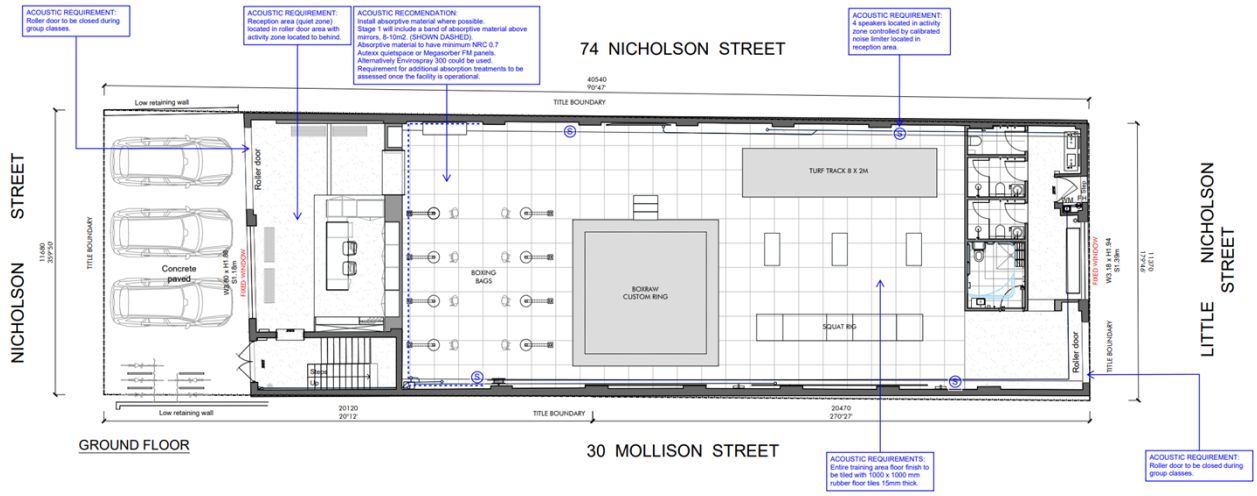
(f) Amplified music played through four internal speakers at ground floor level;

(g) The site will be accessed via the existing pedestrian entry on Nicholson Street;

(h) Classes include small group strength and boxing training, as well as 1-on-1 personal training;

(i) Provision of three (3) car parking spaces in the front setback; and

(j) Provision of five (5) bicycle parking spaces in the front setback and associated installation of four (4) bicycle hoops.



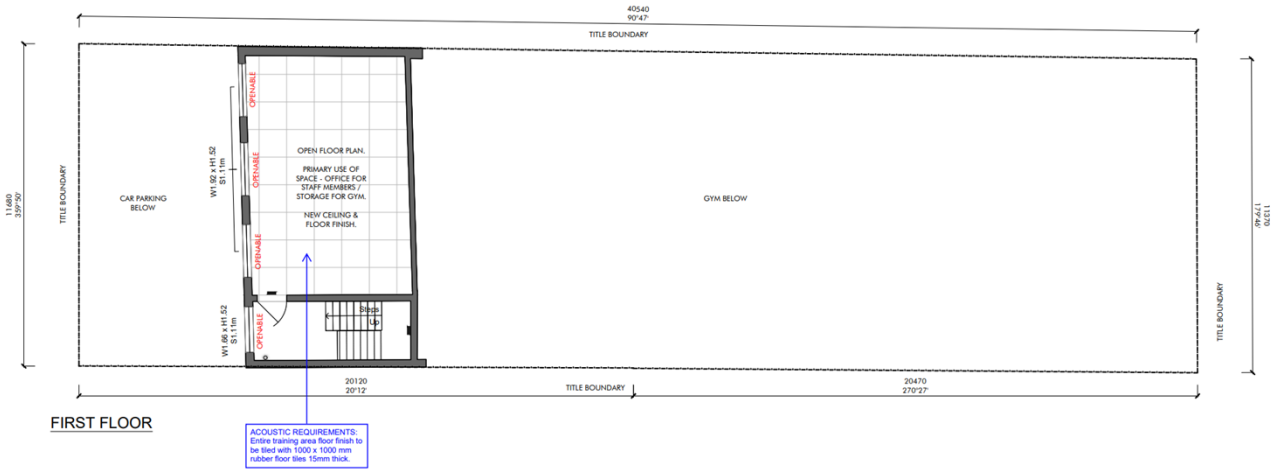


Figure 3 – Proposed ground floor (top) and first floor (lower). Source: Decision Plans.

Statutory controls

9. The table contained in the Officer Recommendation sets out why a planning permit is required for this matter.

10. The following Clauses of the Yarra Planning Scheme are also relevant to the proposal:

    (a) **Clause 33.03 – Industrial 3 Zone [IN3Z] –** A leisure and recreation use (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track) is a section 2 (permit required) use. The proposed installation of 4 bicycle hoops constitutes buildings and works which is also a permit trigger under the zone. A permit is not required for the office area as the office is ancillary to the primary use (gymnasium);

    (b) **Clause 45.06 – Development Contributions Plan Overlay (schedule 1) [DCPO1] –** The DCPO1 sets out mandatory development contributions for particular types of development. Because there is no increase in floor space for the commercial use, the requirements of the DCPO1 do not apply to this application;

    (c) **Clause 52.06 – Car Parking –** Sets out the number of car parking spaces that must be provided on site before a new use commences. Where a use is not specified in Table 1, an adequate number of car spaces must be provided to the satisfaction of the Responsible Authority. A restricted recreation facility is not listed in the Table to Clause 52.06; therefore, car parking is to the satisfaction of the Responsible Authority; and

    (d) **Clause 52.34 – Bicycle Facilities –** Sets out requirements for bicycle facilities (see below):

Use	Statutory (Scheme) Requirement	On-Site Provision	Reduction Sought
Minor sports and recreation facility	1 per 4 employees = 1 1 to each 200sqm of net floor area = 2 3 spaces required in total	5	0

Internal and External Consultation

Advertising

11. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act* 1987 (the Act) by letters sent to surrounding owners and occupiers and by one sign displayed on the facade.

12. Council received twelve (12) objections, on the following key grounds:

    (a) Noise and disruption from patrons, music and pad work;

    (b) There are already gyms in Abbotsford that provide boxing;

    (c) The proposal will worsen already existent street parking shortages and traffic congestion;

    (d) Hours of operation from 6am is too early;

    (e) Noise mitigation measures are reliant on human actions i.e.. Closing roller door, volume of music;

    (f) Cumulative impact of multiple commercial uses on traffic and amenity;

    (g) Increased traffic congestion will cause safety issues for cyclists; and

    (h) A post-commencement acoustic report should be required.

13. Seventeen (17) letters of support were received, on the following key grounds:

    (a) Will provide a local, safe place for the community to stay active;

    (b) Will promote physical health, mental wellbeing and community connection;

    (c) Will provide improved access to health and fitness services in the area;

    (d) Will provide a social opportunity for locals to meet new people with similar interests;

    (e) Meets growing demand for more fitness spaces in the area; and

    (f) Will contribute to local economic growth.

14. Following the submission of amended plans pursuant to Section 57A of the Act for the installation of the bike hoops, the application was granted a discretionary exemption from advertising at Council's Development Assessment Panel meeting held on 8 August 2025 as it was considered the changes made would not result in material detriment to any person.

Internal and external referrals

15. The proposal was not required to be referred to any external agencies/authorities.

16. The proposal was referred to the following internal business units and external consultants:

Internal Business Unit/ External consultant	Comments
Development Engineering	Support the proposed provision of three on-site car parking spaces.

External Acoustic Consultant – SLR Consulting.	Supported as the acoustic risks have been adequately addressed.

Policy Implications

Planning Policy Framework (PPF)

17. The following policies are of most relevance to this application:
    - Clause 2 - Municipal Planning Strategic, including:
      - Clause 02.01 – Context:
        - Clause 02.01-1 – Location
        - Clause 02.01-9 – Transport
      - Clause 02.02 – Vision
      - Clause 02.03-1 – Settlement:
        - Clause 02.03-3 – Environmental Risks and Amenity
        - Clause 02.03-6 – Economic Development
        - Clause 02.03-7 – Transport
      - Clause 02.04 – Strategic Framework Plan
    - Clause 13 – Environmental risks and amenity:
      - Clause 13.05-1S – Noise Management
      - Clause 13.07-1S – Land Use Compatibility
      - Clause 13.07-1L – Interfaces and Amenity
    - Clause 17 - Economic Development:
      - Clause 17.01-1S – Diversified Economy
      - Clause 17.01-1L – Employment
      - Cause 17.02-1S – Business
    - Clause 18 – Transport:
      - Clause 18.02-4L-01 – Car Parking

Officer Assessment

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

    (a) Strategic support;

    (b) Land use and off-site amenity impacts;

    (c) Car parking and traffic;

    (d) Bicycle provision and facilities; and

    (e) Objector concerns.

Strategic Support

19. The site is located in a designated 'Industrial Land' area under the Strategic Framework Plan at Clause 2.04 of the Yarra Planning Scheme (the Scheme), and within an area of Industrial 3 zoned (IN3Z) land which is located between sensitive residential land to the west and more intensive Industrial 1 zoned land to the east. As stated within the purpose of the IN3Z at Clause 33.03, this zone is '*to provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community*'. This site has opportunity to provide for a commercial facility that can provide community benefit within a highly accessible location, as well as within proximity to nearby activity centres, as envisioned

at Clause 17.02-1S. Industrial land is also encouraged to be used to provide services for workers to nearby employment areas under Clause 17.01-1L of the Scheme.

20. The IN3Z encourages uses that are compatible with the nearby community and which do not affect the safety and amenity of adjacent sensitive land uses. In addition, the site is in proximity to the Victoria Street Major Activity Centre (approx. 350m to the south) and well connected to several public transport options (in all directions) within a 600m radius. It is noted there are other similar uses within the area, including Nos. 20 Mollison Street (Fitness Centre) and 9 Harper Street (Martial arts school/gymnasium).

21. Overall, the proposed gymnasium use will enjoy strategic support and will provide a service that is considerate of and will benefit surrounding residential and employment/industrial land uses. However, the proposal must still respond to the other requirements of the Scheme, such as Clauses 13.07-1L.01, 52.06 and 52.34, which are discussed below.

Land Use and Off-site amenity impacts

22. As discussed above, the site is located within an industrial area (with office and motor body work uses on adjacent sites) where the nature of a gymnasium use is generally considered appropriate. The land use, which extends to early morning and evenings, will promote extended hours of activity in the area. However, policy at Clause 13.07-1L.01 of the Scheme identifies that while there is a need to support business and industrial uses, they must be appropriately managed to limit amenity impacts and acknowledge their proximity to residential uses. This includes noise, fumes and emissions, storage and waste, light spill and overlooking and unsightly views, that may cause detriment. The closest sensitive interface (i.e.. residential use) is on the opposite side of Nicholson Street, approximately 20m to the west.

23. As the only proposed external building and works is for the installation of 4 bicycle hoops in the front setback, there will be no unsightly views. The existing ground and first floor windows facing Nicholson Street will continue to be sited at least 27m from the closest east-facing habitable room window; this will ensure no inappropriate overlooking or light spill would occur. Furthermore, no external lighting to the venue is proposed. However, a condition will require external lighting to the building's entrance to ensure a safe entrance for patrons during early/late hours. The inclusion of this external lighting would not result in loss of amenity due to light spill, with Nicholson Street (as a main thoroughfare) already benefiting from street lighting. Further to this, any condition regarding external lighting will ensure the lighting is appropriately baffled.

24. In regard to noise, the potential noise impacts associated with the use include:

    (a) Music played during classes via internal speakers;

    (b) Noise from equipment use; and,

    (c) Rooftop toilet exhaust fans.

25. An acoustic report prepared by Marshall Day Acoustics (dated 5 February 2025) was submitted with the application. The report assessed the above proposed noise sources to the closest sensitive interfaces, being the 'St Joseph terraces' townhouses directly opposite the subject site across Nicholson Street.

26. This report was reviewed on behalf of Council by SLR Consultants (SLR), who confirmed that noise impacts from the proposed gym use (equipment and music) and rooftop mechanical equipment to the closest sensitive receivers are acceptable and will be compliant with the noise limits for both daytime and nighttime periods. SLR noted that the key issue for the proposal is whether gym and music noise in the 6am to 7am period (considered the 'night-time' period) will comply with the relevant EPA criteria.

27. The proposed gym would have a maximum patron capacity of 20 patrons and utilise a range of boxing and training equipment, including punching bags, punching mitts and a boxing ring. Amplified music would be played internal to the building through four speakers at a noise level limited by a noise limiter.

28. SLR noted that the acoustic risks have been appropriately addressed by the proposed acoustic mitigation measures to the internal fit out of the building and the location of the reception area to the west side of the building will provide a buffer area between the gymnasium activity space to the residential area across Nicholson Street to the west. In addition, the installation of a music noise limiter to control music noise was also considered appropriate. A condition will require an additional acoustic report to be submitted within 3 months of commencement of the use of the use, documenting the exact noise levels allowable by the noise limiter, and any works required as a result of the report (where there are further works required) to be undertaken.

29. The roller doors will be closed during all class times. The submitted acoustic report states that the roller door is only required to be closed during night-time hours (i.e. 6am to 7am) and the roller door could remain open at all other opening hours, however the applicant has confirmed that the roller door will remain closed during all group classes. A condition will require this.

30. There will be Installation of absorptive treatments to the gymnasium activities area. This includes the installation of absorptive panels with NRC 0.7 to the underside of the ceiling and available wall area. While the peer review conducted by SLR deemed this to be acceptable, the exact details of the absorptive panels will be required to be confirmed in the post-commencement acoustic report mentioned above. This requirement will confirm that the panels are acceptable and will require any changes if necessary.

31. The applicant's acoustic report refers to implementation of a noise complaint procedure which includes providing a contact phone number at the facility to nearby residents to facilitate communication regarding any noise complaints. This will be handled via condition requiring a Plan of Management with a clear method for nearby residents to make noise complaints while addressing other issues such as safety and incident reporting methods for patrons of the gym. This will ensure that anyone impacted by the gym has a clearly outlined procedure to follow to report and resolve any issues. A condition will require the Plan of Management to be endorsed to form part of the permit.

32. Noise from the four existing toilet exhaust fans on the building's rooftop were found to not contribute to the noise output of the site and did not affect the outcome of the assessment by SLR. No additional measures will therefore be required to address the toilet exhaust fans.

33. The building does not have any existing air conditioning systems and the application does not propose any. Given the physical nature of the use, it is likely that air conditioning would be required. The above-mentioned post-commencement acoustic report will therefore be required to also address the acoustic impact of new air-conditioning systems.

34. In review, SLR concluded that the mitigation measures proposed will be sufficient to ensure that the use will be compliant with the noise limits at all hours of the day to the closest dwellings to the west and can therefore be supported. The start time of 6am is also supported as the noise impact was assessed to be acceptable during the 6am-7am period, which is classified as night-time hours and subject to stricter limitations. The roller door will be required to remain closed during all group classes, and the noise limiter calibration and level of absorptive panels will be required to be reassessed via the post-commencement acoustic report to confirm their compliance.

35. A standard ongoing condition of the endorsed acoustic report will also be included. Furthermore, as is required for all commercial use, all noise generated from the premises must comply with the noise limits specified in the Environment Protection Regulations under the *Environment Protection Act* 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).

36. It is noted that the submitted acoustic report includes hours of operation that do not match the hours that are proposed as part of the application (specifically Friday is mentioned as closing at 2.00pm). A condition will therefore require an amended acoustic report to match the proposed hours of operation (i.e.. Friday until 5.00pm). As the additional hours do not fall within sensitive timeframes, there will not be any additional acoustic requirements.

37. To ensure that deliveries do not adversely impact the amenity of the surrounding area a condition will require that delivery and collection of goods to and from the land may only occur between 9am and 5pm Monday to Friday (during proposed operating hours). It is noted that deliveries are not expected to be a common occurrence as the nature of the use does not rely on frequent deliveries.

38. A Waste Management Plan (WMP) has not been provided as part of the application. A condition will be recommended to require a WMP to be submitted and endorsed to form part of the permit. Due to the nature of the use, the extent of waste produced is expected to be minimal. The plans also do not show where the site's bin storage is located. A condition will be recommended to include the location of bin storage on the plans.

39. The proposed ground floor plan shows a second door opposite the toilets/showers fronting Little Nicholson Street. To ensure this door is not used for patron ingress/egress, a condition will require a notation stating that the door is to be closed at all times other than for emergency purposes only.

40. In addition, the first floor plans contain a notation "Primary use of space – office for staff members/ storage for gym", with a separate note referencing training area floor finish (specifying tile particular). Given that the acoustic report has not considered the use of the first floor for a gym, and the application details similarly do not include use of the first floor (other than storage and office), a condition will require the deletion of these additional words to ensure there is no ambiguity of the use of the first floor space.

Car parking and traffic

41. Pursuant to Clause 52.06-6 of the Scheme, on-site car parking provision for a restricted recreation facility use is to the satisfaction of the Responsible Authority. Three (3) onsite car parking spaces are provided. As per Council's Development Engineering referral comments, the provision of three carparking spaces is acceptable for the following reasons:

    (a) On-street parking in this part of Abbotsford is moderate to high during business hours. The area surrounding the subject site is covered with time-based parking restrictions. The parking demand in the surrounding streets would be a disincentive for some staff and patrons to drive to the site;

    (b) The site is well connected to public transport services (sited in the PPTN) which can be used to access to and from the site by foot:

        (i) Collingwood railway station – 340 metre walk;

        (ii) Victoria Street trams – 370 metre walk;

        (iii) Hoddle Street buses – 400 metre walk;

        (iv) North Richmond railway station – 520 metre walk;

        (v) Church Street tram – 580 metre walk;

        (vi) Johnston Street buses – 710 metre walk;

        (vii) Victoria Park railway station – 840 metre walk;

    (c) The proposal will provide a local and accessible service to the immediate surrounding established residential and employment areas as well as the emerging pattern of higher density residential development. Patrons attending the site could combine their visit by engaging in other activities of business whilst in the area, such as within the Victoria Street Major Activity Centre just 350m to the south;

    (d) The site is very well positioned in terms of pedestrian access and the on-road bicycle network, including the bicycle lanes along Nicholson Street and Gipps Street to the north (a key cycle route within Clause 02.04 -Strategic Framework Plan);

    (e) Given the site is ideally located with regard to sustainable transport alternatives, the low provision of on-site car parking would potentially discourage private motor vehicle ownership and use (and in turn reduce the potential additional traffic generation to the surrounding street network). This is therefore also considered to be in line with the objectives contained in Council's Strategic Transport Statement and Clause 18.02-4L-01 (Car parking). Furthermore, the reduction of on-site parking also meets the objectives within local policy at Clause 18.03-3L (Sustainable transport) and Clause 18.02-2L (Cycling) which prioritises walking, cycling and public transport to access local needs and supports the reduction of car parking within development and less reliance on private cars; and

    (f) There have been several restricted recreation facility uses in the municipality (including Pilates studios, gymnasiums, dance schools etc.) that have been approved with either no on-site parking or with one or two on-site spaces.

42. Based on the above, the provision of three on-site car parking spaces is acceptable for the proposed use and can be supported.

43. The three car spaces have a combined width of 9m, meaning each space has a width of 3m. As per Clause 52.06-9 of the Scheme, this is compliant, as a 90-degree car space off an accessway greater than 6.4m in width (Nicholson Street), must have a width of at least 2.6m.

Bicycle provision and facilities

44. The proposal provides 5 on-site bicycle parking spaces in the site's front setback, thereby exceeding the bicycle parking requirements specified under Clause 52.34 which requires 2 visitor and 1 staff bicycle parking spaces.

45. The plans however do not specify that the proposed bicycle parking spaces are in accordance with Australian Standard AS2890.3 and clause 52.34, with no dimensions provided. It is therefore unclear if the bicycle spaces will be functional and a condition will require compliance with AS2890.3 to be shown on the plans.

46. The plans also do not specify that adequate end of trip facilities and signage directing cyclists to these facilities will be provided. A condition will be recommended to require bicycle lockers and bicycle signage be provided in compliance with the requirements specified at Clause 52.34-6 and 52.34-7. The bathrooms provided for the gym use are acceptable to cater for bicycle use.

47. The bicycle hoops are located 1.94m from the door of the venue. This is considered acceptable as there is a clear path between the car spaces and bicycle spaces for pedestrians to access the front door. In addition, there will be external lighting to ensure the entrance is well lit (by condition). The location of the bicycle hoops therefore ensures a safe passage for customer ingress/egress is retained.

48. The plans show the bicycles not entirely contained within the site's title boundaries. A condition will rectify this issue by requiring plans to show all bicycle parking within the subject site.

Other matters

49. The following matters are also of relevance to this application:

    (a) **Signage:** The proposal does not include any proposed signage. Should the applicant decide to install signage, a permit may be required depending on the type and size of the signage. The subject site is subject to the controls listed under Category 2 at Clause 52.05-12 of the Scheme.

Objector Concerns

50. Key objector concerns have been addressed in the assessment above. Other matters raised are addressed as follows:

    (a) **There are already gyms in Abbotsford that provide boxing:** This is not a planning consideration. The purpose of the zone encourages a range of land use activities. That there is a similar use to that proposed in proximity to the site is not justification to refuse the application. The decision guidelines of the Planning Scheme and *Planning and Environment Act* (1987) do not accommodate consideration of competing land use; and

    (b) **Increased traffic congestion will cause safety issues for cyclists:** This is not a planning consideration. However Nicholson Street has dedicated bike lanes which assist in making motorists aware of cyclists.

Conclusion

51. The proposed use is considered to demonstrate a high level of compliance with policy objectives contained within the Planning Policy Framework and Municipal Strategic Statement. Notably, the proposal provides a local service that will support both the surrounding employment and residential precincts that will not result in unreasonable off-site amenity impacts.

52. The proposal, subject to the conditions recommended, is an acceptable planning outcome that demonstrates compliance with the relevant Council policies.

Legal and Legislative Obligations

Conflict of interest disclosure

53. Section 130 of the Local Government Act 2020 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

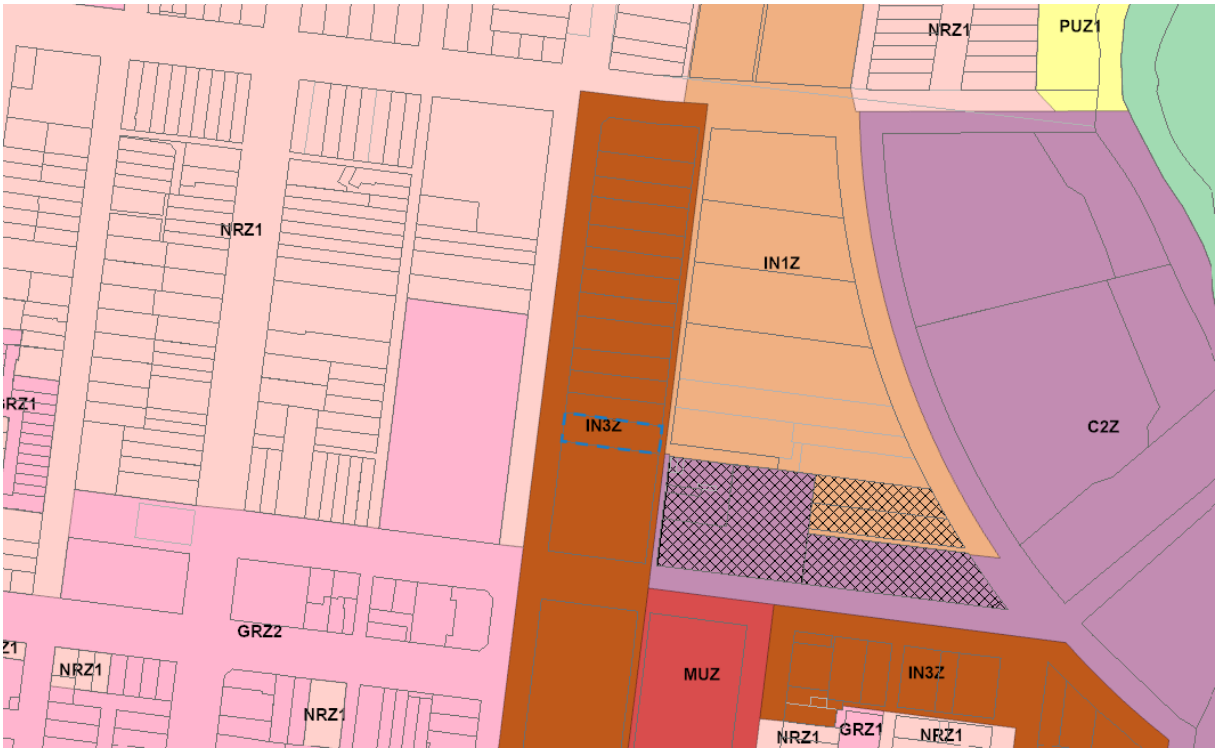
54. The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Report Attachments

1. 5.3.1 PL N 24 0987 - 68-70 Nicholson Street Abbotsford - Site Context Map
2. 5.3.2 PL N 24 0987 - 68-70 Nicholson Street Abbotsford - Referral comments
3. 5.3.3 PLN24/0987 - 68-70 Nicholson Street Abbotsford - Decision Plans

PLN24/0987 – 68-70 Nicholson Street, Abbotsford

Site Context Map



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

11 June 2025
SLR Ref: 640.030695.00109-L01-v1 68-70 Nicholson St.docx

Attention: Greg Mansell
City of Yarra
PO Box 168
Richmond, VIC 3121

RE: Development Application – Acoustic Review
68-70 Nicholson Street, Abbotsford

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 68-70 Nicholson Street, Abbotsford.

Details of the report are as follows:

- Title: Boxing Gymnasium Abbotsford – Town Planning Acoustic Assessment
- Date: 5 February 2025
- Prepared for: Unify Training Club
- Prepared by: Marshall Day Acoustics

The report has been prepared as part of the planning application to operate a boxing gym in an existing building.

2.0 Acoustic Peer Review

2.1 Proposal and site context

Summary of the Application

An existing two-storey commercial building is proposed to be re-purposed for a boxing gym. The floorplans show that the proposal includes:

- a foyer area on the Nicholson Street facade
- a ground floor gym area, consisting of 8 boxing bags, a boxing ring, an 8x2 metre turf track and a squat rig (with no external windows for this area)
- a roller door on the eastern facade of the ground floor gym area
- an “elite training area” (approx. 12x6 metres) on the first floor, with openable windows on the Nicholson Street facade

Page 8 of the acoustic report states that the gym’s operating hours are 6 am to 7 pm on Monday to Thursday, 6 am to 2 pm on Fridays, and 8 am to 11 am on Saturdays. The proposed operations include group classes for up to 20 people with two coaches. Gym staff will be present whenever the gym is open.

No air-conditioning equipment is currently proposed to be installed.

The nearest noise sensitive receivers are the 3-storey or 4-storey 'St Joseph terraces' townhouses on the opposite side of Nicholson Street. A map of the surrounding area is shown below:



SLR Comments

The site location, and proposed operations have been identified.

Council have advised that the currently vacant block to the east (12-20 Victoria Crescent) has a current permit for an office building and doesn't include any proposed residential use.

We consider that a key issue for the project is whether gym and music noise in the 6am to 7am period will comply with the relevant EPA criteria.

2.2 Background noise levels

Summary of the Acoustic Report

Page 14 of the report states that attended background noise measurements were conducted (since there was no secure location to install an unattended monitoring device) near the subject site in January 2024. The specific measurement dates and times were at 1:15 pm on Wednesday the 24th (day period), 6:30 pm on Sunday the 28th (evening period) and 6:15 am on Wednesday the 31st (night period).

The background noise levels used for the assessment are:

- 50 dBA L_{90} during the day period
- 50 dBA L_{90} during the evening period
- 45 dBA L_{90} during the night period

SLR Comments

Ideally, photos or a detailed description of the background noise measurement location would be provided. This would assist in reviewing the appropriateness of the measurement location, and whether the measured levels should be reduced to account for reflections. However, given the predicted margin of compliance, this is not expected to affect the outcome.

2.3 EPA Publication 1826 Part I noise limits

Summary of the Acoustic Report

EPA Protocol Part I noise limits for the nearest noise sensitive receiver have been calculated based on the measured background noise levels and the planning zones. The following noise limits – based on a 'high background' classification – are presented on page 17 of the report:

- 56 dBA during the day period
- 53 dBA during the evening period
- 48 dBA during the night period

SLR Comments

The presented noise limits are similar to our indicative calculations.

2.4 Sound insulation testing

Summary of the Acoustic Report

On-site sound insulation testing for the roller door was conducted on 24th January 2024. The following test results are shown in Section 7.1 of the report:

	Octave Band Centre Frequency, Hz							
Measurement description	**63**	**125**	**250**	**500**	**1000**	**2000**	**4000**	**A**
Source	96	102	98	96	94	92	91	100
External, at roller door (at 3m)	78	80	74	71	69	64	60	74
Reduction	18	22	24	25	25	28	31	-

SLR Comments

It appears that the sound insulation testing was conducted on the front roller door (ie not the roller door at the rear of the building); ideally this would be clarified in Section 7.1 of the report.

2.5 Noise from gym activities

2.5.1 Criteria

Summary of the Acoustic Report

Combined noise levels from gym activities and music have been assessed against both the commercial/industrial noise limits *[see **Section 2.3** above]* and the music noise limits.

The worst-case music noise limit has been calculated based on the background noise level measured at 6:15am on Wednesday 31st January 2024 and is shown on page 8 as follows:

Description	Octave Band Centre Frequency, Hz						
	63	125	250	500	1000	2000	4000
Background noise measurement dB L_{90}	50	46	43	41	41	36	29
Noise limit dB L_{10} (dB L_{OCT90} + 8)	**58**	**54**	**51**	**49**	**49**	**44**	**37**

SLR Comments

We consider that this approach is appropriate.

2.5.2 Source levels

Summary of the Acoustic Report

Measurements of a 'UBX' class were conducted in an existing boxing gym in South Yarra. The results of the measurements (shown in Section 7.2) are shown below. An adjustment of +6 dB has been applied to account for the measurement being conducted with 5 patrons present (compared with 20 patrons for the proposed gym).

Description	Metric	Octave Band Centre Frequency, Hz							
		63	125	250	500	1000	2000	4000	A
Boxing class, punching bags and mitts, including music	L_{eq} (reverberant)	72	74	74	76	77	75	72	81
Punching mitts (loudest noted activity)	L_{max} at 1m	80	82	86	90	88	89	89	95

SLR Comments

The method for determining source levels seems to be appropriate.

2.5.3 Assessment

Summary of the Acoustic Report

The predicted noise levels from gym activities – including music – at the St Josephs terraces are 55 dBA L_{eq} with the roller door open and 42 dBA L_{eq} with the roller door closed (shown in Section 9.4). The last dot point in Section 9.1 states that the roller doors will be closed during group classes.

The predicted noise level of 42 dBA L_{eq} would result in the following:

- compliance with the night period commercial/industrial noise limit by a margin of 6 dB
- compliance with the night period music noise limits by a margin of at least 10 dB (at 500 Hz and above)

The second dot point in Section 11 recommends that a music limiter should be installed and calibrated once the gym is operational.

SLR Comments

Based on the presented measurement results, we agree that the relevant criteria are expected to be met.

2.6 Mechanical plant noise

Summary of the Acoustic Report

The first dot point in Section 9.1 states that the only external mechanical plant will be up to four toilet exhaust fans. The third paragraph in Section 10 states that exhaust fans with sound power levels of up to 15 dB louder than the fans considered in the assessment "will not affect the outcome of the assessment".

SLR Comments

Noise from the proposed toilet exhaust fans has been appropriately addressed.

3.0 Recommendations

A review of the acoustic report prepared for the planning application at 68-70 Nicholson Street, Abbotsford has been completed. We consider that the acoustic risks have been appropriately addressed.

Regards,

SLR Consulting Australia

SDL

Checked/
Authorised by: DW

Simon de Lisle
Associate- Acoustics

Application Information	
Referral Officer	Artemis Bacani
Officer	Greg Mansell
Council Reference	IREF25/00809
Address	68-70 Nicholson Street, Abbotsford
Application No.	PLN24/0987
Proposal	To use the land as a Restricted Recreation Facility (Gymnasium)
Comments Sought	Whether provision of three on-site parking spaces for the proposed boxing gym is supported?
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.

Specific details of the assessment are provided in ***Section 1*** 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

Consultant	Drawing No. or Document	Rev	Dated
	ID-100 *Ground Floor Plan*	A	5 March 2025
Smart Planning & Design	P23464 *Planning Report*	1	18 November 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
Restricted Recreation Facility (Gymnasium)	422.23 m^2 20 Patrons 3 Staff	Rates not specified in Clause 52.06-5	To the Satisfaction of the Relevant Authority	3 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 Restricted Recreation Facility Use	Some or all of the 3 on-site car spaces could be allocated to staff. Car parking generated by patrons would be accommodated on-street in the surrounding road network. Restricted recreation facility uses in the municipality (including pilates studios, gymnasiums, dance schools etc) have been approved with either no on-site parking or with one or two on-site spaces. The table below provides some recently approved recreation facilities in Yarra:

Development Site	Approved Parking
Cremorne	
Yoga Studio 94 Cubitt Street PLN15/0019 issued 4 May 2016	2 on-site spaces (32 patrons)
Abbotsford	
Gymnasium (24 hour) 563 Victoria Street PLN16/0948 issued 3 February 2017	No on-site car parking (40 patrons)
Yoga Studio 96 Nicholson Street PLN14/1065 issued 27 July 2015	No on-site car parking (12 patrons)
Fitzroy	
Gymnasium (24 hour) 224 Brunswick Street PLN14/0892 issued 14 January 2015	No on-site car parking (40 patrons)

	The site is located within walking distance of various public transport services and the Victoria Street activity centre.
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: ▪ Collingwood railway station – 340 metre walk ▪ Victoria Street trams – 370 metre walk ▪ Hoddle Street buses – 400 metre walk ▪ North Richmond railway station – 520 metre walk ▪ Church Street tram – 580 metre walk ▪ Johnston Street buses – 710 metre walk ▪ Victoria Park railway station – 840 metre walk
Multi-purpose Trips within the Area	Patrons 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 Abbotsford is moderate to high during business hours. The area surrounding the subject site is covered with time-based parking restrictions. The parking demand in the surrounding streets would be a disincentive for some staff and patrons to drive to the site.
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 reduction of car parking for the site is considered appropriate in the context of the development and the surrounding area.

Staff and patrons would make other travel arrangements to commute to and from the site, including catching public transport or riding a bicycle.

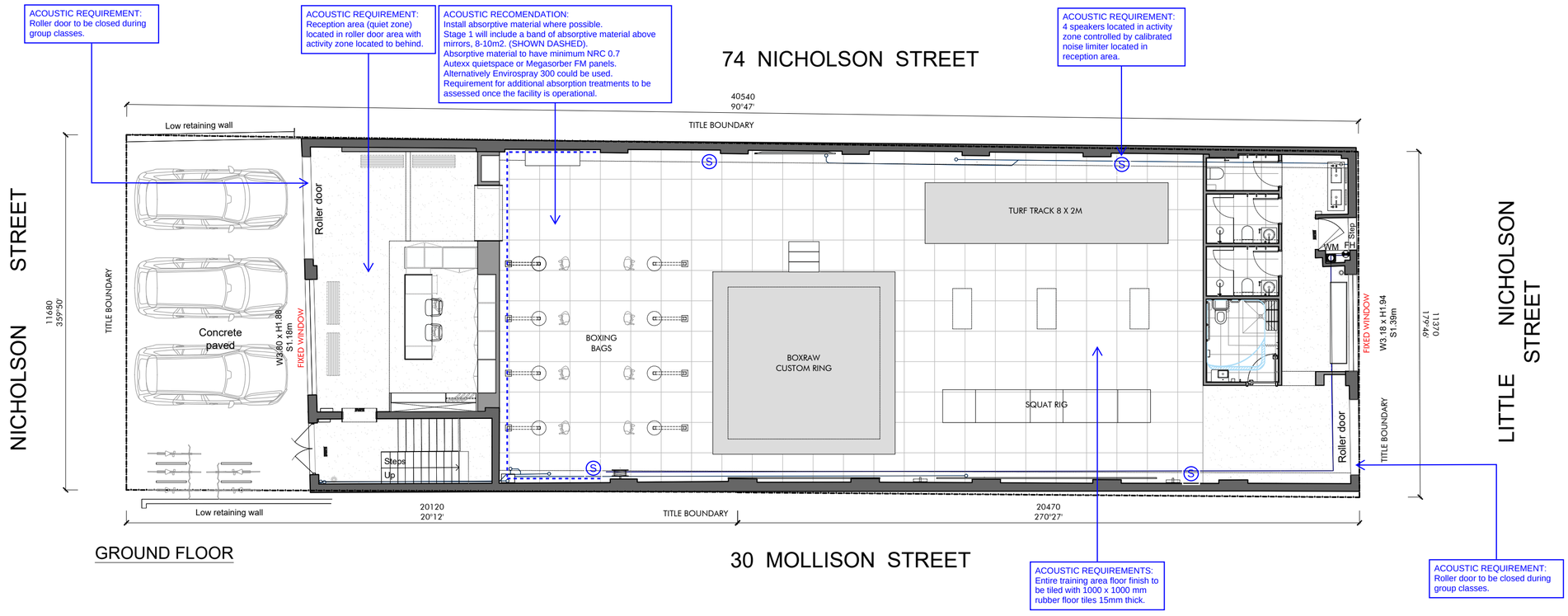
The Engineering Referral team has no objection to the reduction in the car parking requirement for this site.

SECTION 2: Acknowledgement

Engineer: Artemis Bacani

Signature: 

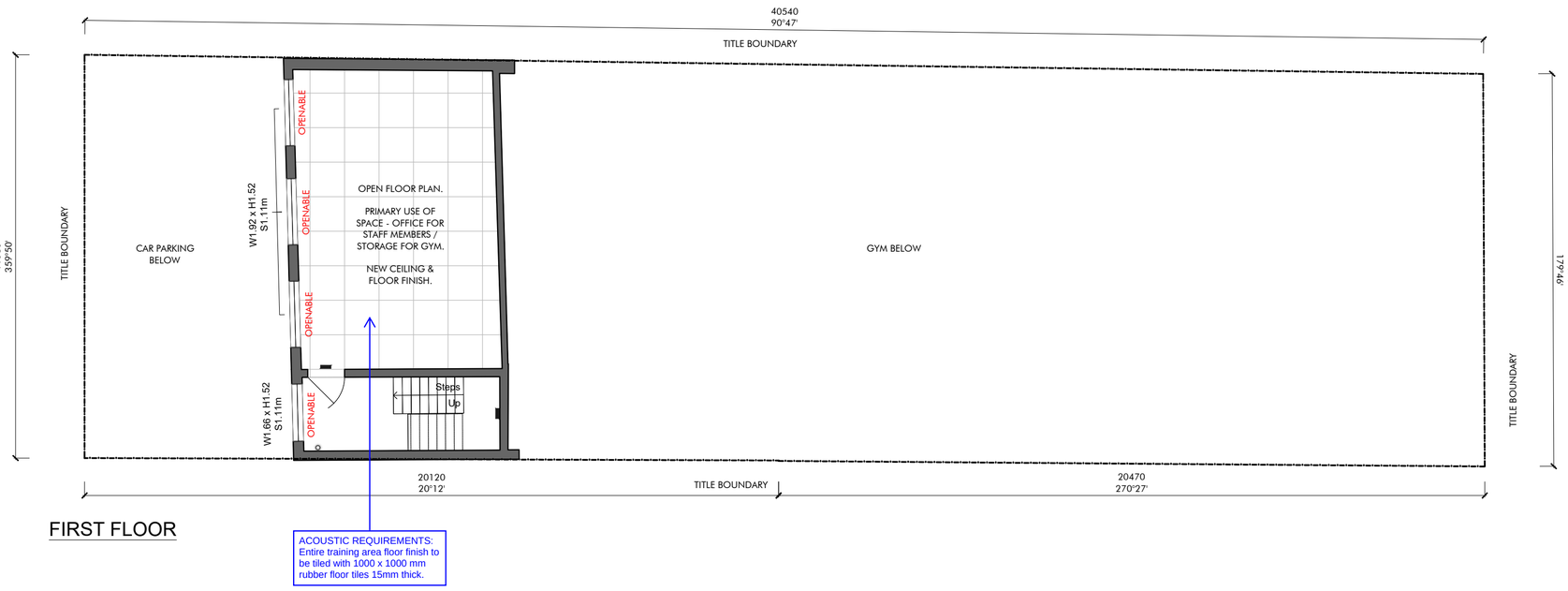
Date: 11 June 2025



GROUND FLOOR

PRELIMINARY

Revision:	Client:	Project:			
Rev. Date Description By Chk.		PROJECT NAME UNIFY TRAINING CLUB 68-70 NICHOLSON STREET, ABBOTSFORD	Date 05/03/2025	Scale 1:100	Sheet Size @ A2
			Drawn GC	Checked GC	Issue -
		DRAWING L00 - GROUND FLOOR PLAN PROPOSED PLAN	Job No. -	Drawing No. ID-100	Revision A



FIRST FLOOR

Revision:	Client:	Project:			
Rev. Date Description By Chk.		PROJECT NAME UNIFY TRAINING CLUB 68-70 NICHOLSON STREET, ABBOTSFORD	Date 05/03/2025	Scale 1:100	Sheet Size @ A2
			Drawn GC	Checked GC	Issue -
		DRAWING L01 - MEZZANINE FLOOR PLAN PROPOSED PLAN	Job No. -	Drawing No. ID-101	Revision A

PRELIMINARY

6. Planning DTP Applications

Nil.

7. Confidential Planning Decisions Committee Reports

Nil.