

Agenda

Planning Decisions Committee Meeting

6:30 pm, Tuesday 27 January 2026

Fitzroy 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.

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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 Sharon Harrison — Deputy Mayor
- Cr Evangeline Aston
- Cr Edward Crossland
- Cr Andrew Davies
- Cr Kenneth Gomez
- Cr Meca Ho
- Cr Sarah McKenzie
- Cr Sophie Wade

Council staff:

- Mary Osman — General Manager City Sustainability and Strategy
- Lara Fiscalini — Senior Coordinator Statutory Planning
- Erryn Megennis — Principal Statutory Planner

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 9 December 2025 be confirmed.

5. Planning Committee Reports

Nil.

6. DTP Applications

6.1. – PPE25/0776 - 9 & 25 - 37 Victoria Street, Fitzroy

Author	Joe Byrne – Senior Statutory Planner
Authoriser	General Manager City Sustainability and Strategy

Executive Summary

Property	9 & 25 - 37 Victoria Street Fitzroy
Ward	MacKillop Ward
Application number	PPE25/0776 (Council Ref) PA2503919 (DTP Ref)
Proposal	Part demolition of a heritage building and construction of a 10 storey, mixed use apartment building which includes the use of the land for an office and a reduction of car parking requirements (25-37 Victoria Street) as well as the construction of three, four-storey townhouses (9 Victoria Street, Fitzroy).
Zoning & Overlay/s	- Mixed Use Zone (MUZ) - Environmental Audit Overlay (EAO) - Development Contributions Plan Overlay (Schedule 1) - Heritage Overlay (HO334)
Strategic setting	Neighbourhood Activity Centre This application was made to the Minister for Planning under Clause 53.23 – Significant Residential Development with Affordable Housing.
Submissions	DTP notified Council about this application on 27 November 2025 under s52(1)(b) of the *Planning and Environment Act* 1987 DTP have advised Council that at the time of finalising this report, they had received 26 objections.
Key reasons for recommendation	The site is suitable for development; however, the current proposal raises concerns in relation to the following: - The extent of demolition of the buildings at Nos. 25-37 Victoria Street is excessive and would adversely impact the heritage place. - Proposed scale, height and massing of the development at Nos. 25-37 Victoria Street would have adverse impacts on the heritage streetscape.

Recommendation	That Council notify the Department of Transport and Planning outlining Council's position that the proposal is not supported for the key reasons provided. Notwithstanding this, the recommended conditions will be provided and should be included on any planning permit if the Department of Transport and Planning is of a mind to grant the permit. Key conditions include: - Reduction in the extent of demolition; - Overall height and massing reduction of the development at Nos. 25-37 Victoria Street; - Public realm streetscape upgrades; and - Meeting various BADs standards for improved internal amenity, including daylight modelling.
Contact Officer	Joe Byrne

Officer Recommendation

That Council:

1. Note the officer report and the application material.
2. Delegate the Manager Statutory Planning to write to the Department of Transport and Planning outlining Council's position that the proposal is not supported on the following grounds:
   (a) The extent of demolition to buildings at Nos. 25-37 Victoria Street Fitzroy does not comply with the objectives at Clause 43.01 and Clause 15.02-1L of the Yarra Planning Scheme; and
   (b) The proposed height, setbacks, massing and design of the development at Nos. 25-37 Victoria Street Fitzroy does not respond to the heritage and built form context and fails to comply with provisions at Clause 15.01-1L, Clause 15.01-2L or the heritage objectives at Clauses 43.01 and Clause 15.03 of the Yarra Planning Scheme.
3. Notwithstanding the above, if the Department of Transport and Planning is of the mind to issue a permit, the following conditions should be included:

Conditions

Amended Plans

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and must be generally in accordance with the decision plans prepared by DKO Architecture, dated 20.08.2025, 30.10.2025 and 20.11.2025, Rev A: TP2.2, Rev B: TP1.2, TP2.14, Rev C: TP2.15, Rev D: TP1.0, TP1.3, TP1.4, TP1.5, TP1.6, TP1.8, TP1.9, TP1.10, TP1.11, TP1.12, TP1.13, TP1.14, TP1.15, TP1.16, TP1.17, TP1.18, TP1.19, TP1.20, TP1.22, TP1.23, TP1.24, TP1.25, TP1.26,

TP1.27, TP1.28, TP1.29, TP1.30, TP1.31, TP1.33, TP1.34, TP1.36.1, TP1.36.2, TP1.36.3, TP1.36.4, TP1.36.5, TP1.36.6, TP1.36.7, TP1.36.8, TP1.36.9, TP1.36.10, TP1.36.11, TP1.36.12, TP1.36.13, TP1.36.14, TP1.36.15, TP1.36.16, TP1.36.17, TP1.36.18, TP1.36.19, TP1.38, TP1.39, TP1.40, TP1.41, TP1.42, TP2.1, TP2.3, TP2.4, TP2.5, TP2.6, TP2.7, TP2.9, TP2.10, TP2.11, TP2.12, TP2.17, TP2.18, TP2.19, TP2.20, Rev B, but modified to show:

(a) Retention of the existing 1889 building at Nos. 25-37 Victoria Street in a three dimensional form, including the roof for a minimum depth of 7.95m;

(b) Retention of the existing 1938 building at Nos. 25-37 Victoria Street in a three dimensional form, including the roof for a minimum depth of 6m;

(c) Deletion of one level between Level 4 and Level 7 to the development at Nos. 25-37 Victoria Street;

(d) Deletion of Level 8 to the development at Nos. 25-37 Victoria Street.;

(e) Level 3 of the proposed podium of Nos. 25-37 Victoria Street setback from the Victoria Street site boundary to match the setback of the tower floor levels directly above (i.e. 6m approx.);

(f) Reduce the height of the Victoria Street street wall at No. 9 Victoria Street to a maximum of 10m;

(g) Increase the setback of the glazed stairwell of Townhouse 1 at No. 9 Victoria Street from the southern) boundary so that it is not visible from the public realm;

(h) Setback the roof terrace on Townhouse 1 at No. 9 Victoria Street 1m (minimum) from the south and west boundaries;

(i) Stairs to the ground floor private terraces (including fixtures) along Victoria Street at Nos. 25-37 Victoria Street, to be shown entirely within title boundaries;

(j) Gates to the ground floor private terraces at Nos. 25-37 Victoria Street to be shown as opening within the subject site;

(k) Gate configuration adjusted to the main Victoria Street entrance of Nos. 25-37 Victoria Street to allow for access to the mailboxes within a secure area and locate the landing by the gate for accessibility;

(l) All doors to substations and services to the laneway to be shown as opening 180 degrees and be latched onto the building wall when in service;

(m) A security gate to the rear car park entrance at Nos. 25-37 Victoria Street to be included and to be aligned with the title boundary;

(n) New, visually permeable security gate to the ground floor pedestrian access from the laneway (Nos. 25-37 Victoria Street) to be located along the northern boundary and to open into the site, with the entrance to be lit;

(o) The western-most pedestrian door along the rear laneway setback a minimum of 1m, or to open into the subject site (i.e. not opening over the laneway);

(p) Two vertically oriented windows to the first floor Victoria Street facade at No. 9 Victoria Street;

(q) Perforated security door to the Victoria Street entrance of Townhouse 1 at No. 9 Victoria Street shown on the ground floor plan and to open within title boundaries;

(r) Carports to each townhouse at No. 9 Victoria Street to have perforated security doors to the laneway (west elevation) and that open within title boundaries;

(s) All structures (including awnings) to be located within title boundaries;

(t) Internal ground floor levels adjusted in relation to existing road surface levels and mitigate any risk for overland flow into dwellings and carports at No. 9 Victoria Street;

(u) Show paving material to all entrance thresholds and setback spaces;

(v) The north-south laneway to incorporate a 1.2- 1.8 metre wide smooth bluestone pavement on the east side of the laneway, from the primary pedestrian entrance of Townhouse 3 to Victoria Street;

(w) The footprint of the proposed bins and the size of the bin storage areas in M2;

(x) Provide 1 visitor bicycle space for the development at No. 9 Victoria Street;

(y) Provide all employee and resident bicycle parking spaces for the development at Nos. 25-37 Victoria Street within a secure, lockable compound or by bicycle locker;

(z) Provide all relevant resident/employee space design details and features on architectural plans, as per AS2890.3 and the City of Yarra Planning Scheme;

(aa) Identify lift dimensions on the architectural plans to confirm they are capable of accommodating bicycles;

(bb) A vertical ground clearance assessment for the laneway and car park entrance using the B99 design vehicle, including the 40 millimetre bullnose along the northern edge of the internal concrete slab of the development at Nos. 25-37 Victoria Street;

(cc) Provide a vertical ground clearance assessment for the laneway and garages using the B85 design vehicle, including the 40 millimetre bullnose along the western edge of the internal concrete slab;

(dd) Any changes as a result of the endorsed Conservation Management Plan (Condition 9);

(ee) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (Condition 8);

(ff) Any changes as a result of the amended Sustainability Management Plan (Condition 11);

(gg) Any changes as a result of the amended Landscape Plan (Condition 14);

(hh) Any changes as result of the amended Waste Management Plan (Condition 20);

(ii) Any changes as a result of the amended Public Realm Functional Layout Plan (Condition 23);

(jj) Any requirements of the endorsed Reflected Glare Assessment (Condition 26);

(kk) Any requirement of the endorsed Acoustic Report (Condition 28); and

(ll) Any requirement of the endorsed Wind Assessment (Condition 32).

Development Conditions

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

3. As part of the ongoing consultant team, DKO Architecture or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

   (a) oversee design and construction of the development; and

   (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

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

Use

5. Except with the prior written consent of the Responsible Authority, the office use authorised by this permit may only operate between the hours of 8.00am to 8.00pm.

Levies

6. 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.

7. Prior to the issue of a building permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

Façade Strategy

8. Concurrent with the submission of Condition 1 Plans, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:

   (a) elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, and utilities and typical tower facade details;

   (b) section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;

   (c) information about how the façade will be maintained, including any vegetation; and

   (d) coloured drawings outlining colours, materials and finishes.

Conservation Management Plan

9. Before the demolition commences, a Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will form part of this permit. The Conservation Management Plan must include, but not be limited to, the following:

   (a) All changes required under Condition 1 of this permit, as relevant;

   (b) Fully dimensioned and accurately measured plans at a scale of no less than 1:50 prepared by a suitably qualified heritage practitioner/ architect, detailing:

(i) The existing façade, roof and return walls to a depth of approximately 5 metres, including sections to how the thickness of architectural elements; and

(ii) The proposed restoration or works to the existing façade, roof and return walls, with notations clearly outlining any changes from existing conditions or use of new materials.

(c) A written description of the demolition and construction methods to be used.

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

Sustainability Management Plan

11. Concurrent with the submission of Condition 1 Plans, 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 Hexicon and dated 31 October 2025, but modified to include or show:

(a) All design changes required under Condition 1 of this permit, as relevant;

(b) Energy efficient mechanical ventilation to all dwellings that do not have natural ventilation, through a heat recovery fresh air delivery system with fresh air delivery rates 50% above than the minimum AS1668 rates.

(c) All references to NatHERS rating in all documents a consistent 8.2 Stars average rating; and

(d) Separate glass bin waste system, as well as general waste, comingled recycling and FOGO.

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

Sustainable Design Assessment

13. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment for No. 9 Victoria Street must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscape Plan

14. Concurrent with the submission of Condition 1 Plans, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by ACRE and dated 5 September 2025, but modified to include (or show):

(a) All design changes required under Condition 1 of this permit, as relevant;

(b) Coding to be updated so numbered codes correlate to the legend;

(c) Enlarge planters to create more substantial greenery and accommodate trees planted in deep soil planters on the roof top common area;

(d) Building roof slab in areas of green roof to be shaped to ensure to ensure positive drainage flow to drainage points;

(e) No plant species to be on DECCA list of environmental weeds;

(f) Meet Council's general requirements and includes details of:

(i) Provide a planting plan showing the location of proposed planting, including plant species and quantities, proposed plants are to be;

(ii) Drawn at their mature size on the plan;

(iii) Labelled or coded to correspond with the proposed plant schedule;

(iv) vertical growing structures, including detail drawings, mounting technique etc.; and

(v) the location of each 'tree type' proposed; and

(g) Increase depth of any planter with proposed trees to achieved required soil volume, remove any mounding.

15. 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.

Street Trees

16. Before the development commences, the applicant is requested to contribute to the cost of planting 2 new street trees, which would cover the cost of tree sourcing, planting and 24 months of establishment maintenance.

(a) Figure of total sum of street tree contribution to be confirmed pending extent of streetscape improvements around the subject site; and

(b) Developer contribution for 2 no. street tree (as of 8.12.2025) is $3,788.40 (ex GST) per tree (total fee to be calculated at time of payment).

Council's tree planting contractor will source and plant the street trees, with final tree species and locations to be confirmed by Council's arborist prior to construction.

17. All other works associated with the implementation of the public realm plan including but not limited to, drainage works, paving, road -re sheeting, relocation of services, installation of imported topsoil, mulch and low cover planting are to be completed prior to the occupation of the building by the developer at the developers cost to the satisfaction of the Responsible Authority.

18. Any low cover planting to have minimum 24 months (two summers) maintenance at the cost of the developer (if developer installed the trees, then these are subject to the same maintenance requirements),

19. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:

    (a) the protection of trees:

        (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,

    to the satisfaction of the Responsible Authority.

Waste Management Plan

20. 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 Colliers and dated 13 May 2025, but modified to include (or show):

    (a) Council will provide 1x 80 litre rubbish 1 x 240 litre recycling 1 x 80 litre glass and 1 x 120 litre Fogo bin for each of the proposed townhouses. Update to remove conflicting advice regarding shared bins for the development at No. 9 Victoria Street Richmond;

    (b) The details for management of e-waste to be defined; and

    (c) Confirmation of whether the 3 townhouses will benefit from Council collection.

21. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

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

Public Realm Plan: Functional Layout

23. Concurrent with the submission of Condition 1 Plans, or by such later date as approved in writing by the City of Yarra, a Public Realm Plan of all public realm improvements associated with the development must be prepared, submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following:

    (a) All design changes required under Condition 1 of this permit, as relevant;

(b) Property boundary clearly defined;

(c) Layout plan indicating all existing and proposed features and surface levels;

(d) Clear dimensions of existing and proposed footpath widths;

(e) Demonstrate a seamless / DDA compliant levels transition across all proposed footpaths pavements;

(f) Demonstrate a seamless / DDA accessible transition from the public realm into proposed building ground floor entrances:

(i) Any ground level modifications required for DDA compliance must be accommodated for within the subject site; and

(ii) Any required ramps, landings, tactiles or handrails located within private title and not protruding into public realm or ground floor setback intended for unobstructed and DDA compliant access;

(g) Reconstruction of all footpaths adjacent to the property in accordance with Council standards and Department of Transport's requirements;

(h) Any existing and proposed service pits within the footpath area must be adjusted to match the reconstructed footpath grades;

(i) Planting palette to on-street garden beds along the streets;

(j) Existing conditions (including all assets- road, footpath, drainage, lighting poles, trees, street furniture, parking signs, traffic signs etc.) along all frontages;

(k) Proposed conditions (including any new assets) along all frontages;

(l) Stormwater Management Plan;

(m) at the permit holder's cost; and

(n) to the satisfaction of the Responsible Authority.

Public Realm: Detailed design plans

24. Before the development commences (excluding site preparations, demolition and bulk excavation), or by such later date as approved in writing by the City of Yarra, detailed design drawings of the works approved under the Public Realm Plan (as required by Condition 23) addressing all road infrastructure works (including soft/hard landscaping), must be submitted to and approved by Council's Civil Engineering Department. Once approved, the detailed design drawings will be endorsed and will then form part of the permit.

25. Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition 24) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

Reflected Glare Assessment

26. Concurrent with the submission of amended plans under Condition 1, a Reflected Glare Assessment, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Reflected Glare Assessment must be prepared by a suitably qualified person, and must assess external building materials and

finishes, utilising an appropriated methodology. When approved, the Reflected Glare Assessment will be endorsed and will form part of this permit.

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

Acoustic Report

28. Before the development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Wind Assessment Report prepared by Renzo Tonin & Associates and dated 31 October 2025, but modified to include (or show):

    (a) All design changes required under Condition 1 of this permit, as relevant.

    (b) XXXX

29. The acoustic report must make recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority, as may be amended from time to time.

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

31. The 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.

Wind Report

32. Before the development commences, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment Report will be endorsed and will form part of this permit. The amended Wind Assessment Report must be generally in accordance with the Wind Assessment Report prepared by WindTech and dated 16 May 2025, but modified to include (or show):

    (a) All design changes required under Condition 1 of this permit, as relevant.

    (b) XXXX

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

Affordable Housing

34. Before the use or development of the land begins (excluding demolition, excavation, piling, site preparation works, and works to remediate contaminated land) the owner of the land must enter into an agreement with the responsible authority under section 173 of the Act, in a form to the satisfaction of the responsible authority, that provides for a contribution towards affordable housing (affordable housing contribution) by way of either of the following options:

(a) At least 10 per cent of the total number of dwellings in the development must be provided as affordable housing for sale or lease to a registered housing agency or to Homes Victoria. The details of when and how the affordable housing will be delivered, and the total value of the affordable housing contribution must be set out in the agreement. The affordable housing dwellings provided should be representative of the approved dwelling mix to the satisfaction of the responsible authority; and

(b) An alternative contribution towards the provision of affordable housing must be provided to the satisfaction of the responsible authority. The details of when and how the alternative contribution is to be made, and the total value of the affordable housing contribution must be set out in the agreement to the satisfaction of the responsible authority.

35. The landowner must pay the responsible authority's reasonable costs of the preparation, execution, registration and ending of the section 173 agreement (where applicable).

Car Parking

36. Before the use and development commences (excluding demotion, bulk excavation and site preparation work), a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:

(a) the number and location of car parking spaces allocated to each tenancy;

(b) any tandem parking spaces allocated to a single tenancy;

(c) the number and location of car spaces for shared use, including time of shared use;

(d) the management of visitor car parking spaces and security arrangements for occupants of the development, including details on how residential visitors are to access car parking;

(e) details of wayfinding, cleaning and security of end of trip bicycle facilities;

(f) The number and allocation of storage spaces;

(g) policing arrangements and formal agreements;

(h) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;

(i) the collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 24; and

(j) details regarding the management of loading and unloading of goods and materials.

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

38. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

    (a) constructed and available for use in accordance with the endorsed plans;

    (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;

    (c) treated with an all-weather seal or some other durable surface; and

    (d) line-marked or provided with some adequate means of showing the car parking spaces,

    to the satisfaction of the Responsible Authority.

Engineering and Infrastructure

39. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossings must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel:

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

    (b) to the satisfaction of the Responsible Authority.

40. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the kerb and channel along the property's Victoria Street frontage must be reconstructed:

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

    (b) to the satisfaction of the Responsible Authority.

41. Before the buildings are occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Victoria Street frontages must be re-sheeted in asphalt:

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

    (b) to the satisfaction of the Responsible Authority.

42. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the half-width road pavement along the property's Victoria Street frontage must be reconstructed:

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

    (b) to the satisfaction of the Responsible Authority.

43. 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.

44. 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.

Public Lighting Plan

45. Before the use and development commences, or by such later date as approved in writing by the Responsible Authority, a Public Lighting Plan must be submitted to and approved by Council's Civil Engineering Department. When approved, the Public Lighting Plan will be endorsed and will form part of this permit. The Public Lighting Plan must be designed:

    (a) to address lighting along Victoria Lane along the property frontage and at the entrance to the approved building;

    (b) to comply with uniformity, access and maintenance requirements as per standard AS1158.3.1;

    (c) to control light spillage in accordance with the requirements of AS 4282 – 2019," Control of the obtrusive effects of outdoor lighting"; and

    (d) to the satisfaction of the Responsible Authority.

46. Before the use commences, or by such later date as approved in writing by the Responsible Authority, for any Public Lighting asset required to be affixed to a private property, the owner must enter into a Section 173- Agreement with Council for the servicing and maintenance of such assets.

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

48. Before any existing public lighting is removed a temporary lighting plan to the satisfaction of the Responsible Authority must be submitted and approved by Council's Civil Engineering Department. The temporary lighting plan is to be installed at the permit holder's cost and must remain operational until a new permanent lighting scheme is installed and operational to the satisfaction of the Responsible Authority.

Construction Management Plan

49. 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.

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

General Conditions

51. 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.

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

(a) located;

(b) directed;

(c) shielded; and

(d) of limited intensity,

to the satisfaction of the Responsible Authority.

53. 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.

54. 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.

55. Any new apartment 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.

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

Permit expiry

57. This permit will expire if:

(a) the development is not commenced within three years of the date of this permit;

(b) the development is not completed within five years of the date of this permit; or

(c) the use is not commenced within 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 subject sites are subject to a Heritage Overlay. A planning permit may be required for any further external works.

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

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.

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

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.

The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

All property owners or occupiers within a development approved under this planning permit, will not be eligible for residential 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.

All future business (whether as owners, lessees/tenants, occupiers) within a development approved under this planning permit, will not be eligible for business 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 separate 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.

Background

1. This report provides Council with an assessment of a planning application being considered by the Department of Transport and Planning (the 'DTP') for a planning permit to develop Nos. 9 & 25 - 37 Victoria Street Fitzroy.

2. The application was made to the Minister for Planning under Clause 53.23 – Significant Residential Development with Affordable Housing.



Figure 1: Aerial photograph identifying the subject site (encompassed in red) and surrounding area (Source: NearMap 16 December 2025)

3. In brief, the application proposes part demolition of a heritage building and construction of a 10-storey, mixed use apartment building which includes the use of the land for an office and a reduction of car parking requirements (at Nos. 25-37 Victoria Street) as well as the construction of three, four-storey townhouses (at No. 9 Victoria Street, Fitzroy)



Figure 3: Perspective image of the proposed mixed use development at 25 - 37 Victoria Street, from Victoria Street (Source: Applicant Planning Report)



Figure 3: Perspective image of the proposed townhouse development at 9 Victoria Street, from Victoria Street (Source: Applicant Planning Report)

4. The attached **Council Officer Application Assessment Table** sets out a brief overview of the application, the relevant planning framework key aspects of proposal and internal and external consultation undertaken.

Advertising

Advertising

5. The application was notified to Council and surrounding properties. At the time of finalising this report, the DTP have advised Council that they had received 26 objections, raising the following key grounds:

   (a) Car parking impacts on surrounding streetscape;

   (b) Height and scale of the development and impacts on character, including heritage character;

   (c) Daylight impacts to surrounding dwellings;

   (d) Overshadowing on the street;

   (e) Development to set a precedent;

   (f) Complaints from future residents on noise from live music, access from delivery trucks, waste collection of venues along Johnston Street;

   (g) Disruption to traffic;

   (h) Impacts to surrounding heritage buildings during construction;

   (i) Overlooking to surrounding residential properties;

   (j) Excessive demolition to the heritage building;

   (k) Overdevelopment of the site;

   (l) Noise, vibration and further disruption during construction;

   (m) Noise impacts from proposed commercial uses and loading bays;

   (n) Wind impacts on the public realm;

   (o) Reflectivity impacts on surrounding dwellings;

(p) Lack of details regarding timeline or projected start date of development;

(q) Visual bulk impacts on surrounding dwellings; and

(r) Poor housing yield.

6. These matters generally align with issues discussed in the Council Officer Assessment, excepting: disruption during construction, lack of details regarding timing, poor housing yield which are not planning related concerns.

Referrals

7. The application was referred to the following internal business units within Council, whose full advice is attached to this report:

Internal Business Unit	Comments
Heritage Advisor	Supports, subject to conditions which have been generally included in the recommendation. Key conditions for the mixed use development seek to retain the existing 1889 and 1938 buildings in their three-dimensional form, including at least part of the original roof structure, level 3 of the proposed podium setback from the Victoria Street site boundary, changes to the external cladding, deletion of two levels and conservation/restoration works. Key conditions for the townhouse development include lowering the Victoria Street street wall height, setback built form including stairwells and roof terraces from Victoria Street.
Development Engineering	Supports, subject to conditions.
Civil Engineering	Supports, subject to conditions, including public realm works.
ESD	Supports, subject to conditions which have been generally included in the recommendation. Key conditions include re-design of dwellings to ensure a minimum 60% of dwellings have cross ventilation and energy efficient mechanical ventilation to all dwellings that do not have natural ventilation.
Urban Design and Open Space	Unsupported mixed use development given the excessive building height does not respond to the surrounding area. Supports the Townhouse development, subject to conditions including public realm and streetscape improvements.
Strategic Planning	Supported, subject to conditions. Key conditions to the mixed use development include reduce the street wall height along Victoria Street, increase upper level setbacks, reduce the overall building height, increase building separations and design adjustments to all comply with the draft DDO35.
Waste Management	Supported, subject to conditions.

Strategic Transport	Supported, subject to conditions.

Officer Assessment

8. The attached Council Officer Application Assessment Table sets out a high level assessment of the application against the key considerations in the planning scheme. This has led to the recommendation that the application not be supported on key grounds.

9. Notwithstanding this, should the DTP be of a mind to grant a permit, recommended conditions are also provided.

Legal and Legislative Obligations

Conflict of interest disclosure

10. 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.

11. 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. 6.1.1 PPE25/0776 - 9 & 25 - 37 Victoria Street Fitzroy - PA2503919 - DTP Assessment Table
2. 6.1.2 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Architectural Plans
3. 6.1.3 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Traffic Assessment Report (9 Victo
4. 6.1.4 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Title
5. 6.1.5 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Title Re-establishment Survey
6. 6.1.6 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - SMP
7. 6.1.7 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - SDA Report
8. 6.1.8 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Response Acoustic Report
9. 6.1.9 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Planning Report
10. 6.1.10 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Planning and Urban Context Report
11. 6.1.11 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Pedestrian Wind Environment Statem
12. 6.1.12 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Operational Waste Management Plan
13. 6.1.13 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Landscape Plan
14. 6.1.14 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Heritage Impact Statement
15. 6.1.15 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Green Travel Plan

16. 6.1.16 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Council Referral Comments (as one
17. 6.1.17 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - s 52 Notice Letter
18. 6.1.18 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Traffic Assessment Report (25-37 V
19. CONFIDENTIAL -6.1.19 PP E 250776 - 9 & 25 - 37 Victoria Street Fitzroy - P A 2503919 - Objections Compiled

DTP Application assessment table

Overview	
Property	9 & 25 – 37 Victoria Street Fitzroy
Ward	MacKillop Ward
DTP Ref & Status/ reason for referral	PA2503919 Application made to the Minister for Planning under Clause 53.23 (Significant Residential Development with Affordable Housing) Council was notified under section 52 of the Act on 27 November 2025
Council Ref	PPE25/0776
Proposal	Partial demolition of a heritage building and construction of a multi-storey, mixed use apartment building which includes the use of the land for an office and a reduction of car parking requirements (25-37 Victoria Street) as well as the construction of three, four-storey townhouses (9 Victoria Street, Fitzroy). The proposal is described in the application material. The plans under assessment are those prepared by DKO Architecture, dated 20 August 20225, 30 October 2025 and 20 November 2025.
Site & Context	Described in application material A brief discussion on the immediate surrounding properties: • To the south beyond Victoria Street is a row of single and double storey Victorian-era dwellings, as well as a number of contemporary double storey townhouses and three-storey apartments. • Immediately to the east of No. 25-37 Victoria Street is a part single, part double storey warehouse and office building built to the boundary on all sides with a sawtooth roof profile. To the east of No. 9 Victoria Street (and immediate west of No. 25-37 Victoria Street) is a part two, part three storey building with a retained heritage façade built to the boundary. This building has been converted to apartments and has full site coverage. The apartments have north and south-facing open balconies on the third floor with a boundary wall interface shared with the Apartment Site. • To the west of No. 9 Victoria Street beyond a ROW is a single storey brick warehouse building constructed along the eastern boundary. A roller door with vehicle access is located along this boundary.

	• To the north beyond the rear lane (Victoria Lane) are the rear of commercial properties fronting Johnston Street. Built form along the laneway generally comprises single and double storey walls. Vehicle entries through roller doors are common.
Notable application history	The following history is relevant to the subject site: • Planning Permit PLN11/0952 was issued on 28 March 2012 for change of use to 'shop' associated signage and reduction to car parking requirements at 9 Victoria Street Fitzroy. • Planning Permit PLN12/0609 was issued 03 August 2012 for the display of signage at 25-37 Victoria Street Fitzroy. • Planning Permit PLN13/0550 was issued 08 August 2013 for the display of signage at 25-37 Victoria Street Fitzroy.
Planning Framework	
Zoning & Overlays	• Mixed Use Zone (MUZ) • Environmental Audit Overlay (EAO) • Development Contributions Plan Overlay (Schedule 1) • Heritage Overlay (HO334)
Statutory controls	A planning permit is required for the following: • Demolish an existing building under Clause 43.01-1 (Heritage Overlay) of the Yarra Planning Scheme (the Scheme) • To use land for an Office (other than Medical centre) where the leasable floor area exceeds 250sqm under Clause 32.04-2. • To construct a residential building or to construct or carry out works under Clause 32.04-7 (Mixed Use Zone) and Clause 43.01-1 (Heritage Overlay) The subject site is subject to a Development Infrastructure Levy and a Community Infrastructure Levy under the DCPO1. The subject site is also affected by the Environmental Audit Overlay. The requirements of this overlay are required to be met prior to the commencement of development on any permit issued. *Clause 53.23 Significant Residential Development with Affordable Housing* The application has been formally lodged through DTP under *Clause 52.23* (*Category 1*). The applicant has stated that

	the estimated development cost exceeds $50 million (53,165,000), and the Applicant will provide a cash contribution of 3% of the estimated development cost to support the funding of additional affordable housing by the State Government and has provided written advice from the CEO of Invest Victoria (dated 14 August 2025), confirming the project's financial feasibility.

Relevant planning policies	• Clause 2 - Municipal Planning Strategy, including:
	  ○ Clause 02.01 – Context
	  ○ Clause 02.02 – Vision
	  ○ Clause 02.03 – Strategic Directions
	  ○ Clause 02.04 – Strategic Framework Plan
	• Clause 11 – Settlement
	• Clause 13 – Environmental risks and amenity
	• Clause 15 – Built environment and heritage
	• Clause 16 – Housing
	• Clause 17 – Economic development
	• Clause 18 – Transport
	• Clause 19 – Development infrastructure

Other relevant documents	The following documents are relevant to this application: • City of Yarra: Database of Heritage Significant Areas, March 2024 • Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017) • Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2021) • Plan Melbourne: 2017 – 2050 (Department of Transport and Planning) • Yarra Housing Strategy (2018)
Internal & External consultation	
Consultation	DTP notified Council of the application on 27 November 2025. The notice period completed 12 December 2025. At the time of finalising this report, 26 submissions have been submitted to DTP.
Internal referrals	The proposal has been referred to the following internal business units, whose comments are attached in full, and whose recommendations have generally been incorporated into the recommended list of conditions: • Heritage • Urban Design and Open Space

	• ESD • Development Engineering • Civil Engineering • Waste • Strategic Transport • Strategic Planning

Other expertise required	DTP are recommended to obtain expert advice in relation to:
	• Wind expert – to review/verify provided wind assessment
	• Acoustic expert – to assess the potential noise impacts to/from the following:
	  ○ Surrounding road networks (Johnston, Brunswick and Nicholson Streets all within 150m of the site) and commercial activities off and on-site.
	  ○ From the proposed mechanical plant equipment and car park access to adjoining sensitive uses.

Key considerations	**Generally, complies?**
Strategic support	**Yes** The subject site is located within a MUZ, which has as a key purpose to provide housing at higher densities. Consistent with the zone, the use of the land for dwellings does not require a planning permit. The proposal enjoys considerable support from both State and Local Planning Policy Framework for redevelopment of the site to provide higher density residential use. Policy at *Clauses 11*, *16* and *18* of the Scheme, together with *Plan Melbourne*, encourage the accumulation of activities and the intensification of development in and around activity centres. *Clause 16.01-1R* (Housing supply – Metropolitan Melbourne) and the SEES specifically seek to support the provision of housing in NACs, especially those with good public transport connections. Both State and Local Planning Policy Framework directives seek to promote the use of sustainable personal transport and increased development close to high-quality transport routes (*Clauses 18.01-3L*, *18.02-1L*, *18.02-2L* and *18.02-4L*). The site is well connected to public transport opportunities.
Land use	**Support**

	The office use within the development requires planning permission pursuant to the requirements of the MUZ. The use of the site predominantly as dwellings does not require a planning permit in the MUZ. The purpose of the MUZ is to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. Therefore, the use of the ground floor tenancies for office use is supported by the PPF and the objectives of the zone and promotes urban consolidation within a NAC that is well serviced by existing infrastructure and services. *Clause 13.07-1L-01* (*Interfaces and amenity*) seeks to ensure that new non-residential use and development within MUZs to be designed to minimise noise and visual amenity impacts upon nearby, existing residential properties. Hours of operation have been excluded from the submission for the office use. *Clause 13.07-1L-01* stipulates that permit required uses in a residential zone should have hours of operation limited to 8.00am to 8.00pm. Considering these hours being supported by the Scheme and the office use is located in a MUZ where commercial uses are explicitly encouraged, if DTP was to support this application, a condition would have permitted these retail uses to operate from 8.00am to 8.00pm. In respect to noise, given the nature of the office use and distance from residential properties, the impacts are expected to be an appropriate balance within the MUZ. An Acoustic Report was submitted with the application which assessed the potential noise impacts from the site to surrounding residential properties, in particular the potential plant noise emissions. Regarding the plant noise emissions, the report specifies mechanical plant selection are not available during the Concept Design / Town Planning phase, however would likely comply with noise criteria. As outlined above, it is recommended that DTP obtain expert Acoustic advice in response to the submitted Acoustic Report. Subject to conditions, the proposed office use on-site is supported.
Built Form – Heritage	**Not supported** The design and built form of the proposed development, is guided principally by the Heritage Overlay, and the decision guidelines of the MUZ at *Clause 32.04-15*. This assessment is also based upon State and local planning policy at Clause 15 (*Built Environment and Heritage*) and Clause 16 (*Housing*). <u>Site context</u> The subject site is appropriately located in an area where there are already high-density developments (further to the north and to the east). *Clause 16.01-1L* (Location of residential development) and the Yarra Housing Strategy identifies the subject site as being in a 'moderate change area' with strategy supporting well designed apartment development and support for

	medium density residential and mixed use development that is responsive to heritage significance and streetscape character. Whilst the surrounding area includes several high-density developments and policy generally supports increased height in this location, as discussed later in the report, the proposed built form is too high and does not adequately respond to the heritage context. Further, regard must be had to the appropriateness of scale of the proposal, based on the individual context and constraints of the land, and the specific provisions of the Heritage Overlay. <u>Demolition</u> Considerations for demolition are outlined at *Clause 15.03-1L* (Heritage) and *Clause 43.01* (Heritage overlay) of the Scheme. The subject site includes two portions of land, with numerous buildings. The built form to No. 9 Victoria Street is graded 'not-contributory' to the South Fitzroy heritage precinct and therefore the removal of all built form from this site, would not detrimentally impact the significance of the wider area. Council's Heritage Advisor raised no concerns with the extent of demolition associated with this portion of the development. The site at No. 25-37 Victoria Street comprises three buildings that have been constructed and altered at different periods of time. The western-most building fronting Victoria Street was constructed 1889, the central building - 1900's-1970, and the eastern-most building – 1938.



Aerial image of the subject site at Nos. 25-37 Victoria Street, with each building and time of construction/alterations highlighted (Submitted Heritage Impact Statement May 2025)

Regarding the 1889 building, the application proposes to retain the front portion of the three storey building including the façade, the return east wall and parapet to a depth of 7.95m and the west return wall and parapet to a depth of 13.39m. The remainder of this building is proposed to be demolished. Clause 15.03-1L of the Scheme seeks to *prevent the demolition of any part of an individually significant or contributory building unless the demolition of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible facade of the building and demolishing the remainder*.

Council's Heritage Advisor was unsupportive of this extent of demolition proposed and noted that no part of the three dimensional form would be retained A condition is recommended to require the retention of the front portion of this building.

In regard to the two other buildings, full demolition is proposed. The Heritage Impact Statement submitted specifies that "*the frontage to the 1900's-1970's building dates from a variety of periods and lacks architectural consistency*", and describes the 1938 building as "*a relatively generic structure of limited architectural interest. The rear laneway elevations of the complex are utilitarian in character, date from the interwar period, and are of conventional design*". Council's Heritage Advisor stated that there has been no discussion regarding how the demolition will affect the significance of the heritage place other than to state

	that it lacks architectural consistency. It was recommended that justification for full demolition of the 1900-1970's building be provided, while the 1938 building should be retained in a three-dimensional form including at least part of the original roof structure unless justification for the full demolition is satisfied. Given the above, if supported, Council recommends including a condition to retain the existing 1889 building to a minimum depth of at least 7.95m, and the 1938 building in a three-dimensional form, including the original roof forms to a depth (ie. at least 6m). However the demolition of the 1900-1970's building is supported. <u>Height</u> Nos. 25-37 Victoria Street will be 10-storeys with a maximum overall height of 33.273m (excluding lift overrun and screening to services) above natural ground level (NGL). Regarding the proposed works, the relevant objectives of *Clause 15.03-1L* (Heritage) is *to preserve the scale and pattern of streetscapes in heritage place*. Similarly, *Clause 15.01-2L* (Building design) encourages new development to ensure the proposed height responds to the building height of adjoining developments, or where there are no specified building height requirements, have regard to the physical and strategic context of the site. This clause further encourages development to reflect the predominant low-rise character of the area, except in MACs and NACs, where mid to high-rise should be directed. The subject site is in the Johnston Street NAC. In addition to the above considerations, the subject site would be located within the proposed DDO35 under the draft amendment C271yara, which was recently resolved to seek consent to refer the amendment to a Standing Advisory Committee. Although the amendment is not seriously entertained, it provides clear built form direction and will be considered. From a heritage perspective, the scale of the proposed mixed use development will present as a dominant form within the heritage streetscape. Council's Heritage Advisor raised concerns with the overall height, noting that from ground level on the opposite side of Victoria Street at least five floor levels will be visible rising above the retained heritage fabric, while the extent visible of new development from this position will be taller than the retained heritage fabric. It was recommended that the new buildings should be designed so that the remaining heritage fabric continues to be the dominant architectural feature when viewed from the street, and recommended one floor level from both the tower level and the roof top level should be deleted. This will result in a less obtrusive form within the heritage streetscape, while the original retained heritage buildings will remain the dominant forms.

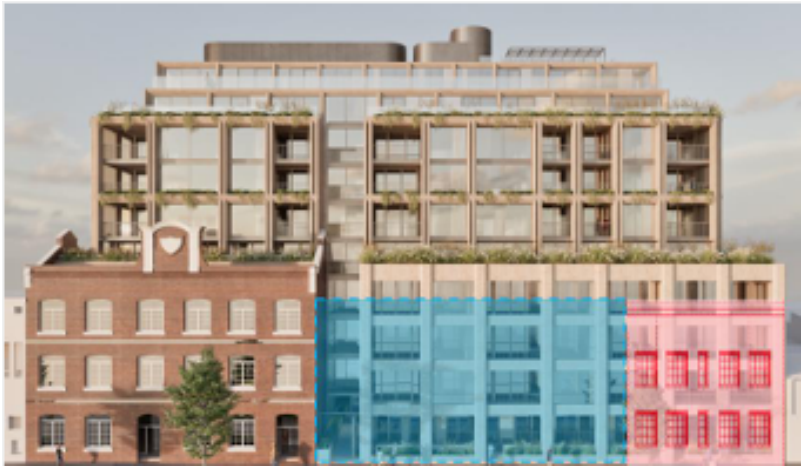


Artist impression of the development at 25-37 Victoria Street from Victoria Street, with red line showing the reduced form as recommended by Council's Heritage Advisor.

Council's Heritage Advisor's recommendations are considered appropriate and consistent with heritage policy objectives. Had Council been in a position to determine the application, the excessive height, scale and massing of the development would have been included as a ground of refusal. If DTP were to support the approval of the application, conditions would be recommended to delete one level between 4 and 7, and deletion of level 8 (which is the more bulky of the two roof top levels).

Council's Urban Design and Strategic Planning Units recommended that the height be reduced to meet the building height standard of the draft DDO35, which would be a maximum of 6 storeys / 20.8m. As specified above, the proposed height is not appropriate within the surrounding context. Reducing the height of the building by 4 storeys however would be excessive (and would constitute a redesign), particularly given the recommended heritage condition.

Regarding the townhouse development at No. 9 Victoria Street, the overall building height of the development would meet the draft DDO. Council's Heritage Advisor and Urban Design Unit did not raise concerns with the overall height of this development.

	Street wall & Upper-level setbacks The street wall heights and upper-level setbacks will be discussed in relation to the presentation to Victoria Street of both developments. Clause 15.03-1L of the Scheme seeks to *promote development that is high quality and respectful in its design response by respecting the street wall of the heritage place.* Council's Heritage Advisor specified that if the 1938 façade is retained as recommended above, the proposed podium should be reduced to match the street wall height of this 1938 building. This means that level 3 should be from the street boundary to match the setback of the floor levels directly above (approximately 3m). The image below demonstrates the recommended street wall in blue (new street wall) and retained 1938 building street wall in red. This reduction would ensure the retained heritage street walls remain the dominant form within the heritage streetscape, while there is an appropriate transition to the higher street wall of the 1900 building.  **Artist impression of the development at 25-37 Victoria Street from Victoria Street, with red template showing the retained 1938 street wall and the blue showing the reduced form as recommended by Council's Heritage Advisor.** Council's Urban Design Unit and Strategic Planners recommended a reduction in street wall height to comply with the draft DDO35, which would be a maximum of 14.4m (proposed street wall 14.8). As outlined above, although the draft DDO35 would allow for a higher street wall, from a heritage perspective, a lower street wall would further ensure the retained heritage street

	walls remain the prominent form. If DTP were of the opinion to support the application, conditions would be recommended to lower the street wall of the development so it aligns with the retained 1938 building street wall. This mixed use development at Nos. 25-37 Victoria Street will incorporate 6m (approx.) setbacks above the podium level and further setbacks to the cap levels between 9m and 12m. As outlined previously within the report, Council's Heritage Advisor recommended deletion of two levels (1 from tower levels and 1 from roof top levels). This would ensure the visibility of the development from Victoria Street and the broader surrounds is appropriately reduced. With these reduced heights, the proposed setbacks are considered appropriate. Strategic Planning and Urban Design are also supportive of the Victoria Street upper level setbacks. Strategic Planning however raised concerns with the north (from the rear laneway) setback, recommending compliance with the draft DDO. This would require an increased setback from 4.9m to 6m. However, given the recommended deleted levels, the lane interface and setback from Johnston Street further to the north , these setbacks are considered acceptable. Regarding the street wall of the development at No. 9 Victoria Street, the draft DDO requires 3 storey / 11.2m high Victoria Street street wall. Given that the development proposes a 4 storey / 12.58m high street wall, the development would not comply with draft DDO requirements. Council's Strategic Planners recommended compliance with this requirement. Council's Urban Design Unit recommended that the fourth storey cap is pulled back from the Victoria Street frontage to improve the presentation of the three-storey street-wall. Further to this, Council's Heritage Advisor also raised concerns with this height, noting that it will exceed the existing height of the adjacent building on the VHR fronting Nicholson Street and the non-contributory building to the east of the subject site. To ensure this street-wall is consistent with the surrounding built form, they recommended reducing the height to be a maximum of 10m, so it matches the existing building to the east. Clause 15.03-1L states that it is policy *to ensure that stairwells, lift wells and lift overruns are not visible when viewed from the public realm*. It is also policy *to set back roof terraces/roof decks so that they are concealed when viewed from the street and where on a corner, when viewed from the side street*. The proposal includes a glazed stairwell and the balustrading of the roof top terrace of Townhouse 1 is incorporated within the street wall. Council's Heritage Advisor recommended the stairwell be setback so that it is not visible when viewed from the public realm, and the terrace setback from the southern and western sides. Had Council been in a position to determine the application, conditions would be included requiring the stairwell be setback from the southern (Victoria Street) boundary so it is not visible from the public realm and the terrace be setback a minimum of 1m from the southern and western boundaries to reduce the prominence of the structures.

	The development at No. 9 Victoria Street does not include any setbacks, which is supported by both Heritage and Strategic Planning given it will be consistent with the adjoining properties to the east and west. However, there are shading devices and architectural elements that extend over the title boundary at levels 1 and 2. Had Council been in a position to determine the application, a condition would be included requiring all works to be contained within the title boundaries. In summary, the proposed height and massing of the development are not supported.
Built Form – Public realm	**Conditions required** *The Public Realm & Pedestrian Spaces* *Clause 15.01-1L* and *Clause 15.01-2L* encourage the design of interfaces between buildings and public spaces to enhance the visual and social experience of the user. Clause 15.01-2L also seeks the design ground level street frontage of new development to provide a high level of pedestrian amenity and visual interest and contribute to strong ground floor relationships and high-quality outcomes. Council's Urban Design Unit were generally supportive of the public realm response for the development at Nos. 25-37 Victoria Street. They noted that the street activation along Victoria Street is good and the ground floor office use would contribute to this street activation. The primary residential entrance along Victoria Street includes a gate that well defines the boundary and access to the site. The vehicle entry and services are concentrated on the rear laneway, which is supported, while at the rear, the residential courtyards are raised and have direct access and planters fronting the laneway. This will improve the safety and surveillance along this lane. Council's Urban Design Unit recommended the following items to improve the public realm interface: • *Increase the height of the ground floor planters to Victoria Street;* • *Stairs to private terraces from Victoria Street must have no fixtures protruding outside the subject site into the street.* • *Gates to private entrances along Victoria Street to open inwards and gate located to provide a generous landing at the top of the stairs.* • *Redundant vehicle crossings in Victoria Street to be reinstated as kerb and footpaths to Council satisfaction.* • *Gate to the Victoria Street front entrance configuration to be reviewed and mailboxes located within a secured area.* • *Locate the landing for the Victoria Street main pedestrian entry by the gate for accessibility.*

	• *The landing for the Victoria Street main pedestrian entry to be integrated within the subject site as you enter the entrance ramp.*
	• *Any doors to substations and services to open 180 degrees.*
	• *A security gate to the car park entry to be included and to be aligned with title boundary.*
	• *The secondary entrance threshold from the lane to have glazing and lighting.*
	
	They also recommended the following general conditions:
	• *Any entrance threshold level compliance must be addressed within the subject site, adjacent footpath/road levels cannot be altered.*
	• *Ground floor entrance thresholds and setback spaces must have seamless level interfaces to adjacent footpaths and must be DDA compliant and any ground level modifications required must be accommodated for within the subject site, no modifications to existing footpath levels.*
	  ○ *Any associated tactile, handrails and landings must be accommodated from within the subject site.*
	• *Show paving material to all entrance thresholds and setback spaces.*
	• *Show all existing street streetscape infrastructure such as power poles and drainage pits to demonstrate full coordination.*
	• *Lighting is to be provided for the entire site.*
	• *The development must not rely on existing bike hoops along the street to offset any statutory requirements.*
	• *The existing bike hoop configuration along the street with multiple bike hoops relates to the pervious function of the street.*
	  ○ *As part of the streetscape reinstatement works all existing bike hoops along the Victoria Street frontage to be reviewed and consolidated.*
	  ○ *All bike hoops to be Council standard most current bike hoop design.*
	• *The existing accessible parking space in front of the subject site to be upgraded as part of any streetscape reinstatement works to the satisfaction of Council.*
	• *The extent of paving in the existing kerb outstands to be reduced in lieu of garden beds and additional two (2) trees to the satisfaction of Council.*
	
	A lot of these recommended conditions are addressed within recommended civil engineering, strategic transport and open space assessments and will be addressed via condition. If a permit were to be issued, then all of the remaining above are

	recommended to be required by way of conditions, except for the increase in the ground floor planters to Victoria Street which would close off the building from the street. Further two separate Public Realm Plans; a functional layout plan (required to be submitted concurrent with the Condition 1 plans) and a detailed landscape design plan, will be recommended to be included on any permit issued. The proposed townhouse development at No. 9 Victoria Street includes pedestrian access and corner window at ground level along Victoria Street. The floor plans show this entry as being open (ie. unsecured), while the elevations identify a perforated door. A condition would be included requiring the floor plans to show the perforated door along the southern boundary to Townhouse 1 to ensure that this area is secured (while retaining some visual connection to the street) and to open within title boundaries. Council Urban Design Unit recommended that Townhouse 1 be orientated more to Victoria Street, however the proposal already includes the primary entry and a habitable room window to this street wall at ground level. At first floor, the street wall along Victoria Street shows a sliding door/windows behind a perforated metal extending along the entire width. Council's Urban Design Unit raised concerns with this, recommending windows to this wall. They also recommended the following to be included as conditions: • carports to have security doors and be closed at the rear (west elevation). • Internal ground floor levels need to be adjusted in relation to existing road surface levels and mitigate any risk for overland flow into dwellings and carports. • The north-south laneway must incorporate a smooth bluestone pavement to the entries of the townhouses. • Planters with vertical greenery should be integrated within the subject site between dwellings. Excluding the planters with vertical greenery, which cannot be required given the character of the area and would require a redesign of the proposal, the above would be recommended to be included as conditions. *Shadows* *Clause 15.01-2L* provides guidance in-relation to shadowing of the public realm from proposed developments and specifically states, *unless specified elsewhere in this scheme, ensure development allows direct sunlight between 10am and 2pm on 22 September to any part of the:* • *Footpath on the southern side of streets orientated east-west in activity centres as defined in clause 11.03-1L.*

	• *Opposite footpath on streets orientated north-south in activity centres as defined in clause 11.03-1L.* Shadow plans were submitted with the application for both sites and given the east-west orientation of both properties, combined with the built form setback and massing, any additional shadowing will fall along Victoria Street or on existing built form. There will be no additional shadow of any footpath on the opposite side of the street, which is supported. Further, the deletion of two levels to the multi-use development would further reduce the extent of proposed shadows. In summary, the proposal has several concerns relating to the public realm and therefore the design is not supported in its current form.
Built Form- Architectural quality/ detail	**Conditions required** *Architectural Quality* 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 mid-rise development that *contribute to high-quality built form*. Clause *15.03-1L* states that the *materials, texture, colours and finishes, and architectural detailing of a new building should:* • *Not detract from or compete with the significant elements of the existing heritage building or streetscape* • *Maintain the prominence of significant and contributory elements of the heritage street/place* • *Respect the pattern, proportion and spacing of elements on an elevation* • *Respect the relationship between solid and void on an elevation* • *Respect materials* When viewed from Victoria Street, the proposed development at Nos. 25-37 Victoria Street has the following design elements: • White brick podium wall with large rectangular balcony openings. • Light textured concrete finish tower walls with rectangular openings consistent with the podium levels. • The upper tier consisting of light textured concrete finish walls and clear glazing balustrading, with more vertical window openings. This design approach is consistent with *Clause 15.01-2L* which *encourages a simple palette of durable materials that respond to the streetscape character through type, colour, finish and contrast.*

	Council's Urban Design Unit were supportive of this façade, noting the rhythm of the balconies and window openings generally complement the adjacent heritage facade on the site and finer grain character of the surrounding area, while the negative space between the heritage facade and the new street wall is supported. Council's Heritage Advisor was supportive of the upper level materiality and design, specifying that the textured concrete finish will complement the historic context without mimicking it. They did however note that whilst the use of bricks complements the remaining heritage fabric, the proposed colouring fails to respect the industrial character of the heritage complex it is replacing. They recommended that a textured or slightly darker red brick be selected rather than 'white' which has no relationship with the industrial character of the area. On balance, the change to colour of materials will not be required with the proposed retention of additional heritage fabric the white brick sample proposed has a mottled/darker appearance (see below) which provides a more muted response to the street (ie. not a stark/bright white) which will provide an appropriate transition.  F-06 - White Brick Regarding the rear (north) façade, there is limited distinction between the lower and upper floor levels. Council's Urban Design Unit noted that the window treatments at the upper levels are very repetitive with limited variation or break across the site, which emphasises the visual bulk of the development. They recommend that this is addressed to improve the presentation of the building as viewed from the laneway. However, given the width of the laneway and the height of the rear podium wall, it's unlikely the articulation and materiality of the upper levels would be visible from this laneway or from Johnston Street further north. Therefore recommending this condition would not be required. The external elevations of No. 9 Victoria Street consist of a number of different materials (red brick at ground floor level, Perforated Metal - Warm Tint at level 01, Metal - Warm Tint at level 02 and clear glazing for the stairwell)l. Excluding the glazed stairwell visibility from the public realm along Victoria Street, Council's Heritage Advisor was supportive of the proposed materiality of this development. Council's Urban Design Unit also was generally supportive of the materials and colours proposed, although they also recommended that a consistent treatment is applied to the third storey frontage to Victoria

	Street (i.e. remove glazed treatment along stairwell). Given that a condition is recommended to setback the glazed stairwell, this would not be required. If supported, a Façade Strategy is also recommended as a condition to ensure that all details are constructed as per the images provided, and the façade will be maintained. *Glare impacts* Planning Practice Note 96 (issued in December 2022) provides guidance regarding planning considerations for reflected sunlight glare in the built environment and states that reflected glare risks can arise when cladding, painted walls or concrete have matt or smooth finishes, although reflection is generally less intense than from glass or polished cladding. The risk of reflected glare is generally greater for developments above four storeys in height. In respect to the mixed use development, the use of brickwork and exposed and textured concrete reduces the risk of glare to surrounding sites. However, the development also comprises extensive glazing, particularly to the north in the tower levels. Glazing is considered a key source of reflected glare and can be particularly intense and visible from varying locations and directions throughout the day and year. If this proposal is to be supported, it is recommended a condition require a reflected glare assessment of external building materials and finishes, utilising an appropriate methodology, to be submitted. This will help minimise detrimental impacts of development on neighbouring properties and the public realm. The townhouse development would not be a risk of reflective glare, given its scale and use of materials. Overall, the proposed materials are generally supported, excluding the abovementioned concerns. *Site Coverage* The level of site coverage proposed for both sites substantially exceeds the maximum of 80% suggested by *Clause 15.01-2L*. However, as seen by the existing level of site coverage on-site and in the surrounding (and immediate) area and within a zoning that encourages higher density development (MUZ), it is acceptable.
Landscaping/ Vegetation	**Conditions required** *On-site Landscaping*

	Council's Open Space Unit, along with the Urban Design Unit advised that the Landscape Concept Plan contains insufficient detail for both developments, while provided several conditions recommendations . See recommendations below: (a) No. 25 – 37 Victoria Street development: (i) *Numbered codes on plans doesn't correlate to legend, coding on landscape plans to be updated.* (ii) *Roof top common area, configuration shown on plans lack details and is ambiguous, recommended to enlarge planters to create more substantial greenery and accommodate trees planted in deep soil planters.* (iii) *Balcony planters, especially ground floor, considerations should be made to integrate any air-condition units within the planter configurations to make them discreet and create a better presentation to the public realm.* (iv) *Green roof design should ensure that the large areas drain properly to mitigate any ponding. Building roof slab in areas of green roof to shaped to ensure to ensure positive drainage flow to drainage points.* (v) *No plant species to be on DECCA list of environmental weeds.* (vi) *The landscape plan provided does not provide sufficient information on the following items:* ▪ *Provide a planting plan showing the location of proposed planting, including plant species and quantities, proposed plants are to be;* ▪ *Drawn at their mature size on the plan;* ▪ *Labelled or coded to correspond with the proposed plant schedule;* ▪ *vertical growing structures including detail drawings, mounting technique etc; and* ▪ *the location of each 'tree type' proposed.* (vii) *Deep soil planting should be provided by increased depth of planters, not mounding. Increase depth of any planter with proposed trees to achieved required soil volume, remove any mounding.* (viii) *Integration of additional cascading plant species, given the reliance on successful greenery to achieve the design vision.* (b) No. 9 Victoria Street development: (i) *integrate planters at ground floor level with vertical greenery.* These changes are recommended by way of condition, except for No. 9 Victoria Street which addresses the laneway and given the dominance of the vehicle access and pedestrian doors (combined with building to title boundaries) there is no ability to locate planters along the frontages of this development. *Street Trees* The following are recommended by Council's Open Space Unit and the Urban Design Unit and are recommended to be addressed by way of condition:

	(a) *Plans should indicate two new street trees in modified kerb outstand along Victoria Street.* (b) *To be planted by Council with developer contribution.* (c) *All trees to be planted by Council with developer contribution.* (d) *All street tree planting is to be undertaken by Council's tree planting contractor.* (e) *The applicant is requested to contribute to the cost of planting new street trees, which would cover the cost of tree sourcing, planting and 24 months of establishment maintenance.* (f) *Figure of total sum of street tree contribution to be confirmed pending extent of streetscape improvements around the subject site.* (g) *Developer contribution for 2 no. tree in garden beds (at the date of preparation of this memo) is $3,788.40 (ex GST) per tree.* (h) *Council refers the right to increase the rate as per current inflation at its discretion.* (i) *Council's tree planting contractor will source and plant the street trees.* (j) *Final tree species and locations are to be confirmed by Council's arborist prior to construction.* (k) *Council to be kept updated as the project progresses so when the plans are approved Council can ensure trees are placed on order in time for completion.* (l) *All other works associated with the implementation of the public realm plan including but not limited to, drainage works, paving, road -re sheeting, relocation of services, installation of imported topsoil, mulch and low cover planting are to be completed by the developer at the developers cost to the satisfaction of the responsible authority.* (m) *Any low cover planting to have minimum 24 months (two summers) maintenance at the cost of the developer (if developer installed the trees then these are subject to the same maintenance requirements).* (n) *The developer to advise on completion of any works in accordance with Council general requirements for completion of public realm works.*
Off-site amenity impacts	**Conditions required** *Clause 15.01-1L* states *provide windows and balconies to facing laneways to enhance surveillance but do not unreasonably overlook neighbouring private open spaces or habitable rooms on the opposite side of the laneway.* In terms of sensitive interfaces, the subject sites are generally surrounded by warehouse and commercial buildings to the north, east and west. The building between each site (part of No. 9 Victoria Street) includes a number of dwellings that have terraces fronting Victoria Street and Victoria Lane. The development at Nos. 25-37 Victoria Street, incorporates setbacks to the podium and cap levels, ensuring the amenity of these balconies will not be unreasonably impacted.

	The architectural plans include overlooking diagrams demonstrating that there will be no direct overlooking from the balconies of Nos. 25-37 Victoria Street into the adjoining apartments within 9m. However DTP will be required to conduct an assessment of this, and against the provisions of Clause 55 (two or more dwellings on a lot) for the Townhouse development.
Wind	Clause 15.01-2L of the Scheme seeks that new development provides a safe and comfortable pedestrian environment. A wind report was submitted with the application. This report outlined the potential wind impacts from within the roof terrace and the public realm. Council's position on acceptable wind impacts is for all balconies and terraces to achieve standing comfort criterion at minimum. That wind conditions should also be confirmed via a wind tunnel study. Further, Council will recommend DTP undertake an independent peer review of the applicant's wind report to ensure the methodology and wind impacts have been undertaken and assessed correctly.
On-site amenity & ESD	**Conditions required** The mixed use apartment development proposes 57 dwellings (one, two, three and four-bedroom apartments). The residential component of the development should meet all the standards and must meet all the objectives of Clause 58 of the Yarra Planning Scheme. BADs standards and industry best practice must ensure adequate light and ventilation occurs. Whilst the application would be subjected to a detailed assessment against Clause 58 by the officers of DTP, the following key concerns are raised which could be requested by way of conditions: *Clause 58.03-1 – Energy Efficiency (Standard D6), Clause 58.07-3 – Windows (Standard D28), Clause 58.07-4 – Natural Ventilation (Standard D29)* Council's ESD Officer reviewed the submitted Sustainable Management Plan (prepared by Hexicon, dated 31 October 2025) in response to the development at 25-37 Victoria Street. Whilst several ESD commitments were found within the proposal, Council's ESD Officer commented that the proposal did not meet Council's ESD standards. The following deficiencies were identified: (a) *Inset balconies or similar facade articulation can enable single sided ventilation to a depth of 7m, but a flat facade has no air pressure differential and limited effective natural ventilation to 5m in depth. This means that the claim in the SMP of 62% having cross ventilation is false. Only 42% have effective natural ventilation. Recommend re-design dwellings to ensure a minimum 60% of dwellings have cross ventilation. Recommend energy efficient mechanical ventilation to all dwellings that do not have natural ventilation, through a heat recovery fresh air delivery system with fresh air delivery rates 50% above than the minimum AS1668 rates.*

	(b) *The NatHERS ratings are not consistent across document. The average NatHERS rating varies between 7.5 and 8.2. Recommend updating to make all references to NatHERS rating in all documents a consistent 8.2 Stars average rating.* (c) *Without a glass bin the three-bin system fails to meet the State Govt 4 bin system roll out. Recommend including separate glass bin waste system, as well as general waste, comingled recycling and FOGO.* An amended Sustainable Management Plan would be required via condition requiring these deficiencies to be addressed, excluding requiring redesign of dwellings. This would be unachievable, while can be addressed via mechanical ventilation. A Sustainable Design Assessment (prepared by Hexicon dated 31 October 2025) was submitted for the development at No. 9 Victoria Street, including a number of ESD initiatives. *Clause 58.03-3 – Solar access to communal open space (Standard D8)* The objective of this standard is to *allow solar access into communal outdoor space*. The location of the communal open space will be on the roof top, which will provide for direct access to daylight and sunlight. Although there were comments from Council's Open Space Unit regarding landscaping to the communal terrace, these can be addressed via conditions. *Clause 58.03-4 – Safety (Standard D9)* The standard recommends that *developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways*. There is no indication of any source of lights on either of the facades, where residential walkways and car parking access are provided. Therefore, in order provide safety and security for both residents and visitors, and to improve the integration between the development and the street, it is recommended that a condition require lighting (eg. wall-mounted sensor lighting) to be provided to all pedestrian entrances. If this application is to be supported, standard conditions are recommended to be imposed to ensure the lights are appropriately baffled and shielded to prevent light spill. *Clause 58.04-3 – Noise Impacts (Standard 16)* An Acoustic Report has been provided, including an assessment on the treatment to dwellings to limit noise impacts from surrounding noise sources. As outlined previously within the report, Council recommend DTP refer this report to an Acoustic Expert for comment.

	Waste Management A Waste Management Plan was submitted with the application. This was referred to Council's City Works Branch (Waste) for comment. They recommended the following changes to the Waste Management Plan: 1. Council will provide 1x 80 litre rubbish 1 x 240 litre recycling 1 x 80 litre glass and 1 x 120 litre Fogo bin for each of the proposed townhouses. Please update plan and remove conflicting advice re shared bins for this part of the development. 2. Please provide the footprint of proposed bins and the size of the bin storage areas in M2 this info is required for assessing if enough space is allocated to form an effective waste system. 3. The details for management of e-waste must be defined; e-waste cannot be disposed of in waste bins 4. Should council collection be approved for the 3 townhouses they will also be eligible for council hard waste collections. This should be clearly stated in the WMP so as not to confuse with the other residential component or commercial premises which will require private HW collection as required. If DTP were to decide to approve this application, Council would recommend requiring these changes as part of permit conditions. Further, the proposed townhouse development at No. 9 Victoria Street will be assessed against Clause 55 by DTP.
Carparking & traffic	**Conditions required** Amendment VC277 was gazetted and came into operation on 18 December 2025. The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by updating car parking rates at Clause 52.06 of the Yarra Planning Scheme in accordance with the Car Parking Requirement Maps (Department of Transport and Planning, December 2025) (CPR maps). The CPR maps divides all land into four categories of public transport accessibility derived from public transport accessibility data. The changes will result in a reduction in car parking rates in locations well-serviced by public transport and an overall net reduction in car parking requirements across Victoria. The development at No. 25 – 37 Victoria Street provides a total of 74 car parking spaces, which would not meet the previous statutory car parking requirements under *Clause 52.06-5* of the Scheme (99 car parking spaces required). Under the new car parking provisions, there is no minimum car parking requirement (being located within Category 4 area), while the maximum requirement would be 108 for the dwelling use (2 spaces to each dwelling) and maximum of 1 space (0.45 spaces to each 100sqm). Given the above, the car parking provisions would be met.

	The development at No. 9 Victoria Street provides 3 car parking spaces, which would meet the previous statutory car parking requirements under *Clause 52.06-5* of the Scheme (3 car parking spaces required). Under the new car parking provisions, there is no minimum car parking requirement (being located within Category 4 area), while the maximum requirement would be 6 (2 spaces to each dwelling. Given the above, the car parking provisions would be met. *Clause 52.06-9* (Design standards for car parking) relates to the design of car parking areas and contains 7 standards and requirements relating to access way, car parking spaces, gradients, mechanical parking, urban design, safety and landscaping. Council's Development Engineering Unit reviewed the above against the architectural plans and were satisfied with the layout of the car parking area. While they were generally supportive of the car access from the laneways to both developments, limited information has been provided, and it has been recommended that the following matters be addressed by way of conditions: (a) For No. 25-37 Victoria Street development: a. provide a vertical ground clearance assessment for the laneway and car park entrance using the B99 design vehicle, including the 40 millimetre bullnose along the northern edge of the internal concrete slab. b. Recess the pedestrian door a minimum of 1 metre from the southern edge of the laneway. c. Liaise with the relevant Service Authority to prevent light spillage into habitable rooms of the subject suite along the Victoria Street frontage. (b) For No. 9 Victoria Street development: a. Provide a vertical ground clearance assessment for the laneway and garages using the B85 design vehicle, including the 40 millimetre bullnose along the western edge of the internal concrete slab. b. Construct a 1.2 to 1.8 metre wide smooth bluestone pavement on one side of the laneway, from the development to the nearest abutting street (in this case, Victoria Street). The section of smooth bluestone pavement would commence from the primary pedestrian entrance of Townhouse 3 (furthest primary pedestrian access) and terminate at the northern footpath of Victoria Street. c. The level of lighting for the pedestrian entries off the laneway needs to be assessed/measured against the relevant Australian Standards. The public lighting in the laneway section occupied by the townhouses will need to be upgraded should the level of lighting is found to be deficient. The above is recommended to be required by way of condition. Several engineering conditions relating to civil works, road asset protection, and construction management, impacts of assets on the proposed development, reinstatement of redundant vehicle crossings and modification to car parking signage have been recommended. These conditions are considered standard and should also be included on any permit issued.

Bicycle provision

Conditions required

Pursuant to *Clause 52.34* of the Scheme, the proposed mixed use development (25-37 Victoria Street) is required to provide the following (see extract of the table from Council's Strategic Transport referral below):

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
25 – 37 Victoria Street				
Dwellings	57 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	11 resident spaces	70 resident spaces
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	6 visitor spaces.	12 visitor spaces
Office (other than specified in the table)	257 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1,000 sqm	0 employee spaces	2 employee spaces
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1,000 sqm	0 visitor spaces.	0 visitor spaces
Bicycle Parking Spaces Total			**11 resident spaces**	**72 resident / employee spaces**
			6 visitor spaces	**12 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**0 showers / change rooms**	**0 showers / change rooms**

The development provides a total of 61 additional resident/employee spaces and 6 additional visitor spaces above the requirements of the Scheme.

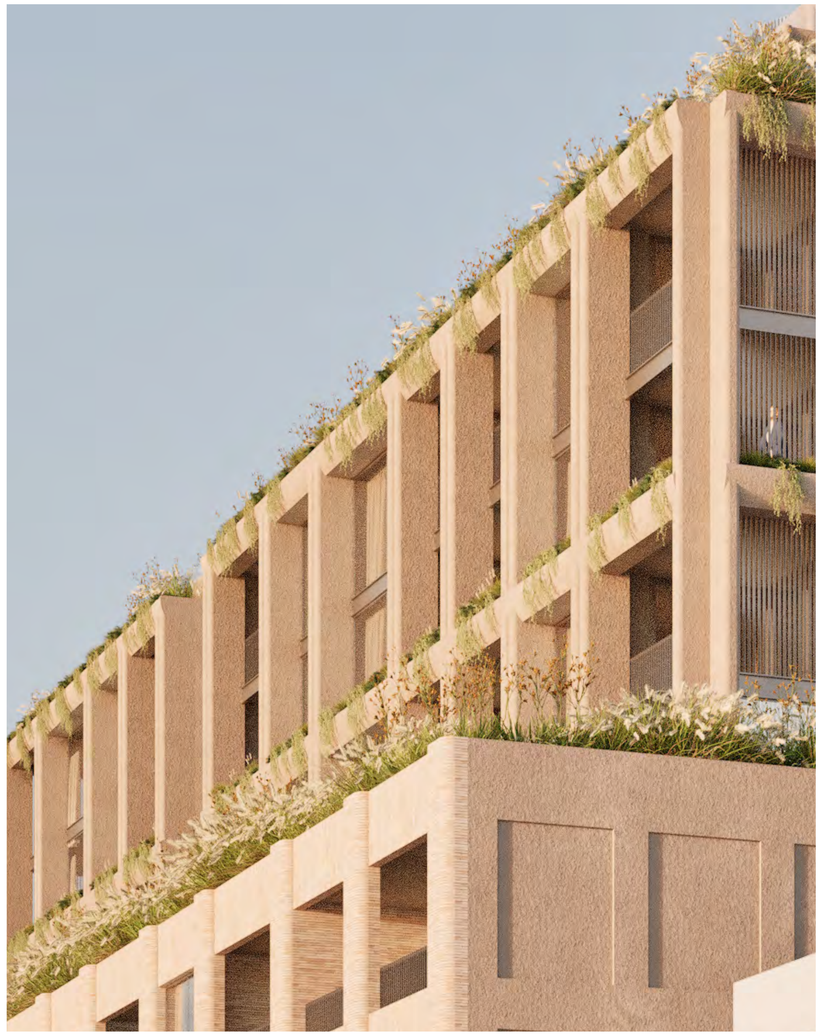
Under the provisions of Clause 52.34-3 of the Yarra Planning Scheme, there are no applicable bicycle parking standards for the land use at No. 9 Victoria Street. Therefore, there are no bicycle parking requirements associated with the proposal.

	However, Council's Strategic Transport Unit recommended the following. If a permit is to be issued, it is recommended that the following be included by way of condition: *(a) Provide 1 visitor bicycle space for the development at 9 Victoria Street in accordance with CASBE requirements.* *(b) Provide all employee and resident bicycle parking spaces within a secure, lockable compound or by bicycle locker.* *(c) Provide all relevant resident/employee space design details and features on architectural plans, as per AS2890.3 and the City of Yarra Planning Scheme.* *(d) Identify lift dimensions on the architectural plans to confirm they are capable of accommodating bicycles.* *(e) Provide a Green Travel Plan for 25 – 37 Victoria Street.*
Any other matters	**Land contamination** The site is located within an Environmental Audit Overlay. Pursuant to *Clause 45.03* of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met by the applicant/landowner prior to the commencement of development on any permit issued.
Net community benefit	**Not supported** Pursuant to *Clause 71.02-3* Integrated Decision Making, outcomes should be balanced in favour of net community benefit. The proposal does not comply with the relevant planning policies and therefore, had Council been in a position to determine the application, it would have been refused on the grounds detailed within the 'Executive Summary'.

Declaration

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

25-37
Victoria Street, Fitzroy



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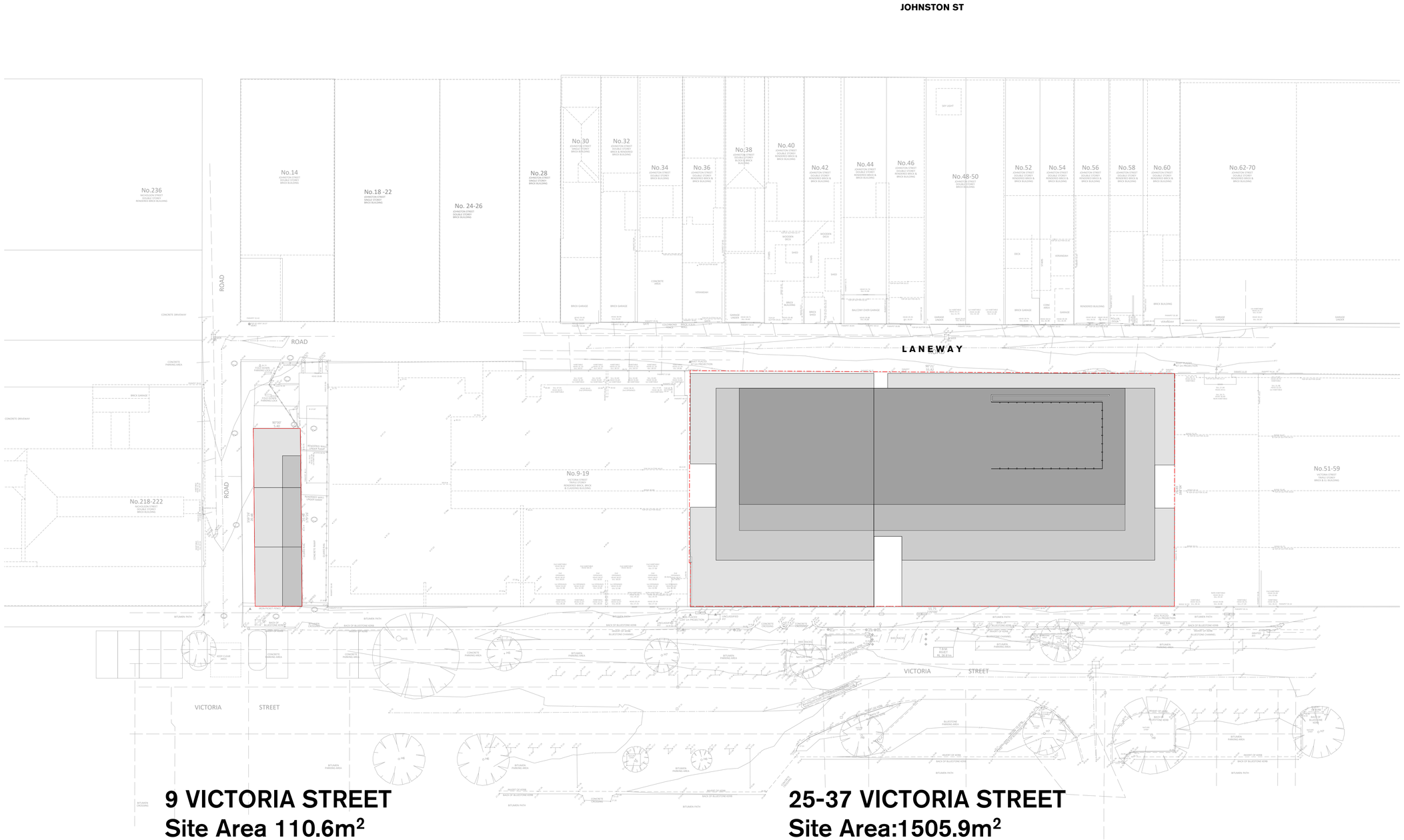
TP APT DRAWING LIST

Drawing No:	Drawing Name	Drawing Series	Rev ID
TP 1.0	Cover Page	Apartment	D
TP 1.2	Overall Site Plan	Site Series	B
TP 1.3	Demolition Plan	Site Series	D
TP 1.4	Demolition Plan Roof	Site Series	D
TP 1.5	Demolition Elevation - Sheet 1	Site Series	D
TP 1.6	Demolition Elevation - Sheet 2	Site Series	D
TP 1.8	Floor Plan - Basement 2	Plans	D
TP 1.9	Floor Plan - Basement 1	Plans	D
TP 1.10	Floor Plan - Ground Floor	Plans	D
TP 1.11	Floor Plan - Level 1	Plans	D
TP 1.12	Floor Plan - Level 2	Plans	D
TP 1.13	Floor Plan - Level 3	Plans	D
TP 1.14	Floor Plan - Level 4	Plans	D
TP 1.15	Floor Plan - Level 5	Plans	D
TP 1.16	Floor Plan - Level 6	Plans	D
TP 1.17	Floor Plan - Level 7	Plans	D
TP 1.18	Floor Plan - Level 8	Plans	D
TP 1.19	Floor Plan - Level 9	Plans	D
TP 1.20	Floor Plan - Roof	Plans	D
TP 1.22	North Elevation	Elevations & Sections	D
TP 1.23	South Elevation	Elevations & Sections	D
TP 1.24	East Elevation	Elevations & Sections	D
TP 1.25	West Elevation	Elevations & Sections	D
TP 1.26	Section AA	Elevations & Sections	D
TP 1.27	Section BB	Elevations & Sections	D
TP 1.28	Section CC	Elevations & Sections	D
TP 1.29	Section DD	Elevations & Sections	B
TP 1.30	Overlooking Diagrams	Elevations & Sections	B
TP 1.31	Overlooking Diagrams 2	Elevations & Sections	B
TP 1.33	Existing Shadow Diagrams - Sep...	Shadows	B
TP 1.34	Proposed Shadow Diagrams - S...	Shadows	C
TP 1.36.1	Clause 58 2B/1B P1	Clause 58	D
TP 1.36.2	Clause 58 2B/1B P2	Clause 58	D
TP 1.36.3	Clause 58 2B/1B P3	Clause 58	D
TP 1.36.4	Clause 58 2B/1B P4	Clause 58	D
TP 1.36.5	Clause 58 3B P1	Clause 58	D
TP 1.36.6	Clause 58 3B P2	Clause 58	D
TP 1.36.7	Clause 58 3B P3	Clause 58	D
TP 1.36.8	Clause 58 3B P4	Clause 58	D
TP 1.36.9	Clause 58 3B P5	Clause 58	D
TP 1.36.10	Clause 58 3B P6	Clause 58	D
TP 1.36.11	Clause 58 3B P7	Clause 58	D
TP 1.36.12	Clause 58 3B P8	Clause 58	D
TP 1.36.13	Clause 58 3B P9	Clause 58	D
TP 1.36.14	Clause 58 4B P1	Clause 58	D
TP 1.36.15	Clause 58 4B P2	Clause 58	D
TP 1.36.16	Clause 58 Loft p1	Clause 58	D
TP 1.36.17	Clause 58 Loft p2	Clause 58	D
TP 1.36.18	Clause 58 Loft p3	Clause 58	D
TP 1.36.19	Clause 58 Summary	Clause 58	D
TP 1.38	Artist's impression	Supporting Documents	D
TP 1.39	Artist's impression	Supporting Documents	D
TP 1.40	Artist's impression	Supporting Documents	D
TP 1.41	Artist's impression	Supporting Documents	D
TP 1.42	Development Summary	Supporting Documents	D

TP TH DRAWING LIST

Drawing No:	Drawing Name	Drawing Series	Rev ID
TP 2.1	Existing Condition	Plans	D
TP 2.2	Demolition Plan	Plans	A
TP 2.3	Floor Plan - Ground Floor	Plans	D
TP 2.4	Floor Plan - Level 1	Plans	D
TP 2.5	Floor Plan - Level 2	Plans	D
TP 2.6	Floor Plan - Level 3	Plans	D
TP 2.7	Floor Plan - Roof	Plans	D
TP 2.9	North & South Elevation	Elevations & Sections	D
TP 2.10	East Elevation	Elevations & Sections	D
TP 2.11	West Elevation	Elevations & Sections	D
TP 2.12	Section AA & BB	Elevations & Sections	D
TP 2.14	Existing Shadow Diagrams - Sep...	Shadows	B
TP 2.15	Proposed Shadow Diagrams - S...	Shadows	C
TP 2.17	Development Summary	Supporting Documents	D
TP 2.18	Artist's Impression	Supporting Documents	D
TP 2.19	Artist's Impression	Supporting Documents	D
TP 2.20	Artist's Impression	Supporting Documents	D

B&B
PACASA



9 VICTORIA STREET
Site Area 110.6m²

25-37 VICTORIA STREET
Site Area:1505.9m²

Rev	Date	By	Chk	Description
A	30/10/2025	FP DW	FP	TOWN PLANNING RFI ISSUE
B	20/11/2025	FP DW	FP	TOWN PLANNING RFI ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
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- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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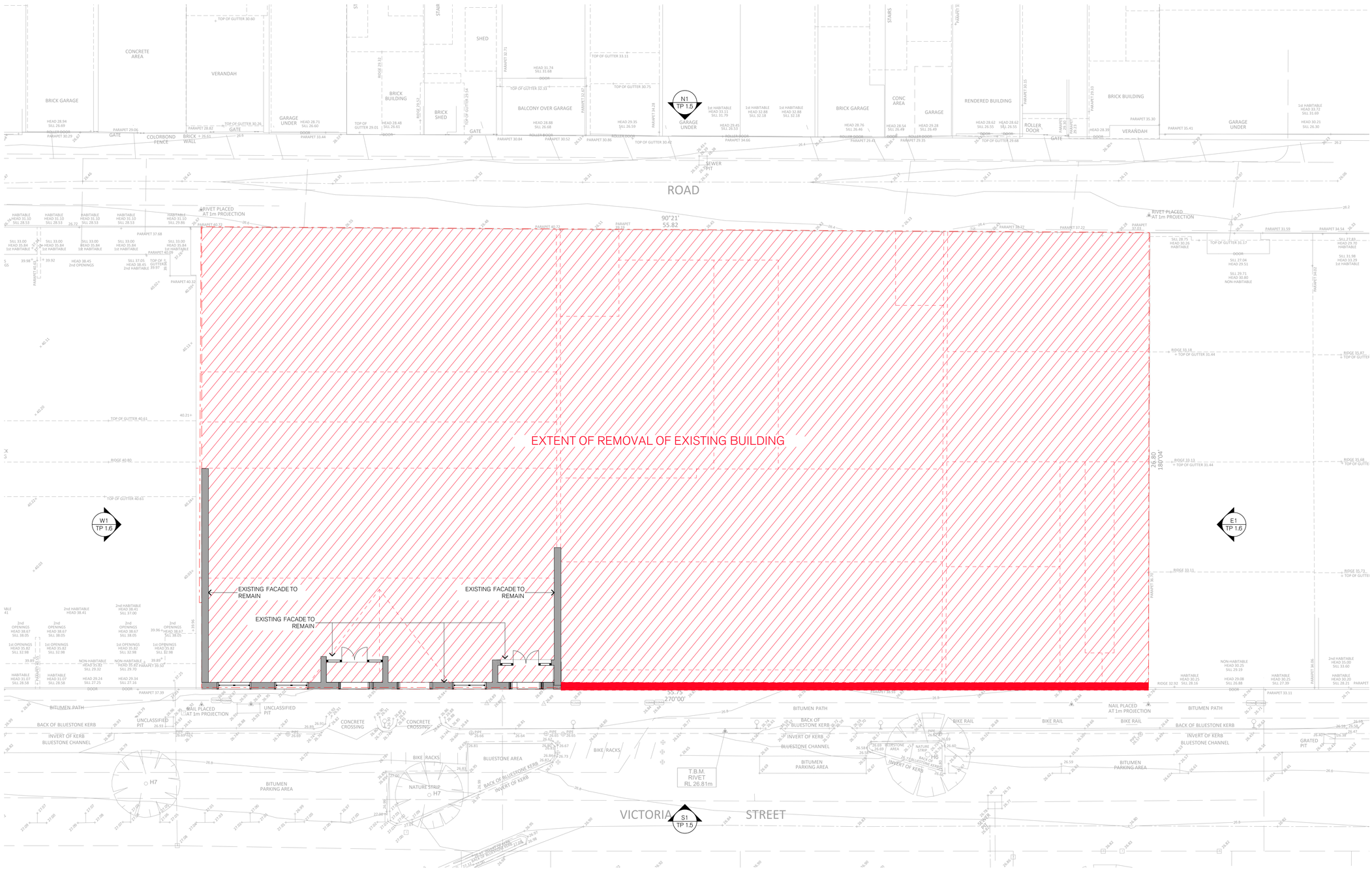
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Overall Site Plan

Drawing Scale 1:200 @ A1

Drawing No. TP 1.2

Revision B



Rev	Date	By	Chk	Description
B	20/08/2025	IS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS	FP	TOWN PLANNING RFI ISSUE

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- All Boundary information to be confirmed by registered surveyor before commencing works on site.
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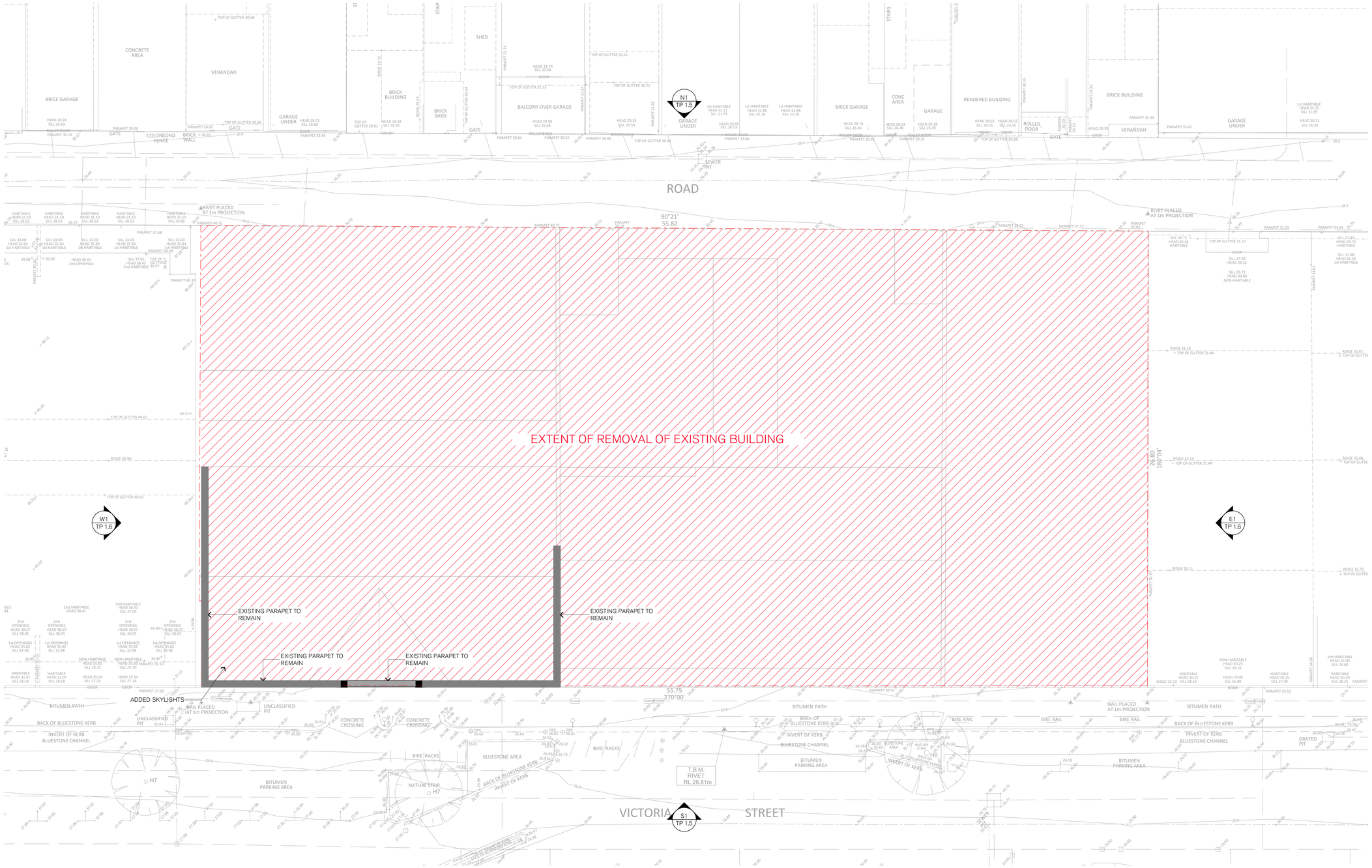
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Demolition Plan

Drawing Scale 1:100 @ A1

Drawing No. TP 1.3

Revision D



TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	IS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS	FP	TOWN PLANNING RFI ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees, including tree protection zones & tree protection measures.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
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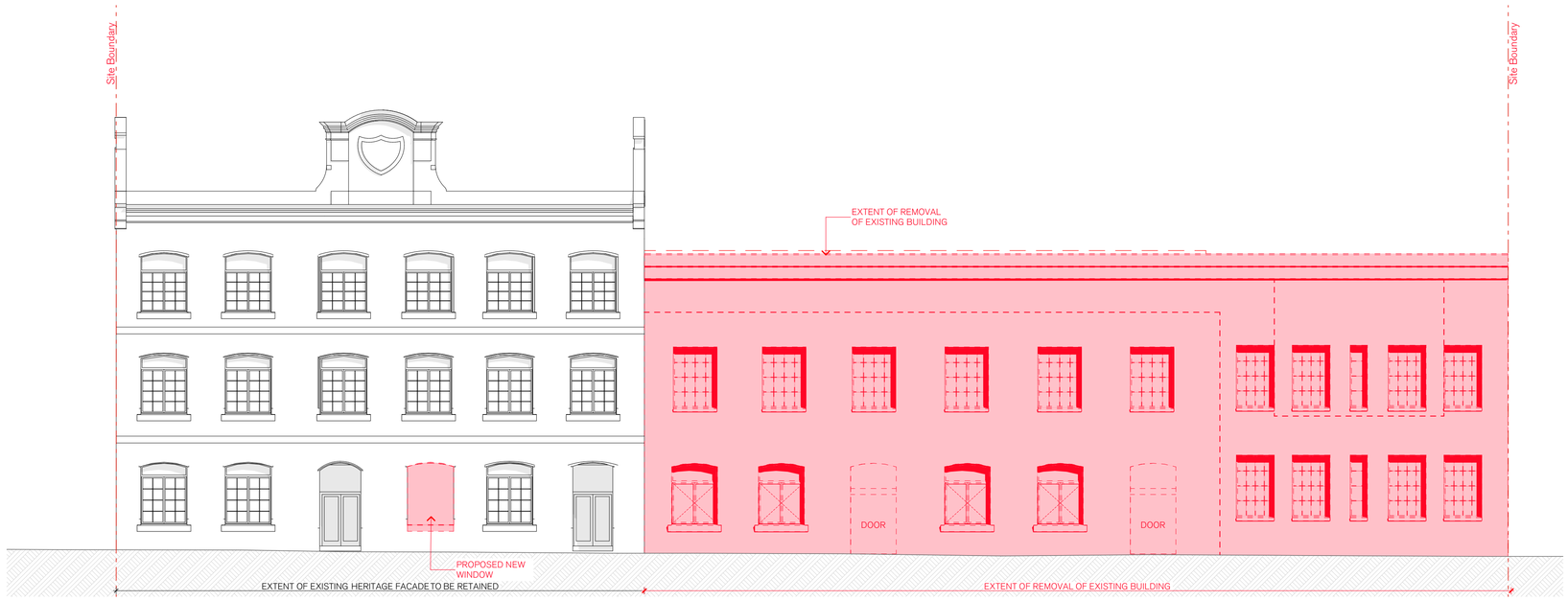
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Demolition Plan Roof

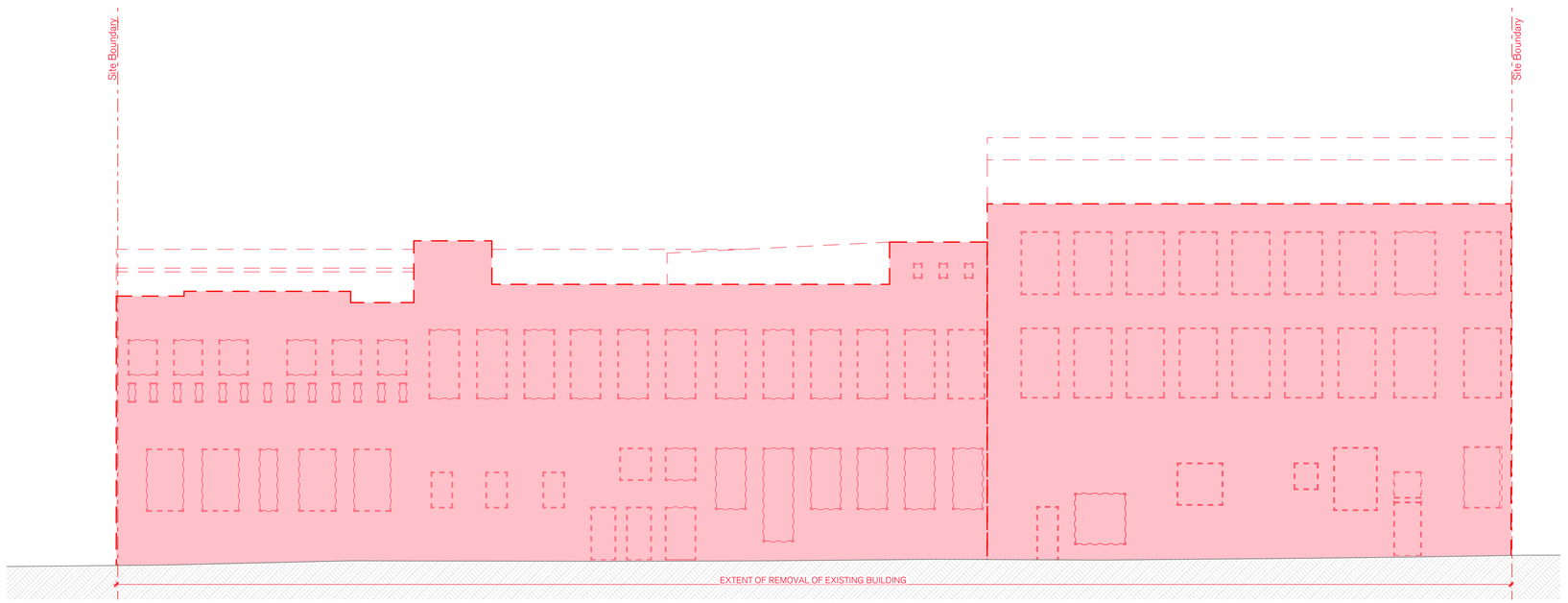
Drawing Scale 1:100 @ A1

Drawing No. TP 1.4

Revision D



Demolition Elevation - South 1:100



Demolition Elevation - North 1:100

Rev	Date	By	Chk	Description
B	20/08/2025	IS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS	FP	TOWN PLANNING RFI ISSUE

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- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
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Project Number	00013653
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Country	Australia
Client	21 Victoria Street Pty. Ltd.

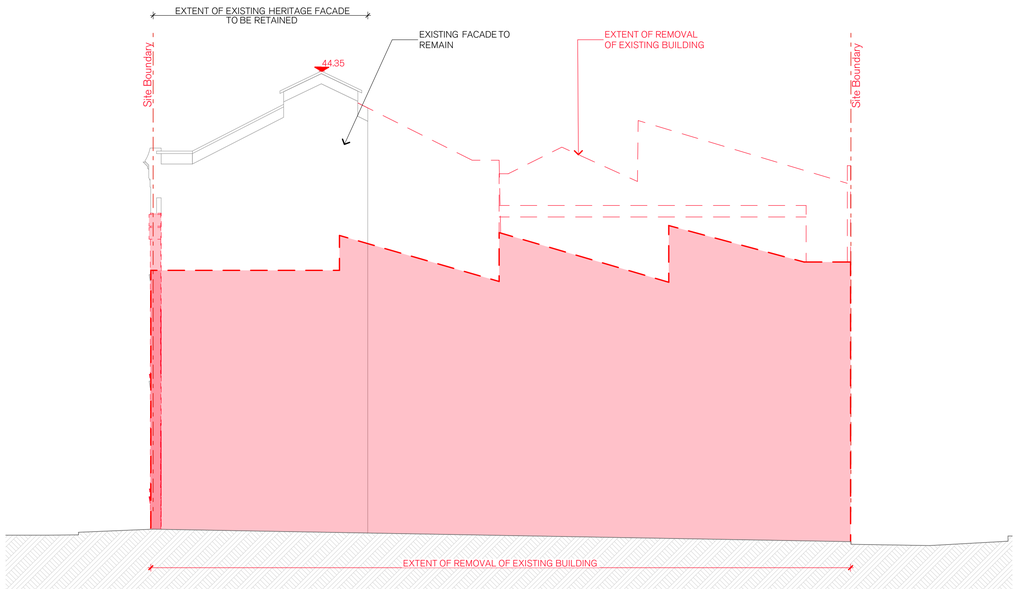
TP STAGE 1

Drawing Name
Demolition Elevation - Sheet 1

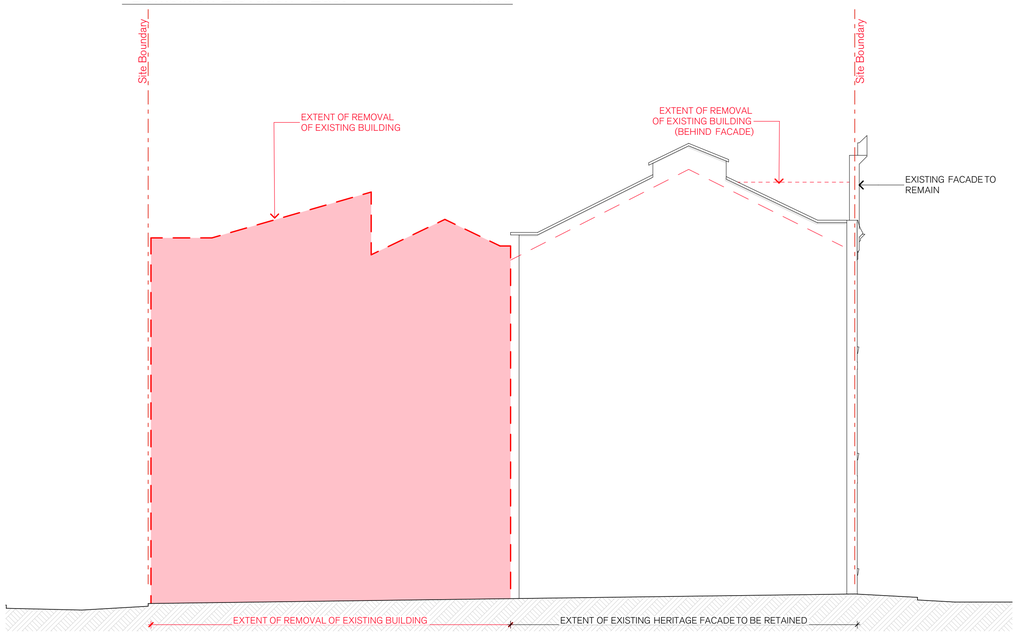
Drawing Scale 1:100 @ A1

Drawing No. TP 1.5

Revision D



Demolition Elevation - East 1:100



Demolition Elevation - West 1:100

Rev	Date	By	Chk	Description
B	20/08/2025	IS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS	FP	TOWN PLANNING RFI ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Approval.
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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Demolition Elevation - Sheet 2

Drawing Scale 1:100 @ A1

Drawing No. TP 1.6

Revision D



Rev	Date	By	Chk	Description
B	20/08/2025	EI FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	EI FP GH LS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	EI FP GH LS	FP	TOWN PLANNING RFI ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to Civil Engineer's Documentation for all site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Refer to Engineer's, Hydraulic Consultant's Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing, figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Floor Plan - Basement 2

Drawing Scale 1:100 @ A1

Drawing No. TP 1.8

Revision D



Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	19/11/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees, vegetation, landscaping and tree protection zones.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
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- Building Contractor to verify all dimensions before commencing work.

NOTE
- Development to be all-electric with no use of gas onsite
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Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Floor Plan - Basement 1

Drawing Scale 1:100 @ A1

Drawing No. TP 1.9

Revision D


LANEWAY
ROAD
VICTORIA STREET
BUILDING A: GROUND FLOOR
BUILDING B: GROUND FLOOR
OFFICE
257.3 m²
+27.18
Semi-Open Communal Amenities
36.8 m²
Resident Lounge
42.2 m²
FFL +27.43
SUB
MSB
FIRE PUMP
FCR
EOT SHOWER
EOT LOCKER
Storage
Bin
G-01
2B+
114.4 m²
G-02
2B+
114.5 m²
G-03
3B
157.3 m²
G-04
1B
56.0 m²
G-05
2B
72.3 m²
15.4 m²
14.7 m²
21.0 m²
23.1 m²
15.5 m²
VOID ABOVE
8m2 Landscaping
LINE OF BUILDING ABOVE
1:21 RAMP
LOUVRED SCREEN WITH MIN 50% OPENING FOR VENTILATION
3x VISITOR BIKE PARK
12 VISITOR BIKE PARK
BIKE RACKS
BITUMEN PATH
BITUMEN PARKING AREA
BLUESTONE AREA
BLUESTONE CHANNEL
BACK OF BLUESTONE KERB
INVERT OF KERB
CONCRETE CROSSING
UNCLASSIFIED PIT
GRATED PIT
NATURE STRIP
RAIL PLACED AT 1m PROJECTION
NAIL PLACED AT 1m PROJECTION
RIVET PLACED AT 1m PROJECTION
BIKE RAIL
booster
CONCRETE AREA
VERANDAH
BRICK GARAGE
BRICK BUILDING
BRICK SHED
GARAGE UNDER
BALCONY OVER GARAGE
RENDERED BUILDING
CONC AREA
COLORBOND FENCE
BRICK WALL
GATE
ROLLER DOOR
SHED
STAIR
STAIRS
SEWER PIT
TOP OF GUTTER 30.60
TOP OF GUTTER 40.61
RIDGE 40.80
RIDGE 33.18
RIDGE 35.68
RIDGE 35.73
RIDGE 32.92
RIDGE 33.13
RIDGE 33.11
RIDGE 31.44
TOP OF GUTTER 31.44
TOP OF GUTTER 31.17
TOP OF GUTTER 29.68
TOP OF GUTTER 30.40
TOP OF GUTTER 30.75
TOP OF GUTTER 33.11
TOP OF GUTTER 32.33
TOP OF GUTTER 29.01
PARAPET 40.32
PARAPET 37.68
PARAPET 37.39
PARAPET 38.58
PARAPET 37.22
PARAPET 39.22
PARAPET 37.63
PARAPET 31.59
PARAPET 34.58
PARAPET 33.11
PARAPET 30.91
PARAPET 30.84
PARAPET 30.52
PARAPET 30.86
PARAPET 34.66
PARAPET 29.41
PARAPET 29.35
PARAPET 30.30
PARAPET 35.41
PARAPET 33.44
PARAPET 29.06
PARAPET 28.82
PARAPET 32.71
PARAPET 33.01
PARAPET 14.28
PARAPET 29.52
PARAPET 29.33
PARAPET 29.33
PARAPET 28.95
PARAPET 30.07
6,145
1:12.5
1:5.375
1:10
3,050
3,000
1,566
5,625
2,235
6,216
2,000
2,500
5,200
1,800
940
900
2,620
4,960
2,220
2,450
1,600
3,140
750
55.75
270°00'
90°21'
55.82
2,360
2,235
2,220
1,800
2,500
2,000
1,566
3,050
3,000
6,145
5,625
6,216
5,200
2,450
1,600
3,140
750
940
900
2,620
4,960
2,360
230
160
3,000
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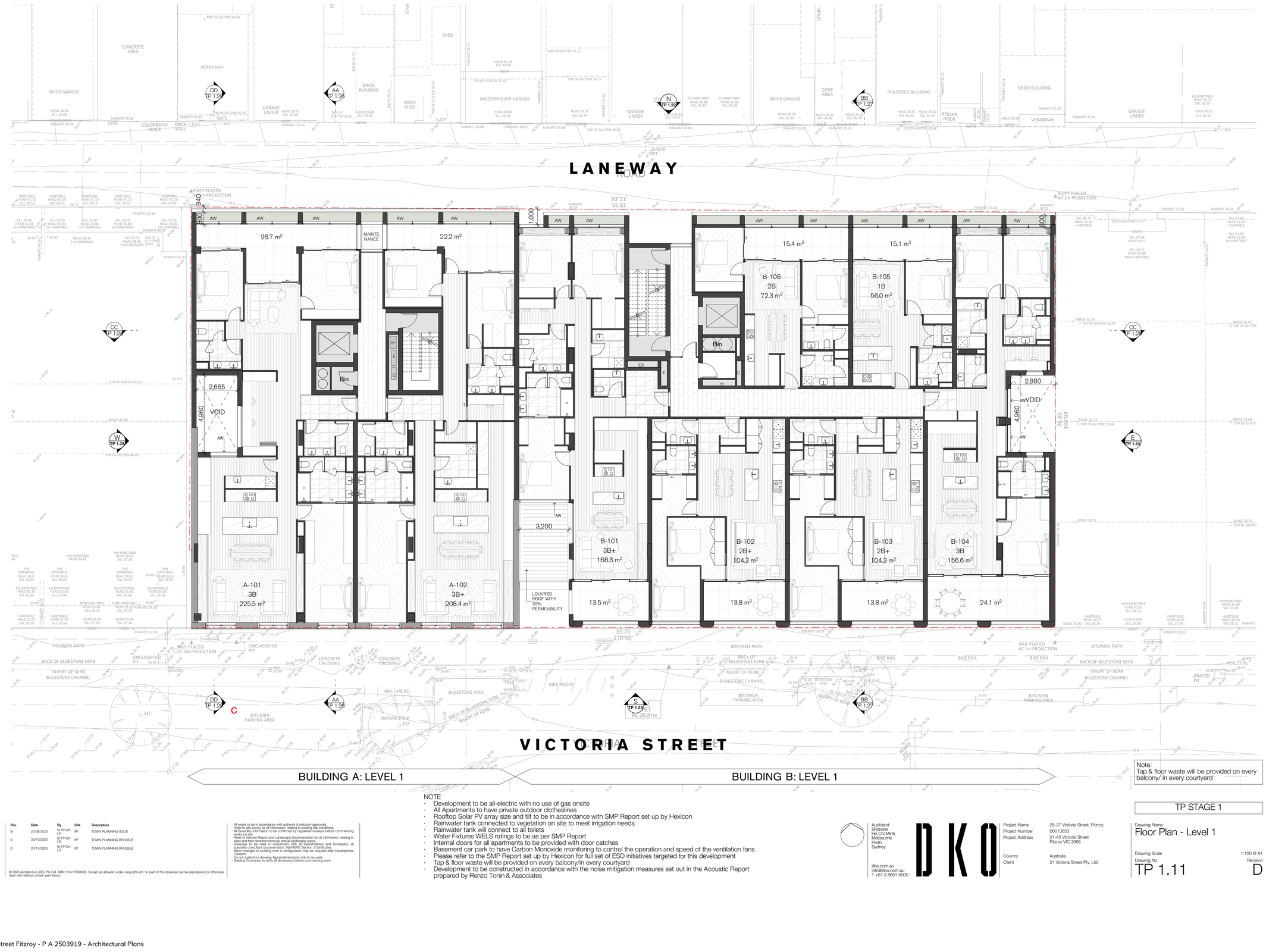
2,360
2,235
2,220



Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

NOTE
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- All Apartments to have private outdoor clotheslines
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TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	IS RP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS RP GH LS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS RP GH LS	FP	TOWN PLANNING RFI ISSUE

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- All Boundary information to be confirmed by registered surveyor before commencing any work.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
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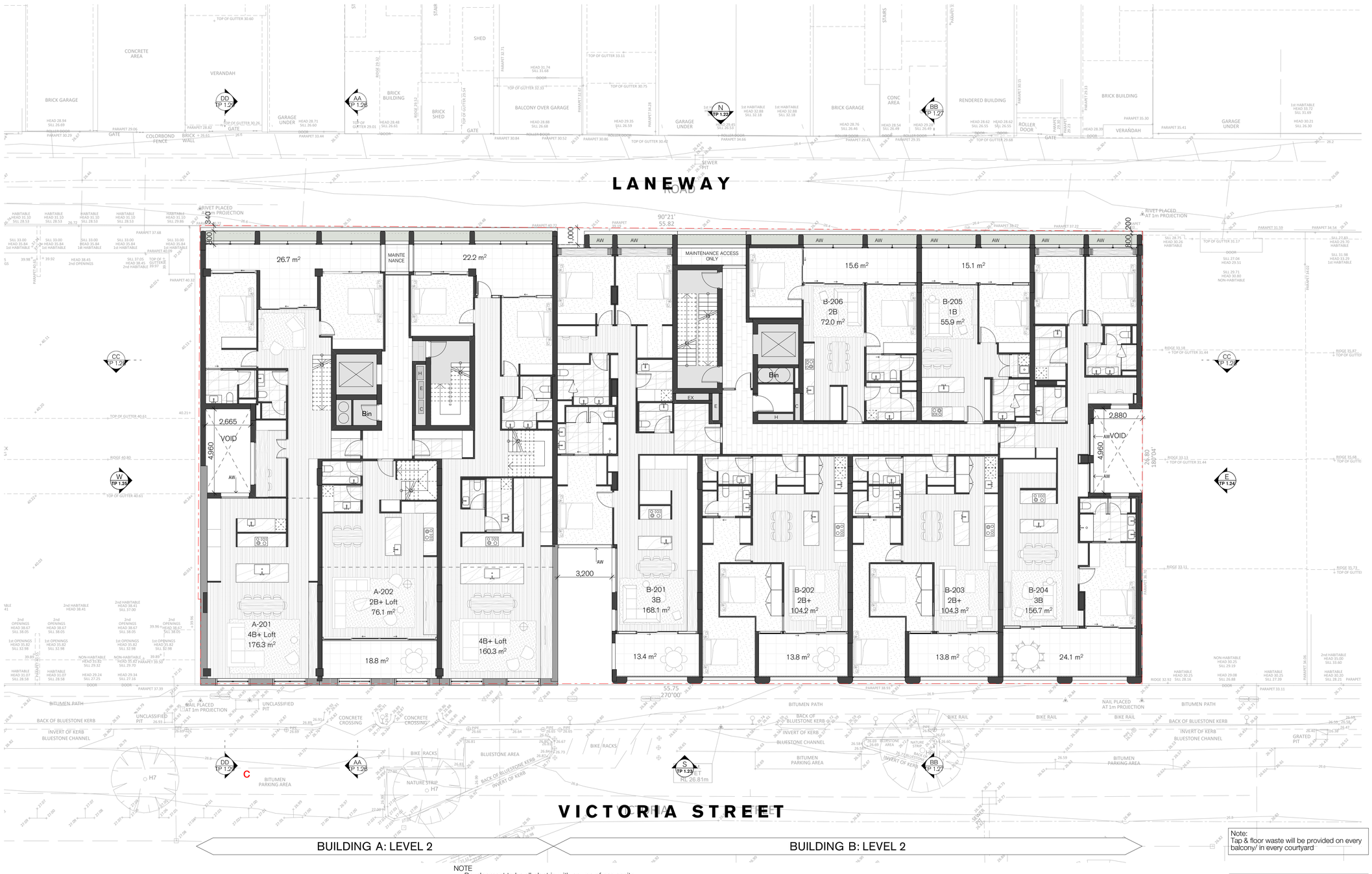
Drawing Name
Floor Plan - Level 1

Drawing Scale 1:100 @ A1

Drawing No. TP 1.11

Revision D



Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Rev	Date	By	Chk	Description
B	20/06/2025	EI FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	EI FP GH LS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	EI FP GH LS	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to Architectural Drawings for Dimensions, Levels & Conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Refer to Engineer, Hydraulic, Mechanical, Electrical Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

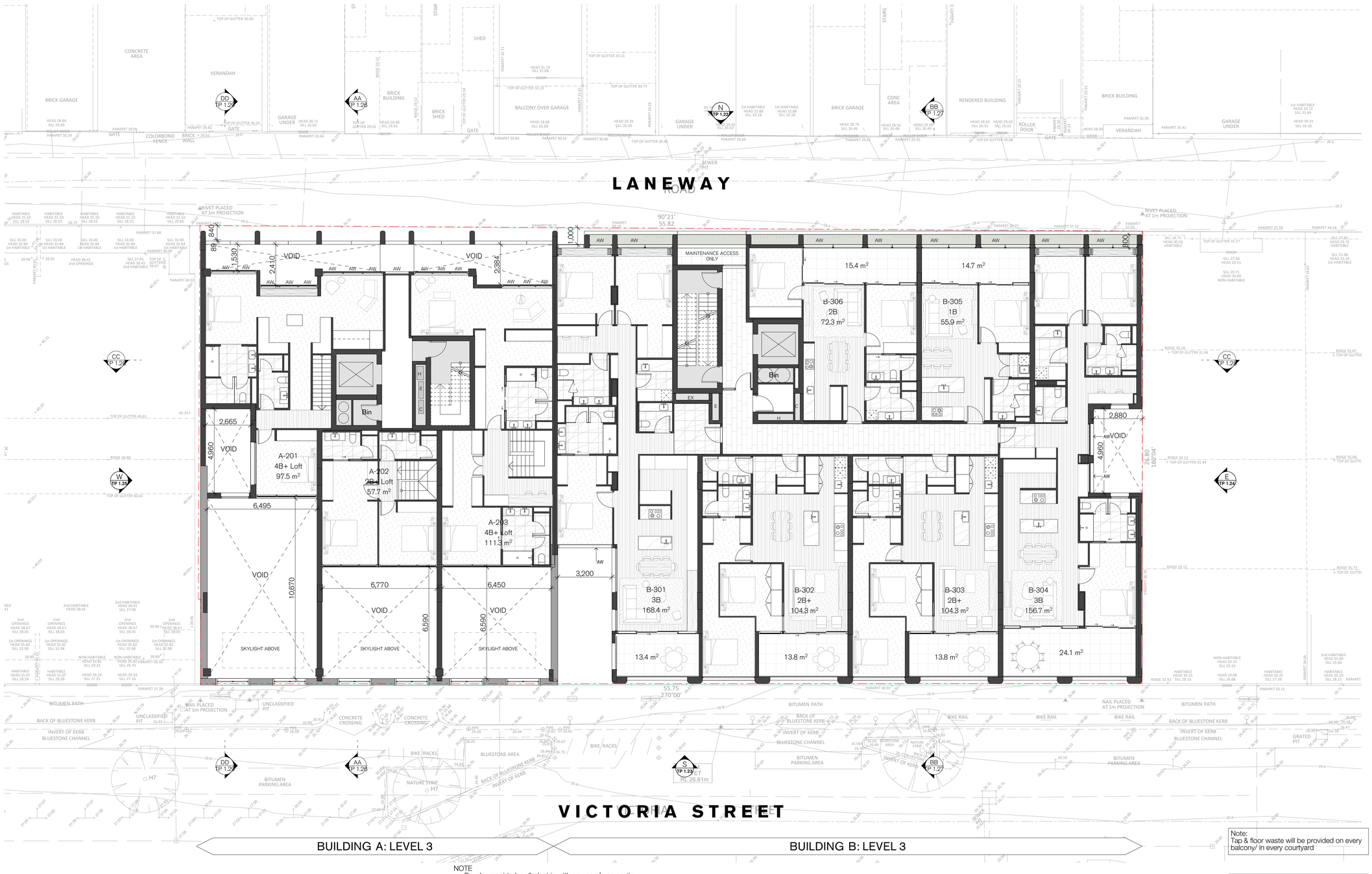
TP STAGE 1

Drawing Name
Floor Plan - Level 2

Drawing Scale 1:100 @ A1

Drawing No. TP 1.12

Revision D



Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	IS RP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS RP GH LS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS RP GH LS	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing any work.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Any changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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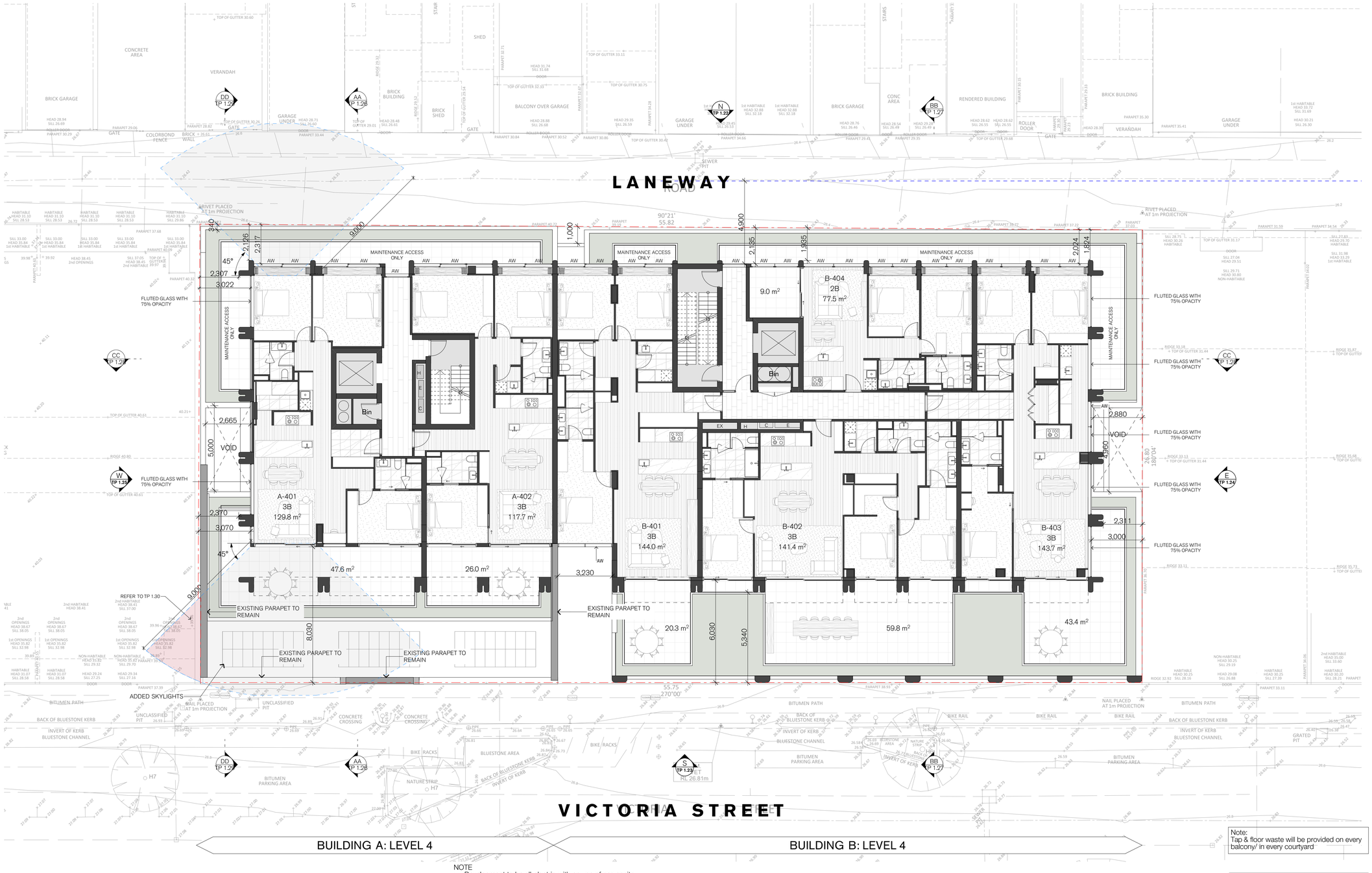
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 3

Drawing Scale 1:100 @ A1

Drawing No. TP 1.13

Revision D



NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	EI FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	EI FP GH LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	EI FP GH LS DW	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Refer to BCA, DDA, Section J and Façade JV3 Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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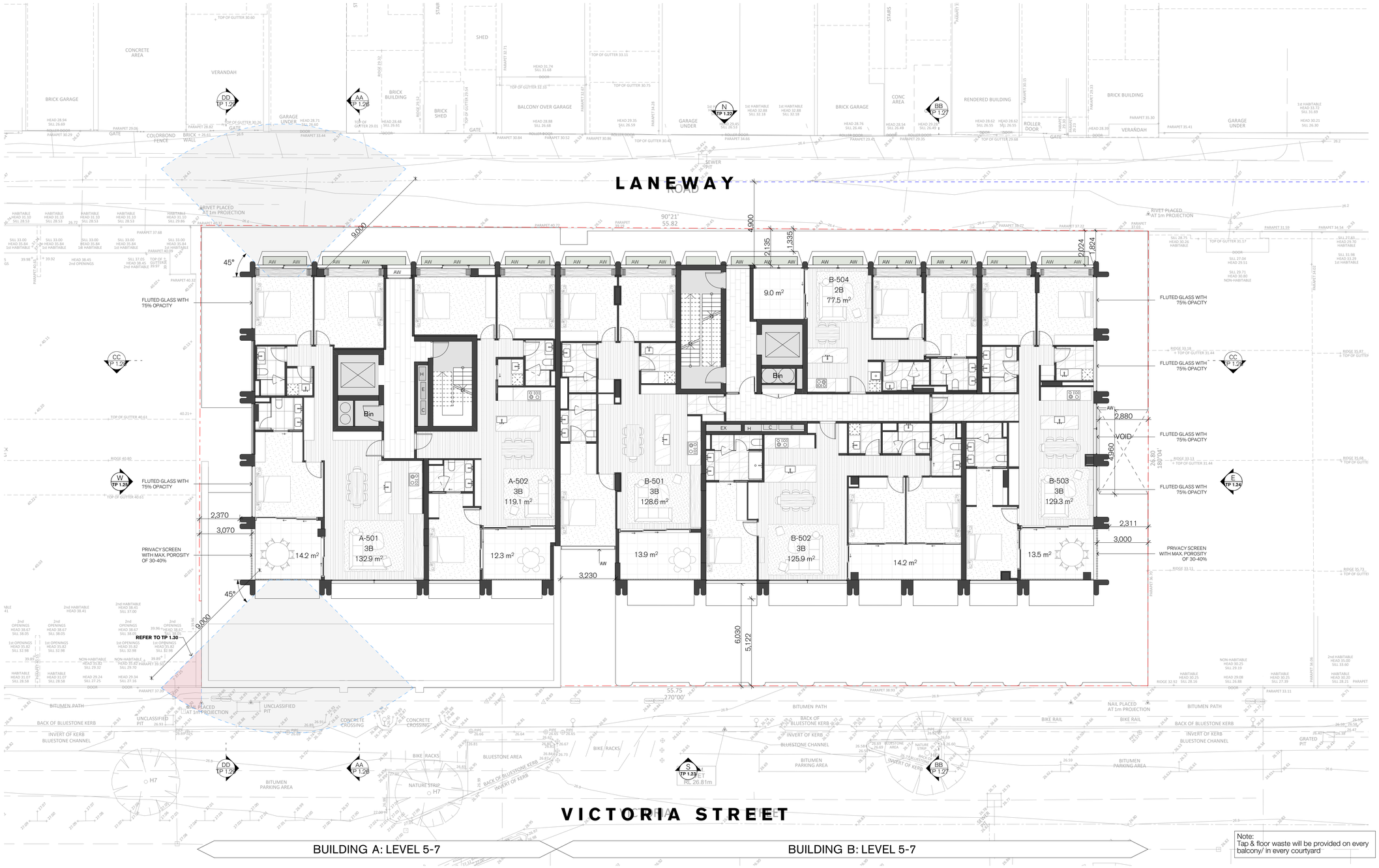
Project Name	25-37 Victoria Street, Fitzroy
Project Number	000139553
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 4

Drawing Scale 1:100 @ A1

Drawing No. TP 1.14

Revision D



Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS FP GH LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS FP GH LS DW	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	000136S3
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

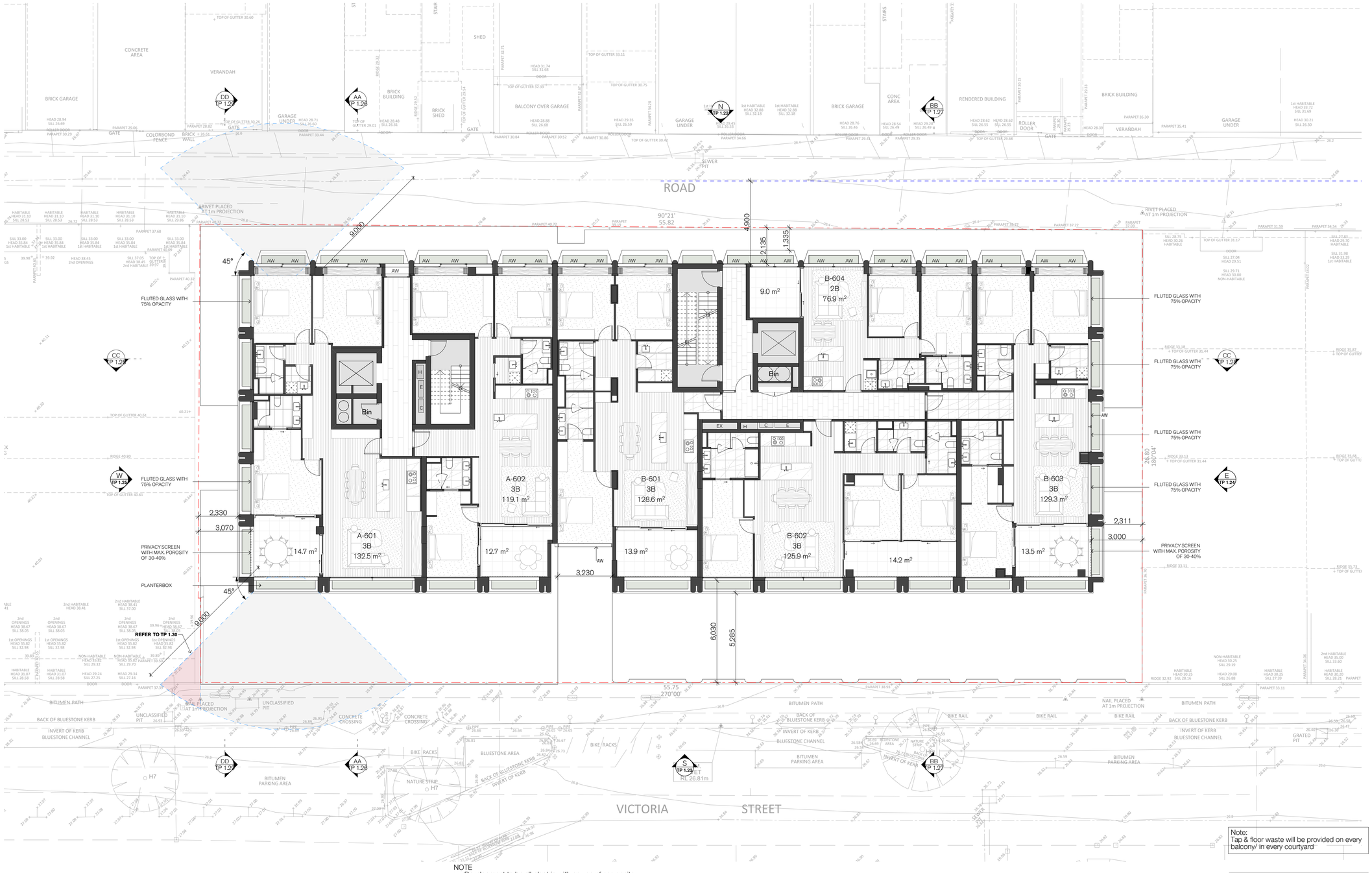
TP STAGE 1

Drawing Name
Floor Plan - Level 5

Drawing Scale 1:100 @ A1

Drawing No. TP 1.15

Revision D



NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/06/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS FP GH LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS FP GH LS DW	FP	TOWN PLANNING RFI ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to Civil Engineer's Documentation for all civil engineering details.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Refer to Acoustic, Waste Management, Traffic Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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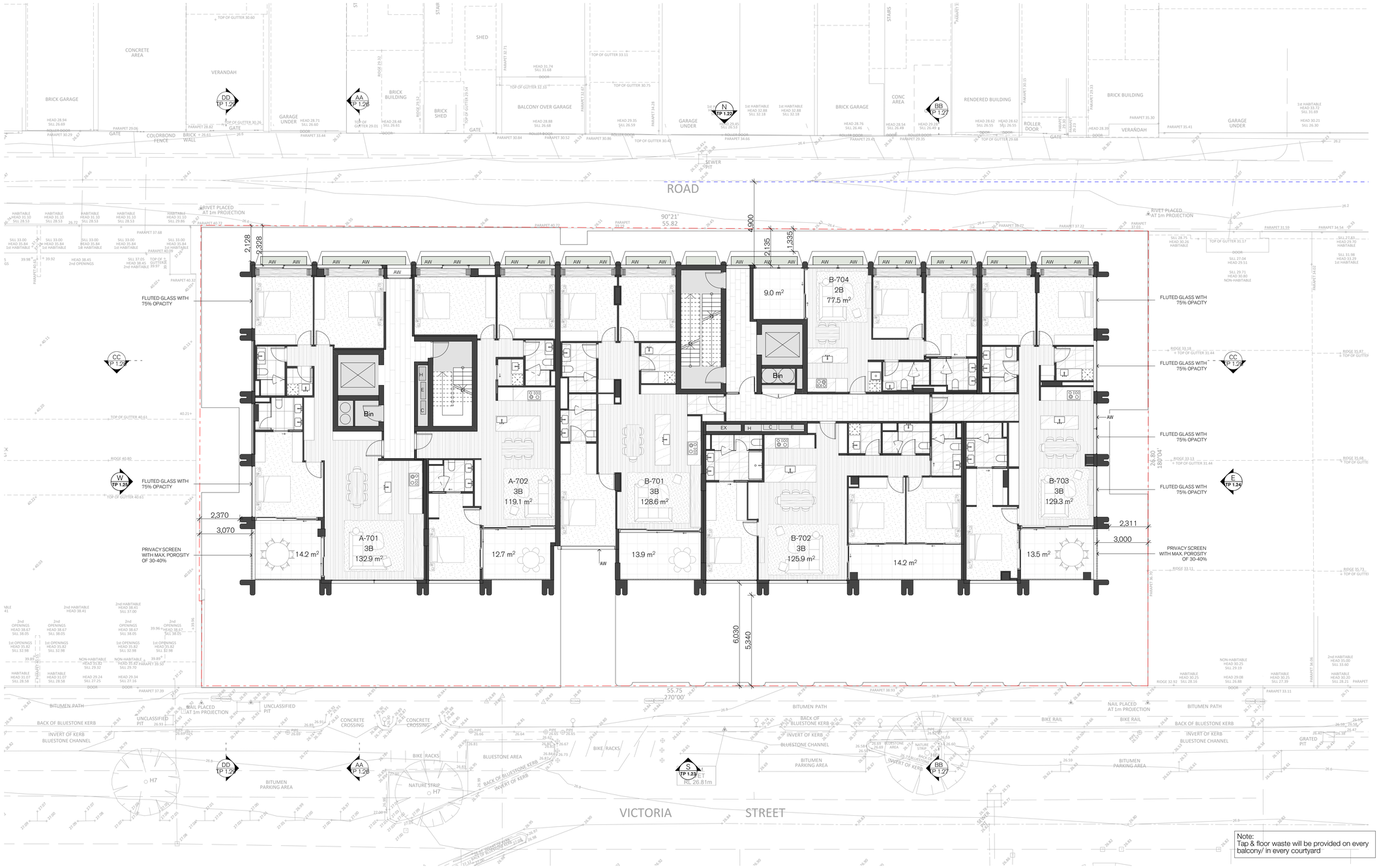
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 6

Drawing Scale 1:100 @ A1

Drawing No. TP 1.16

Revision D



Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clothesline
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- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
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- Do not scale from drawing; figured dimensions only to be used.
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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

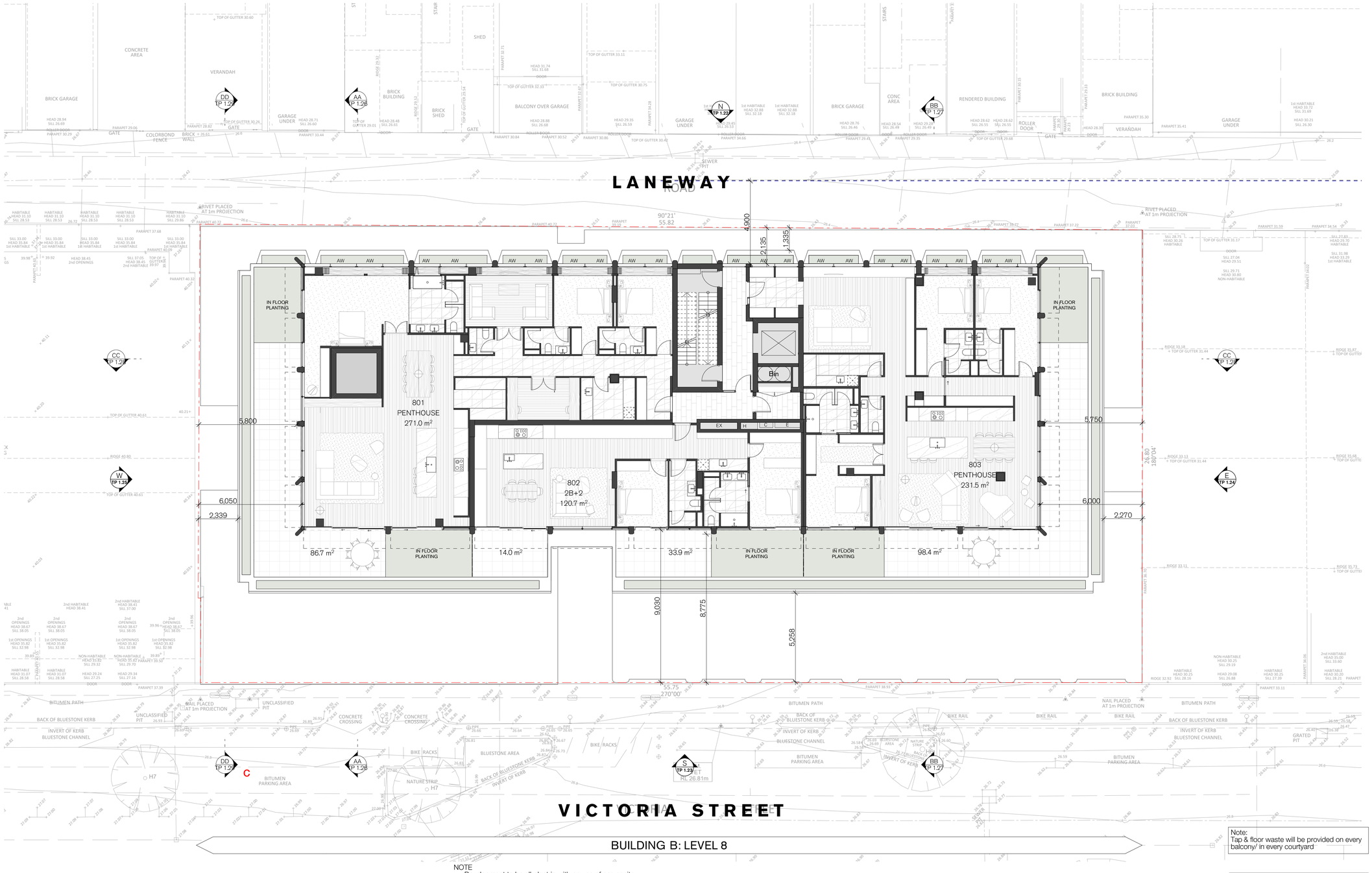
TP STAGE 1

Drawing Name
Floor Plan - Level 7

Drawing Scale 1:100 @ A1

Drawing No. TP 1.17

Revision D



Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
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Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE

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- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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Project Name	25-37 Victoria Street, Fitzroy
Project Number	000013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

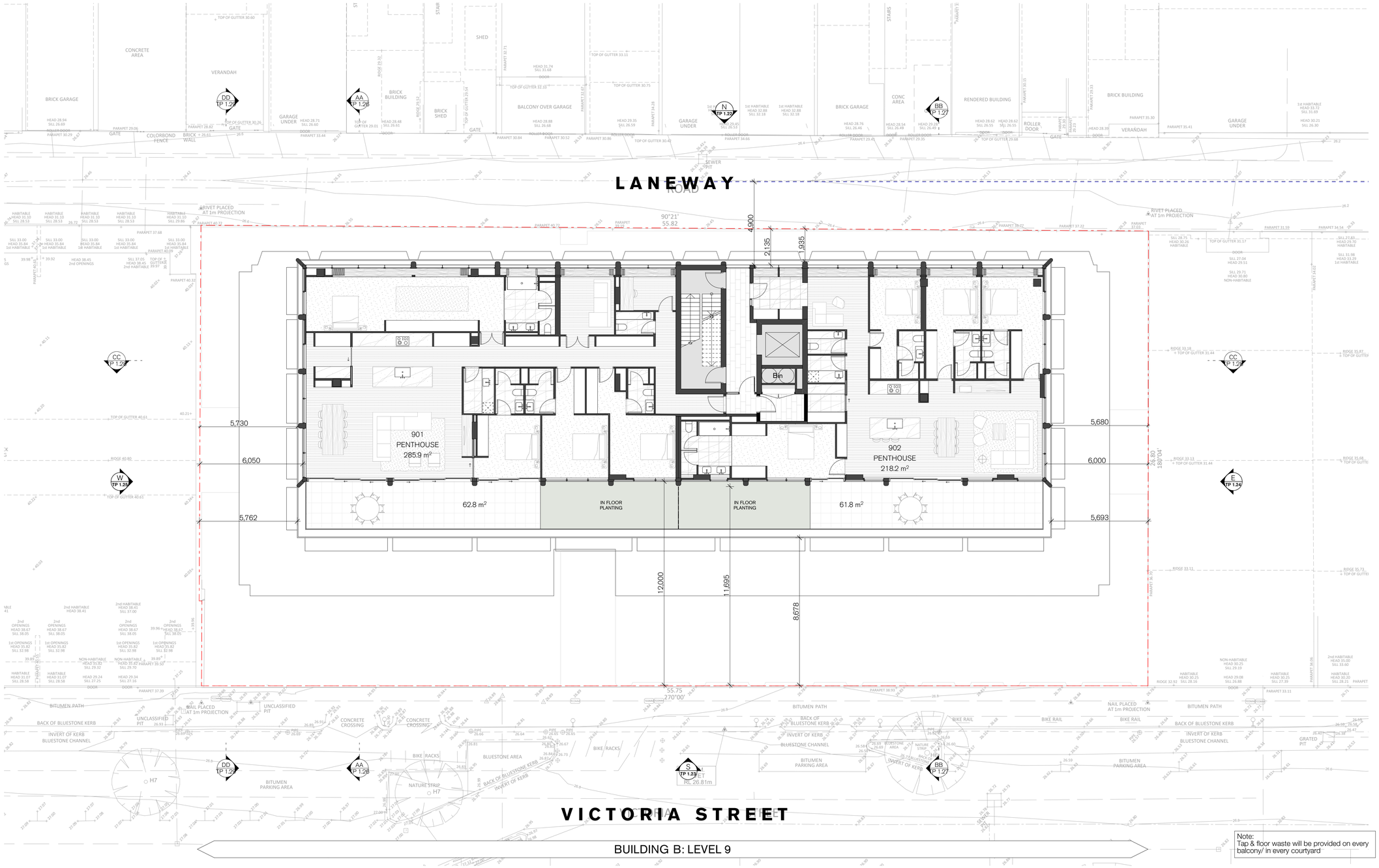
TP STAGE 1

Drawing Name
Floor Plan - Level 8

Drawing Scale 1:100 @ A1

Drawing No. TP 1.18

Revision D



BUILDING B: LEVEL 9

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to Civil Engineer's Documentation for all Civil Engineering details.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Refer to Project Specification, Consultant's Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
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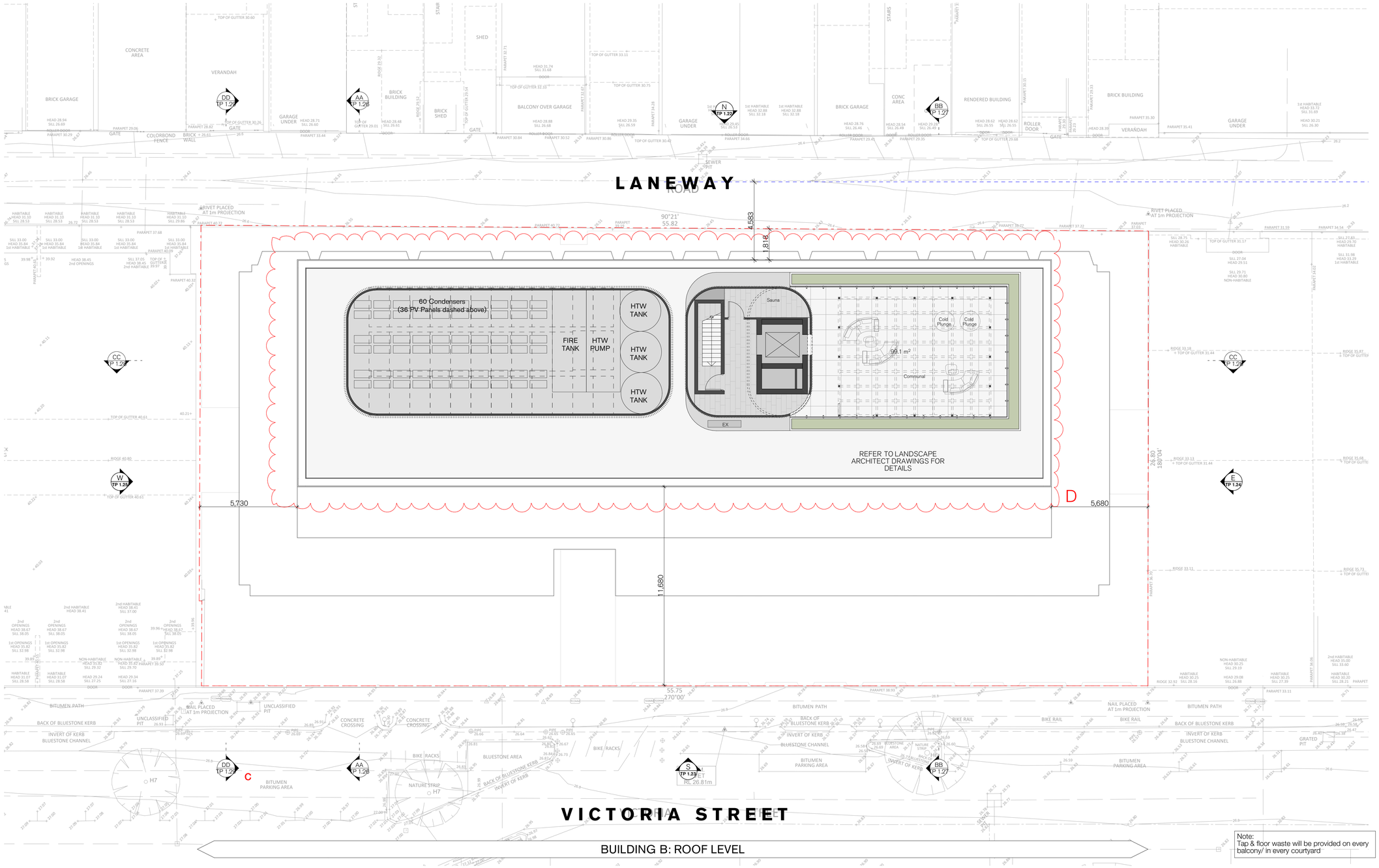
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 9

Drawing Scale 1:100 @ A1

Drawing No. TP 1.19

Revision D



BUILDING B: ROOF LEVEL

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Approval.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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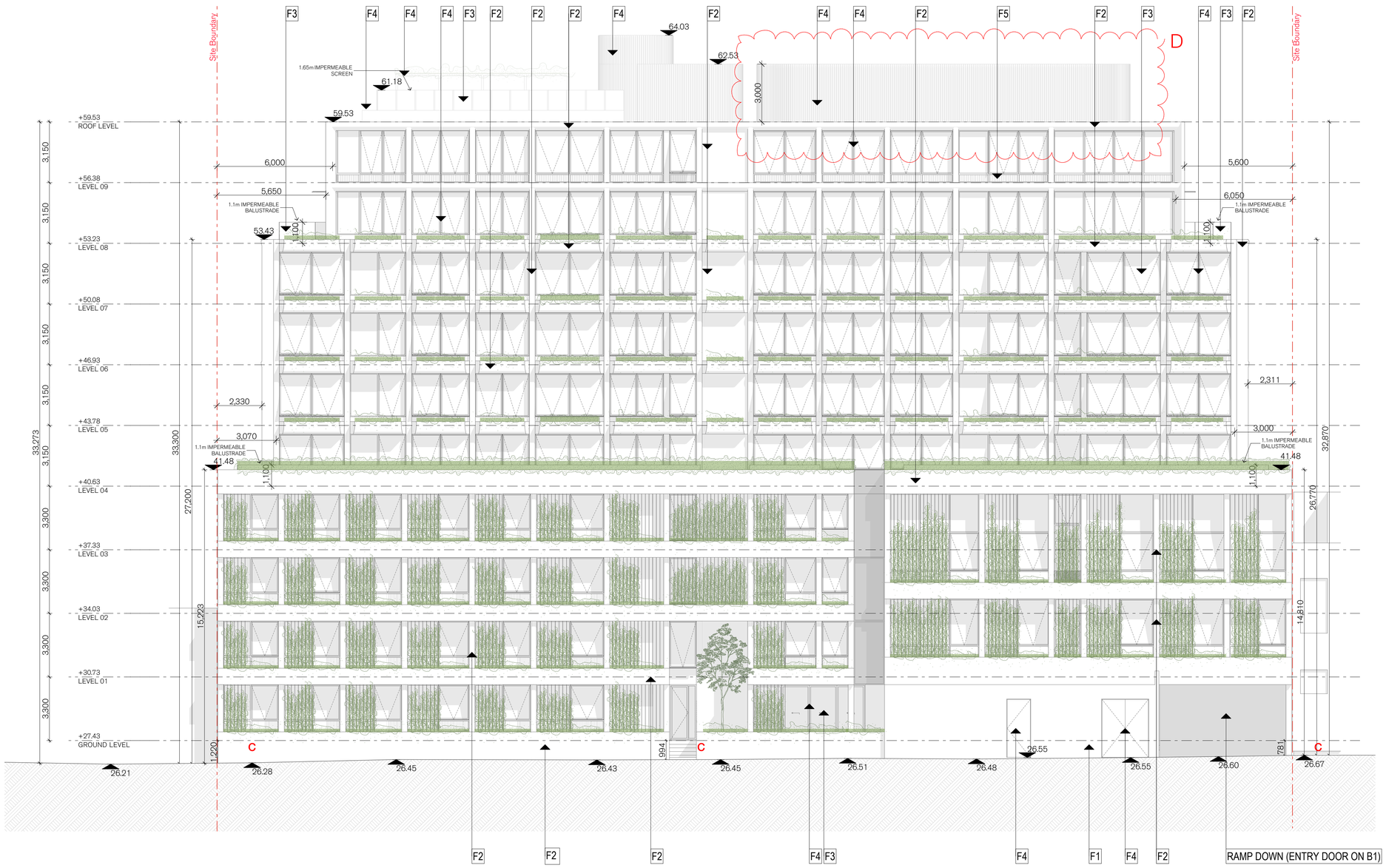
Project Name	25-37 Victoria Street, Fitzroy
Project Number	000139053
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Roof

Drawing Scale 1:100 @ A1

Drawing No. TP 1.20

Revision D



F-01 - Light Concrete Finish

F-02 - Light Textured Concrete Finish

F-03 - Clear Glazing

F-04 - Metal-Champagne Tint

F-05 - Fluted Glazing (75% Opacity)

F-06 - White Brick

North Elevation 1:100

Rev	Date	By	Chk	Description
B	20/08/2025	IS LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing demolition.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all dimensions, areas to be documented in BEP/Occupancy Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
North Elevation

Drawing Scale 1:100 @ A1

Drawing No. TP 1.22

Revision D



South Elevation 1:100


F-01 - Light Concrete Finish


F-02 - Light Textured Concrete Finish


F-03 - Clear Glazing


F-04 - Metal-Champagne Tint


F-05 - Fluted Glazing (75% Opacity)


F-06 - White Brick

Rev	Date	By	Chk	Description
B	20/08/2025	IS LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

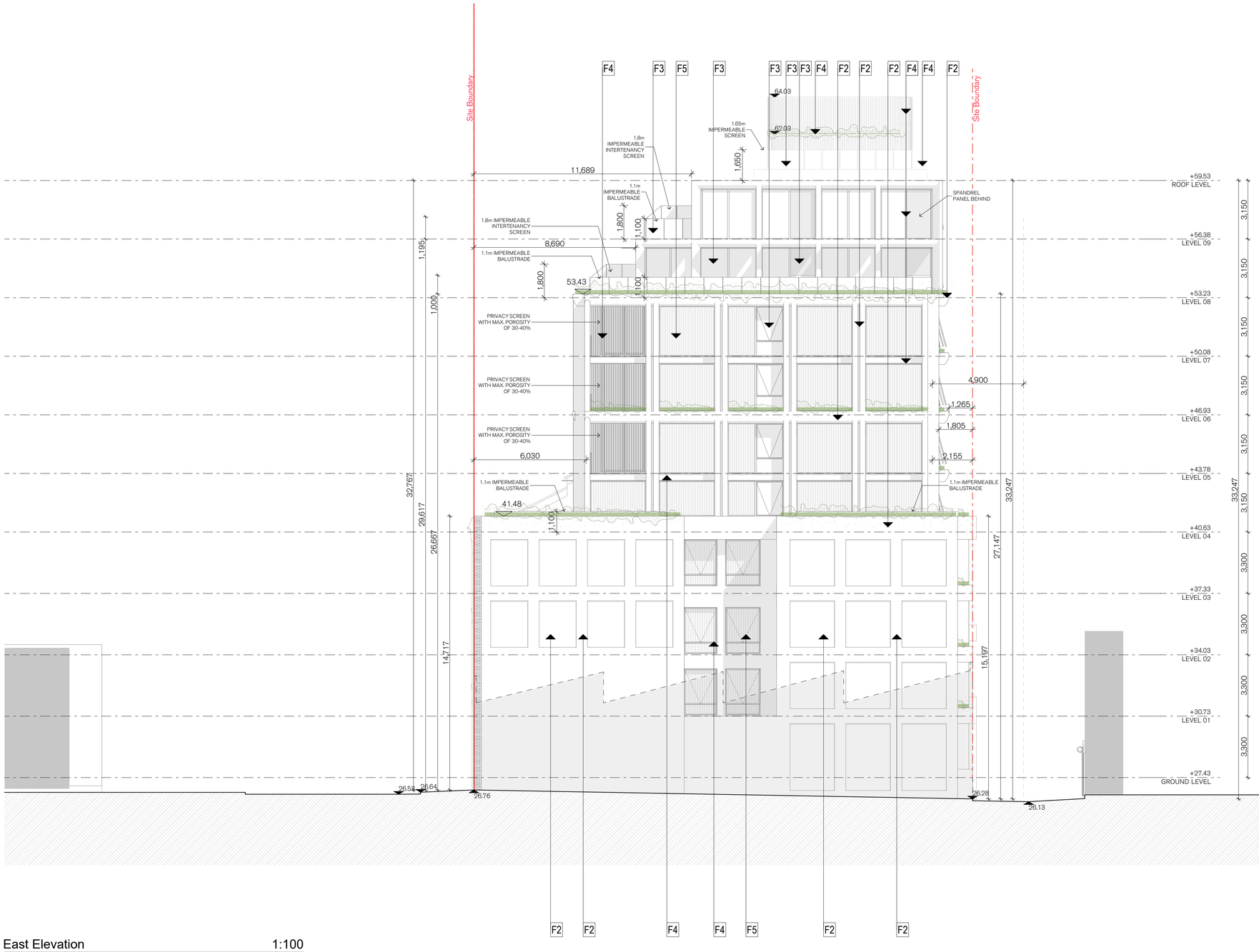
TP STAGE 1

Drawing Name
South Elevation

Drawing Scale 1:100 @ A1

Drawing No. TP 1.23

Revision D



East Elevation 1:100

F-01 - Light Concrete Finish

F-02 - Light Textured Concrete Finish

F-03 - Clear Glazing

F-04 - Metal-Champagne Tint

F-05 - Fluted Glazing (75% Opacity)

F-06 - White Brick

Rev	Date	By	Chk	Description
B	20/08/2025	IS LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS LS DN	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

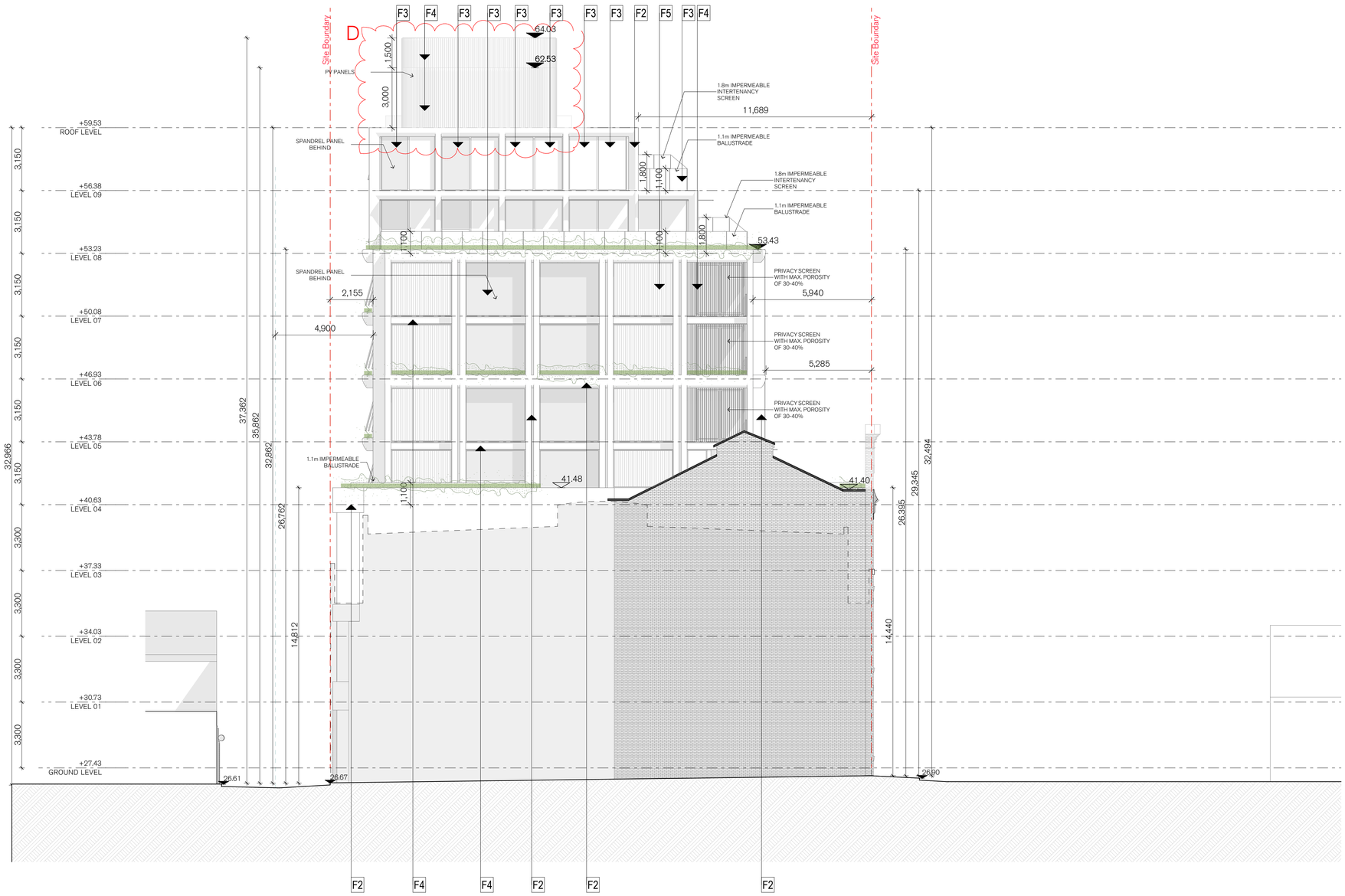
TP STAGE 1

Drawing Name
East Elevation

Drawing Scale 1:100 @ A1

Drawing No. TP 1.24

Revision D



West Elevation 1:100


F-01 - Light Concrete Finish


F-02 - Light Textured Concrete Finish


F-03 - Clear Glazing


F-04 - Metal-Champagne Tint


F-05 - Fluted Glazing (75% Opacity)


F-06 - White Brick

Rev	Date	By	Chk	Description
B	20/08/2025	IS LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

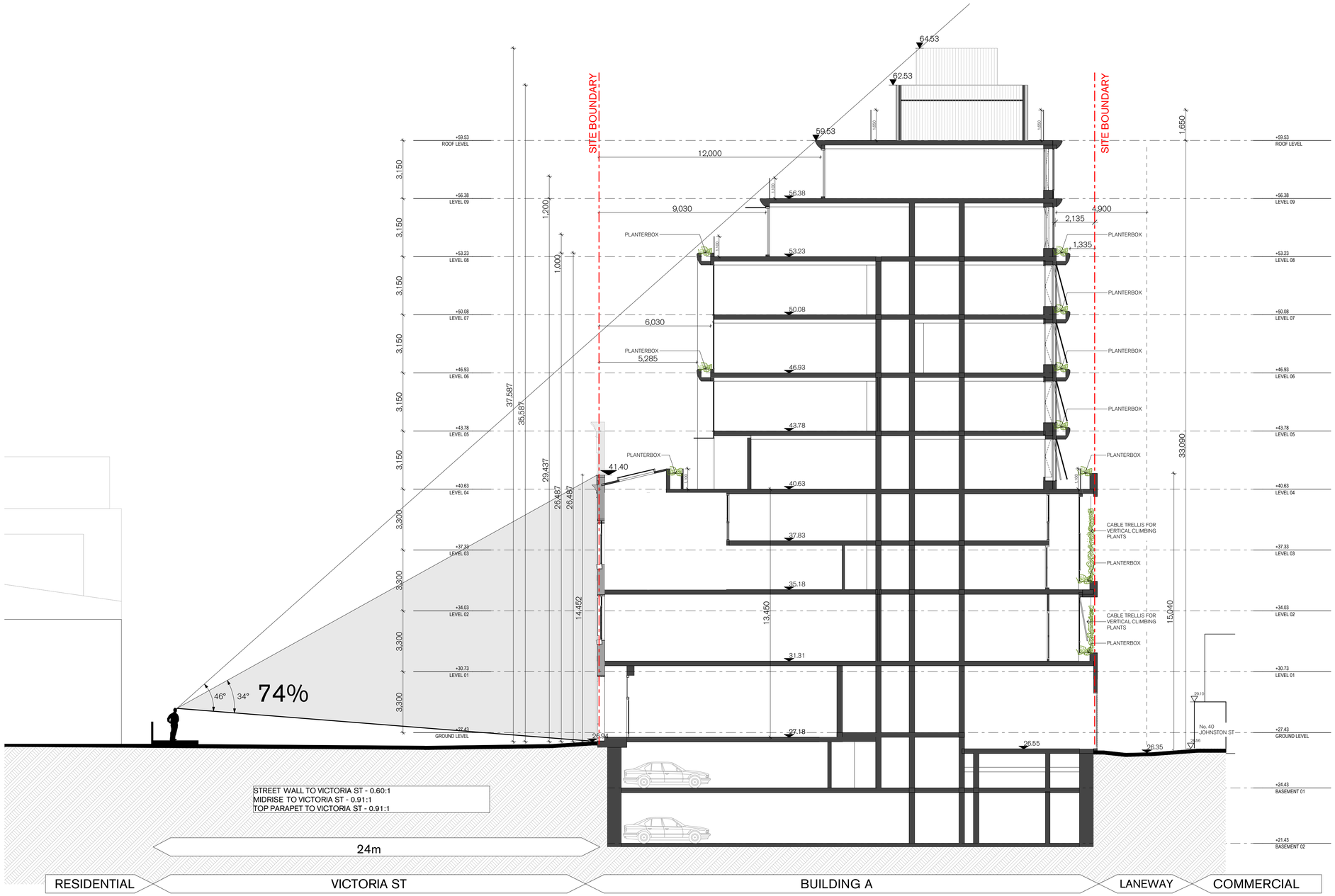
TP STAGE 1

Drawing Name
West Elevation

Drawing Scale 1:100 @ A1

Drawing No. TP 1.25

Revision D



Section AA 1:100

Rev	Date	By	Chk	Description
B	20/08/2025	IS LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

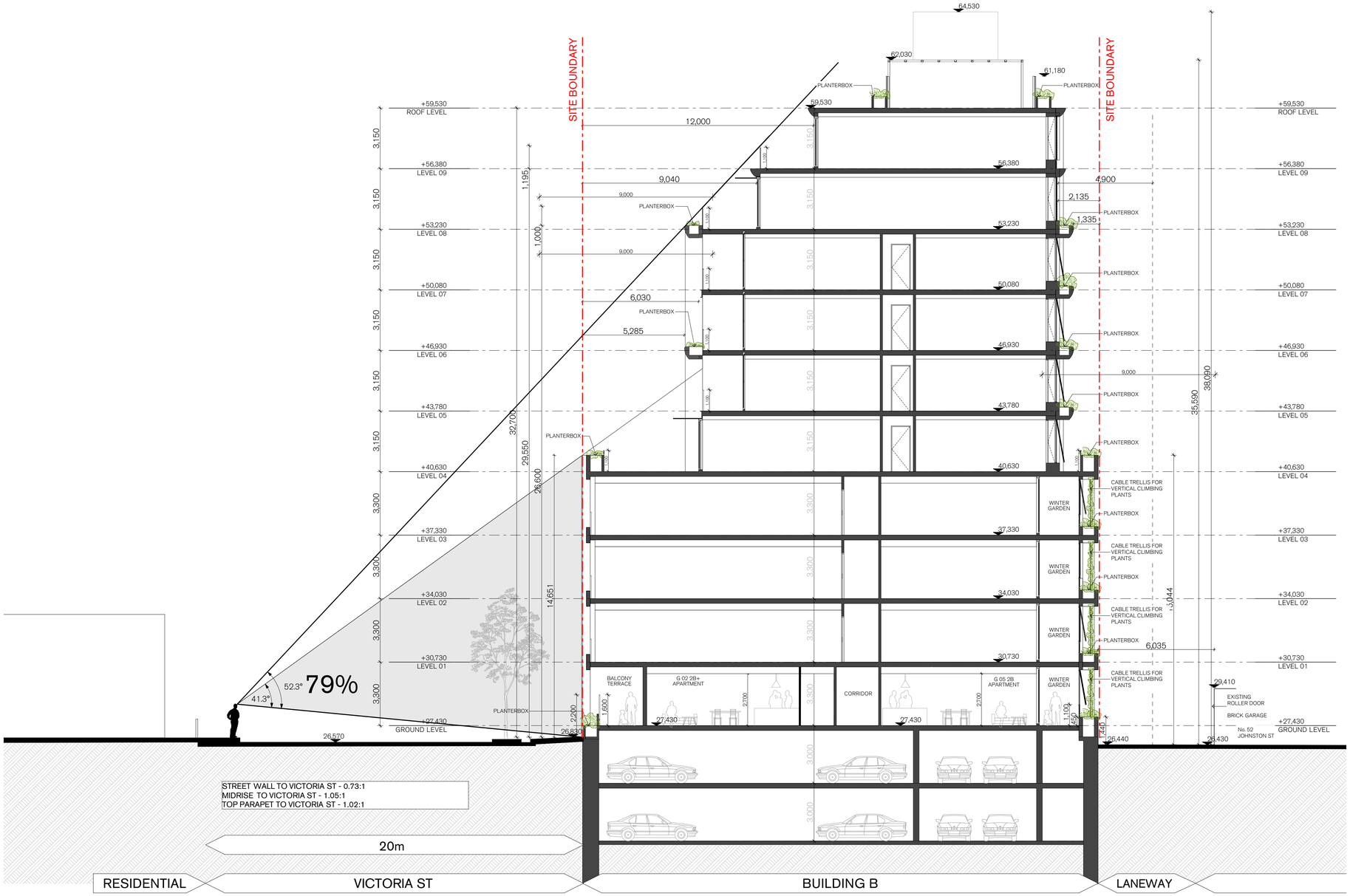
TP STAGE 1

Drawing Name
Section AA

Drawing Scale 1:100 @ A1

Drawing No. TP 1.26

Revision D



Section BB 1:100

Rev	Date	By	Chk	Description
B	20/08/2025	IS LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

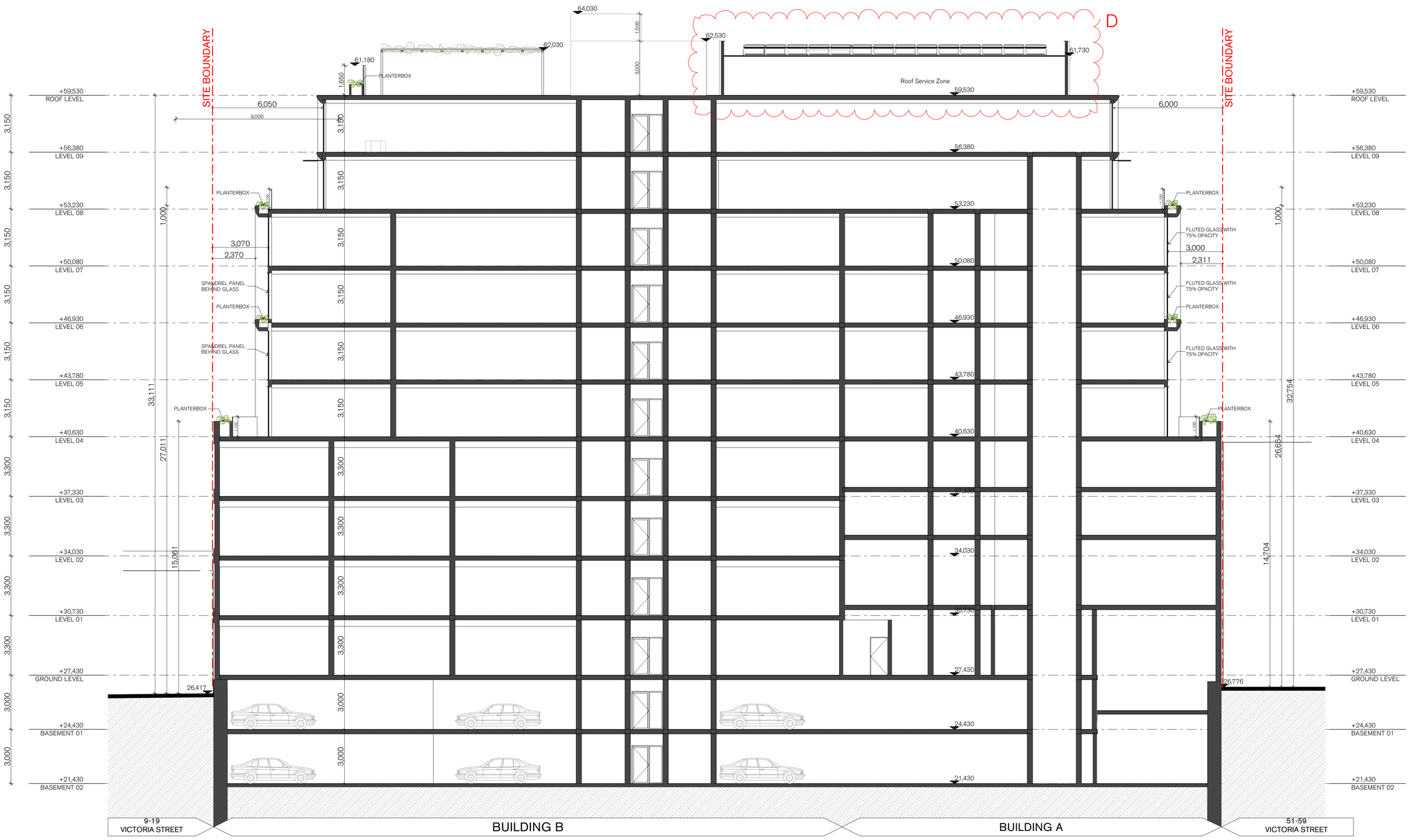
TP STAGE 1

Drawing Name
Section BB

Drawing Scale 1:100 @ A1

Drawing No.
TP 1.27

Revision
D



Section CC 1:100

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/09/2025	IS LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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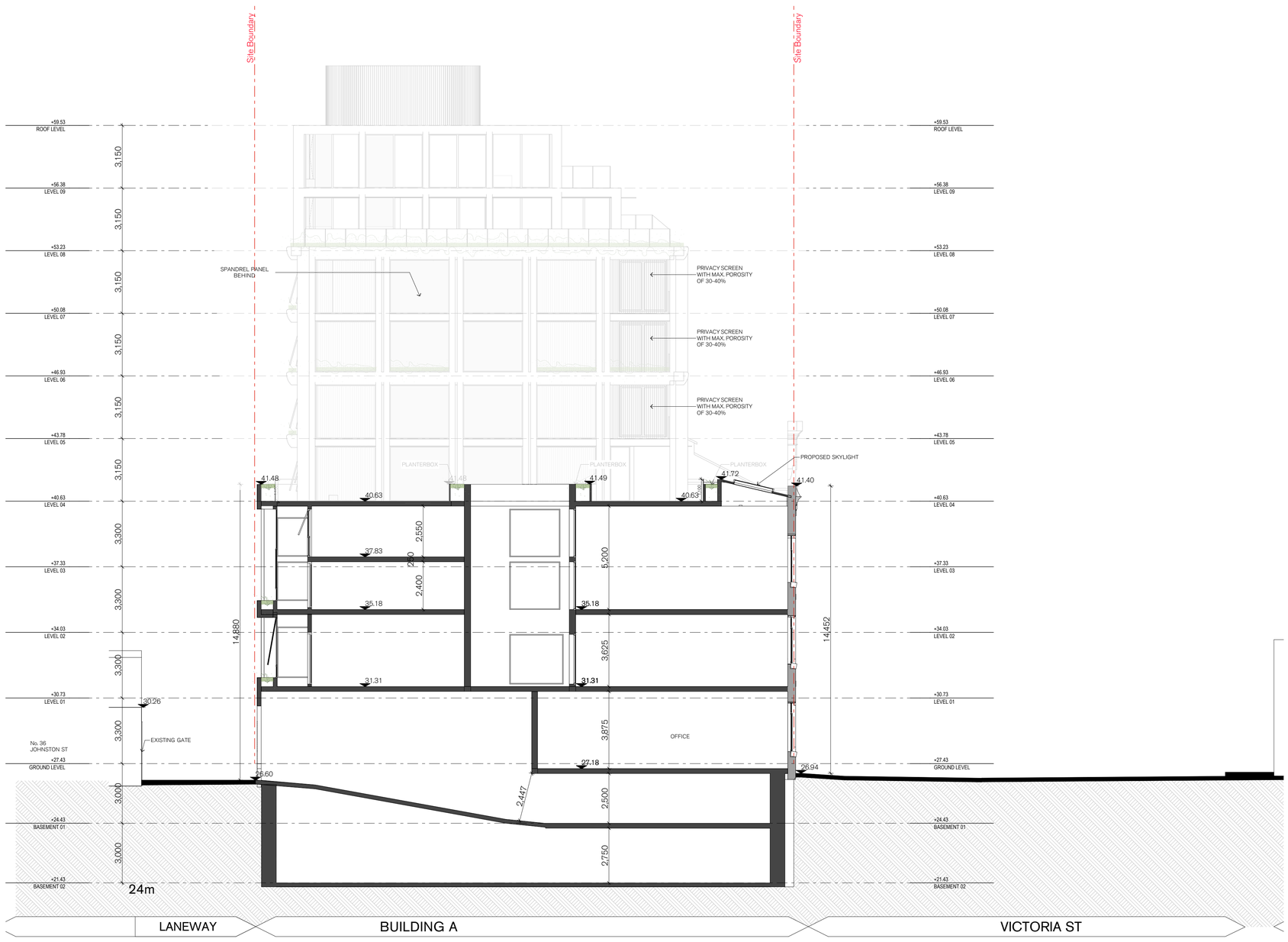
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name: Section CC

Drawing Scale: 1:100 @ A1

Drawing No.: TP 1.28

Revision: D



TP STAGE 1

Rev	Date	By	Chk	Description
A	30/10/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE
B	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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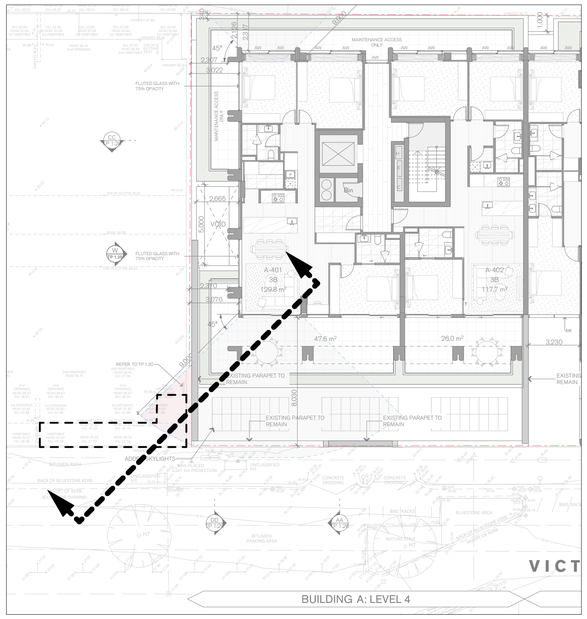
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

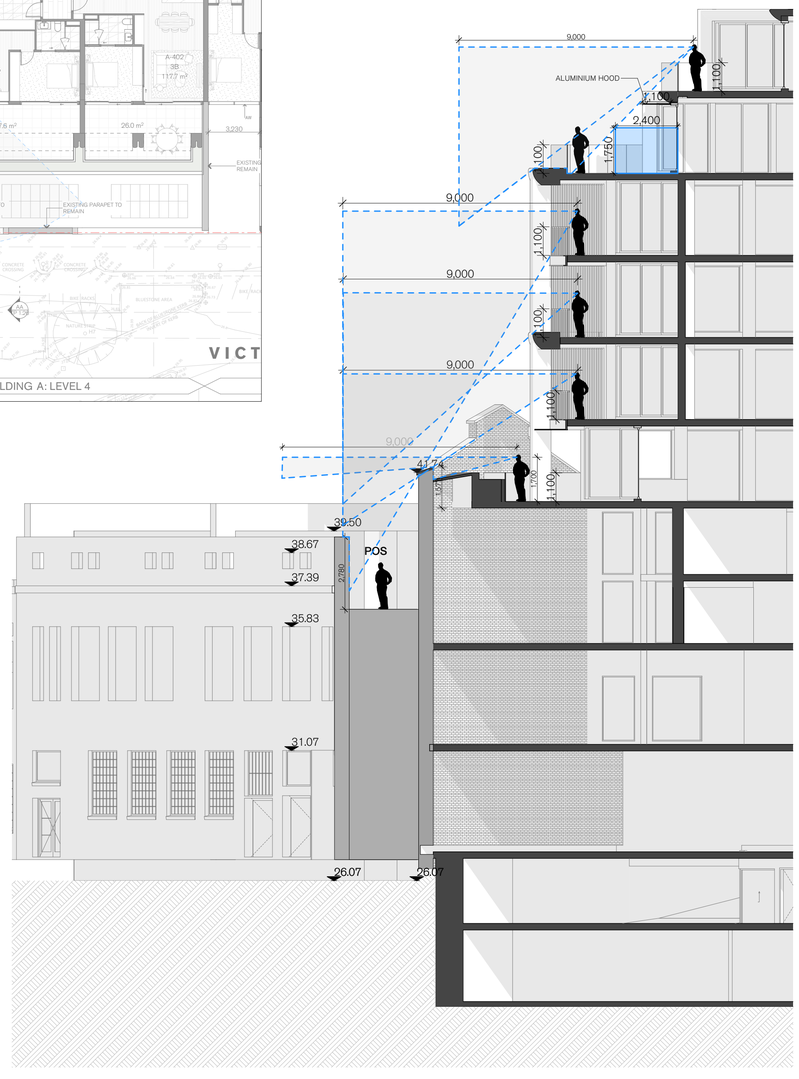
Drawing Name
Section DD

Drawing Scale 1:100 @ A1

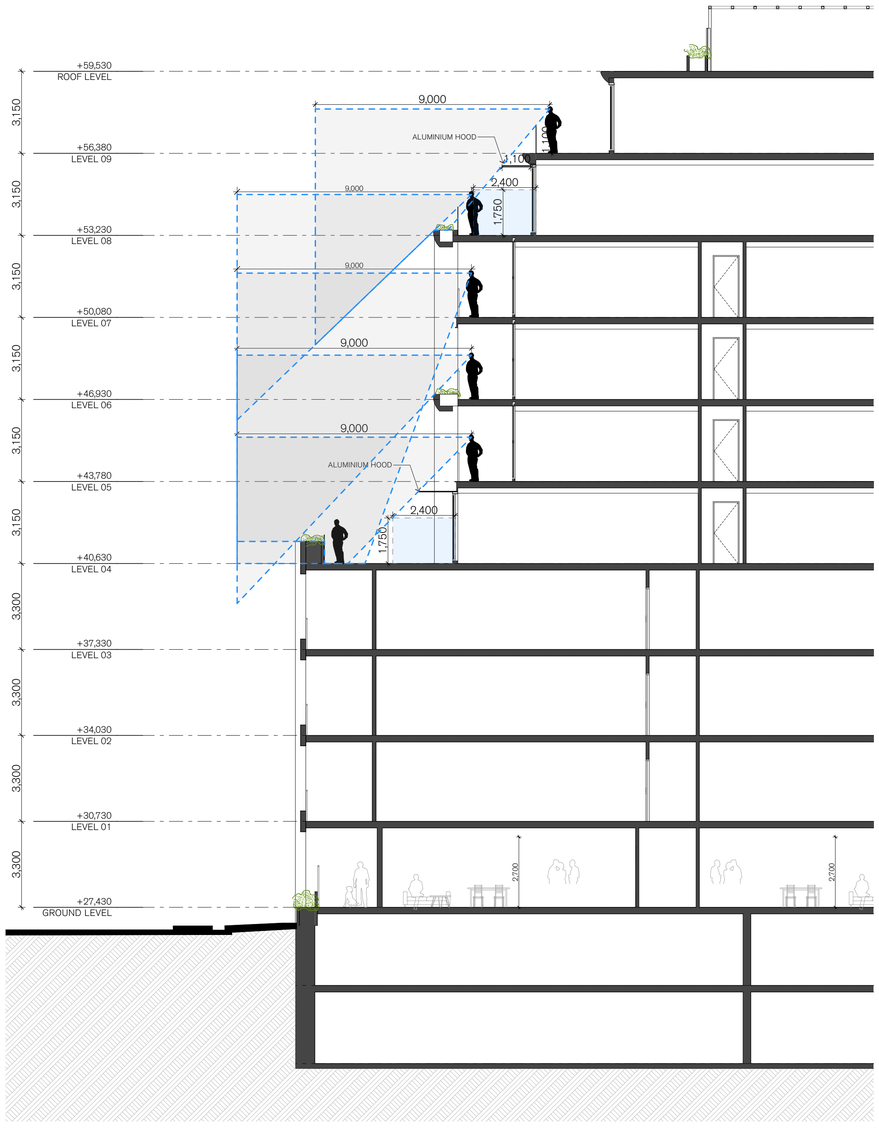
Drawing No. TP 1.29

Revision B





SW Viewline Diagram 1:100



Section BB Viewline Diagram 1:100

Rev	Date	By	Chk	Description
A	30/10/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE
B	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

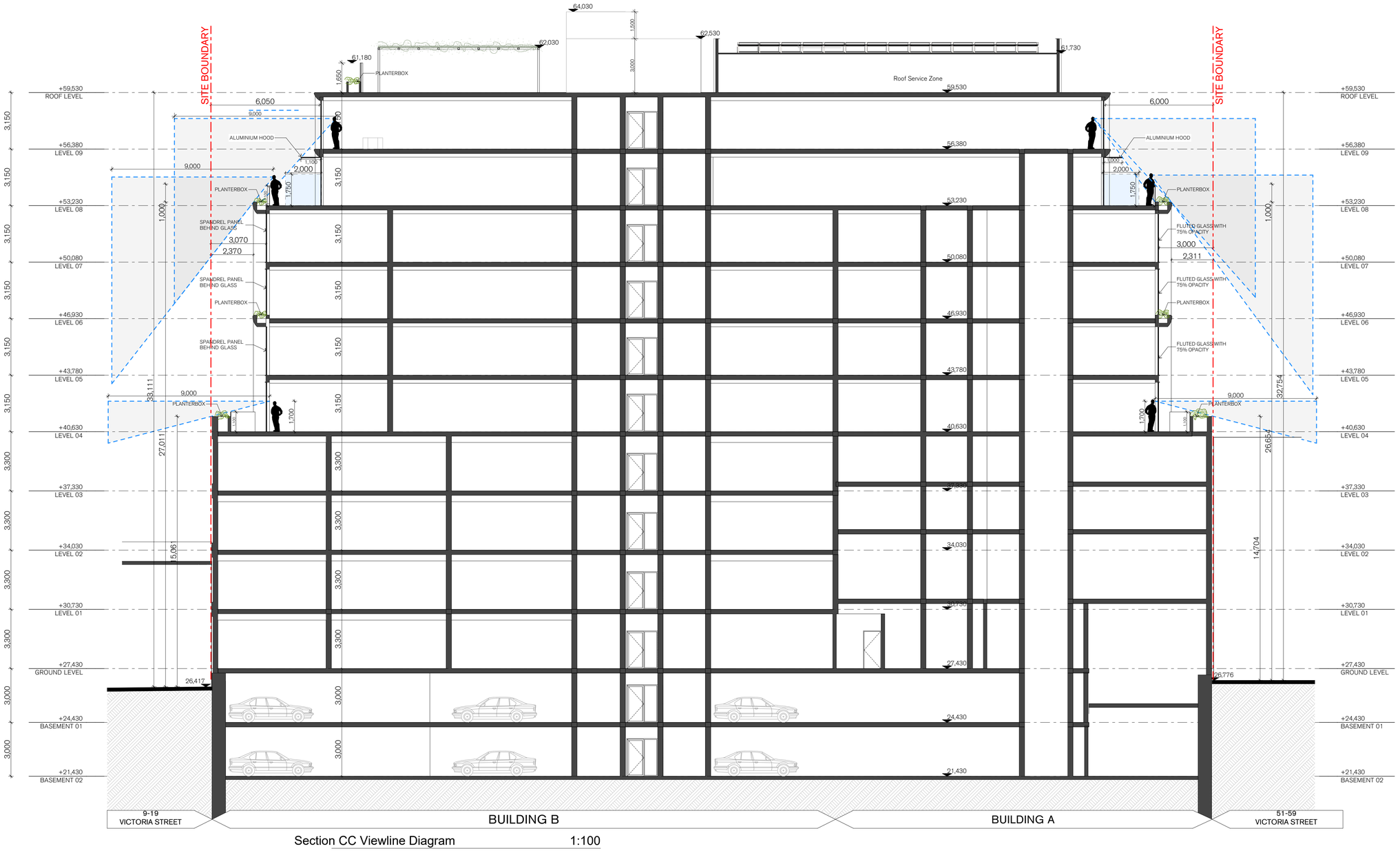
TP STAGE 1

Drawing Name
Overlooking Diagrams

Drawing Scale 1:100, 1:163.48 @ A1

Drawing No. TP 1.30

Revision B



Section CC Viewline Diagram 1:100

Rev	Date	By	Chk	Description
A	30/10/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE
B	20/11/2025	IS LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
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Country	Australia
Client	21 Victoria Street Pty. Ltd.

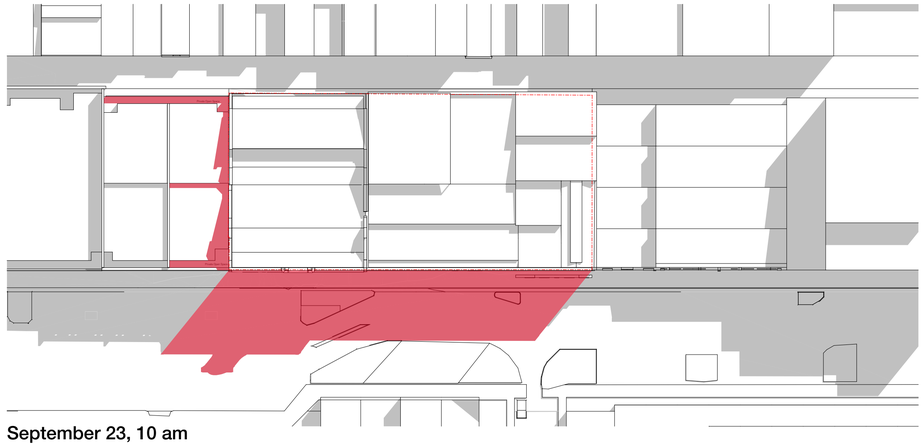
TP STAGE 1

Drawing Name
Overlooking Diagrams 2

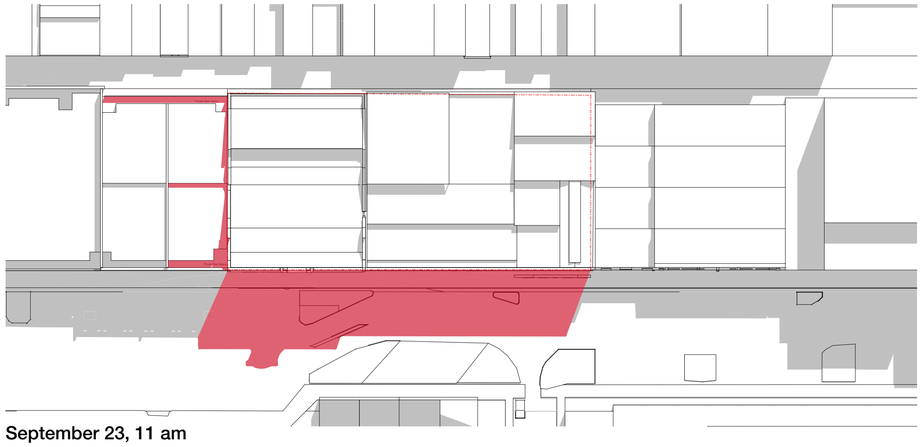
Drawing Scale 1:100 @ A1

Drawing No. TP 1.31

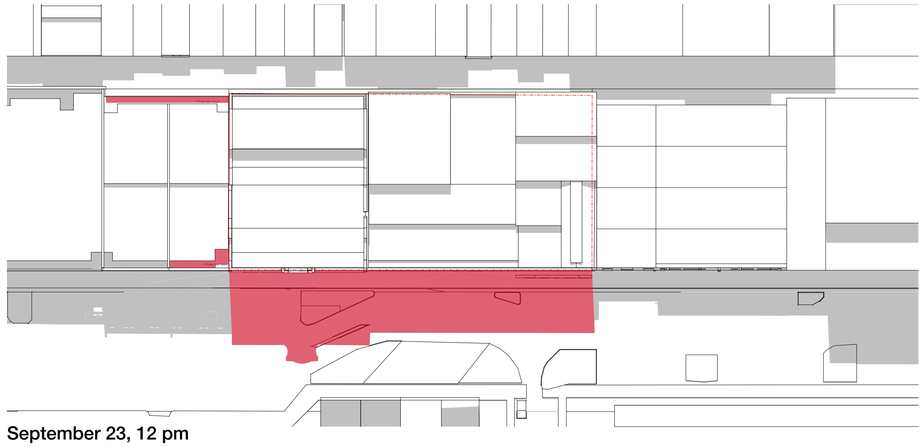
Revision B



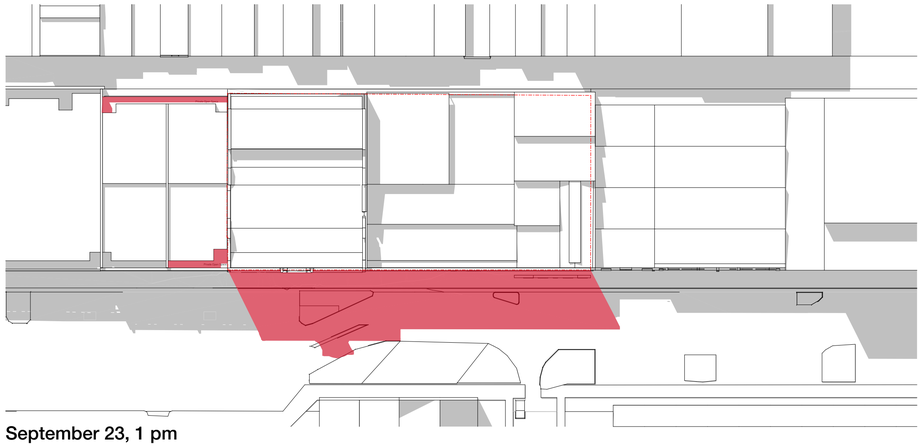
September 23, 10 am



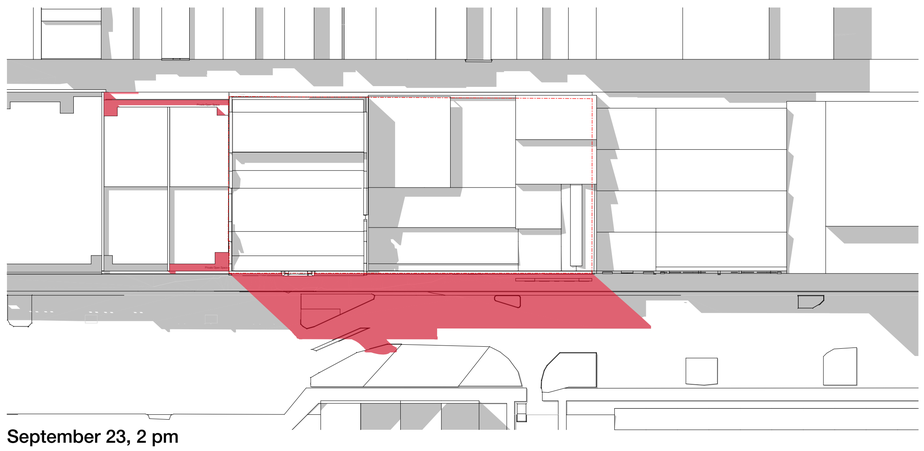
September 23, 11 am



September 23, 12 pm



September 23, 1 pm



September 23, 2 pm

Proposed Shadows

Existing Shadows

Rev	Date	By	Chk	Description
A	30/10/2025	FP DW	FP	TOWN PLANNING RFI ISSUE
B	20/11/2025	FP DW	FP	TOWN PLANNING RFI ISSUE

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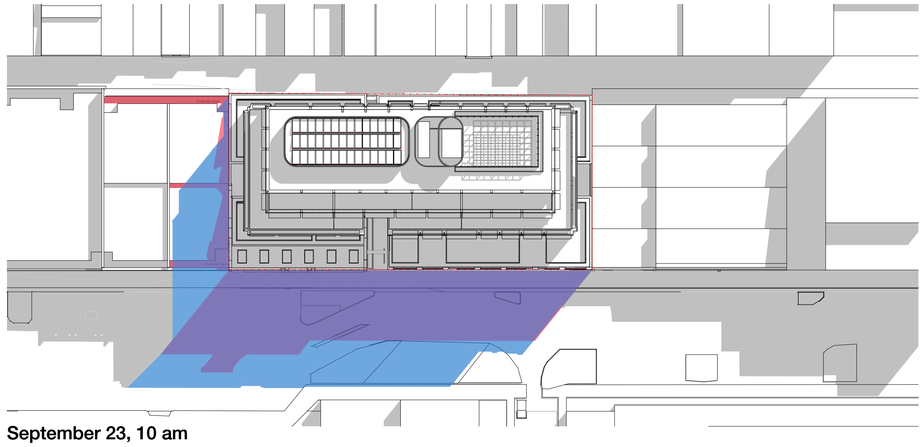
Project Name	25-37 Victoria Street, Fitzroy
Project Number	000139053
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Existing Shadow Diagrams - Sept. 23

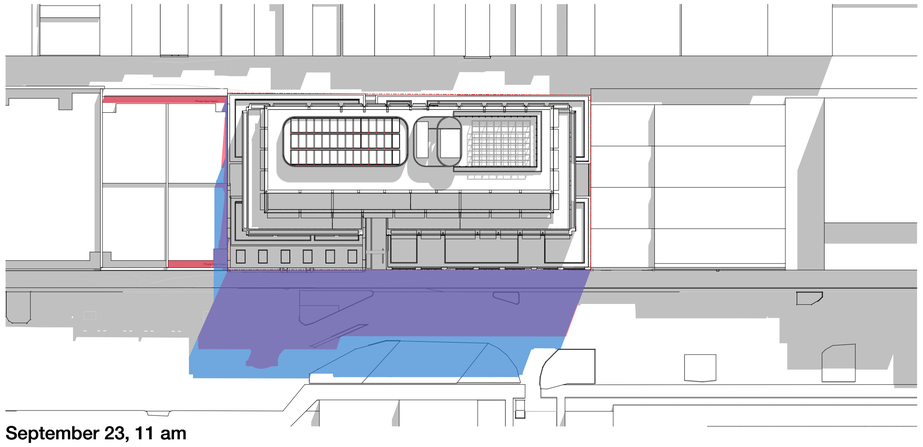
Drawing Scale 1:400 @ A1

Drawing No. TP 1.33

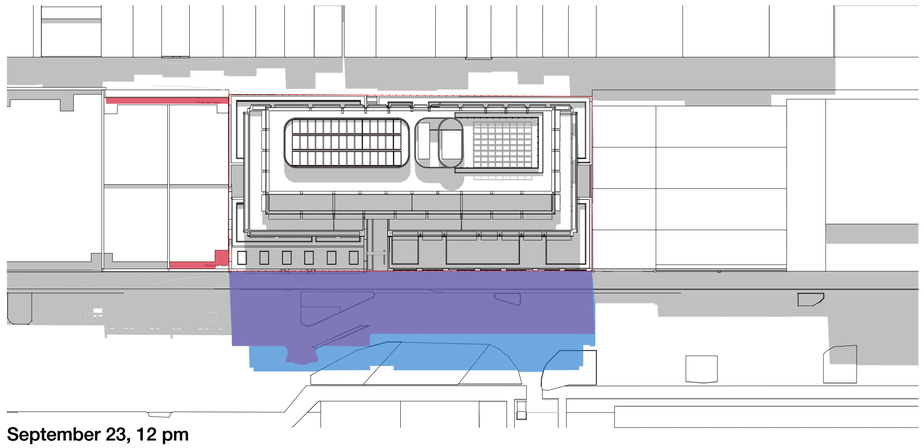
Revision B



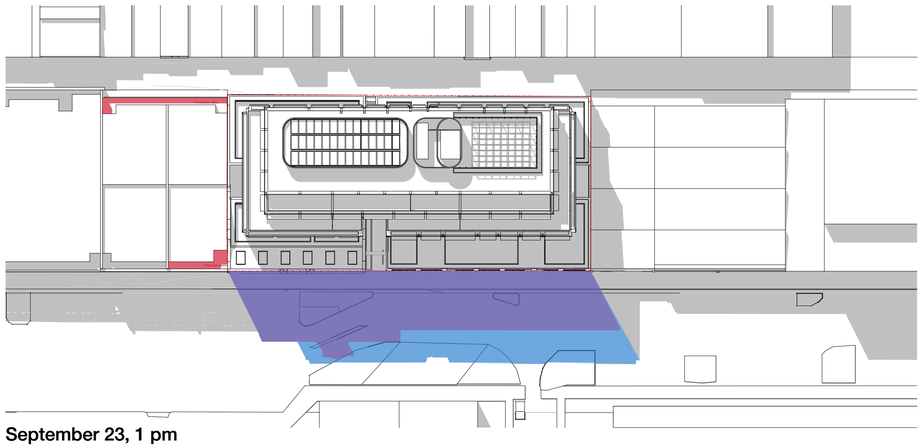
September 23, 10 am



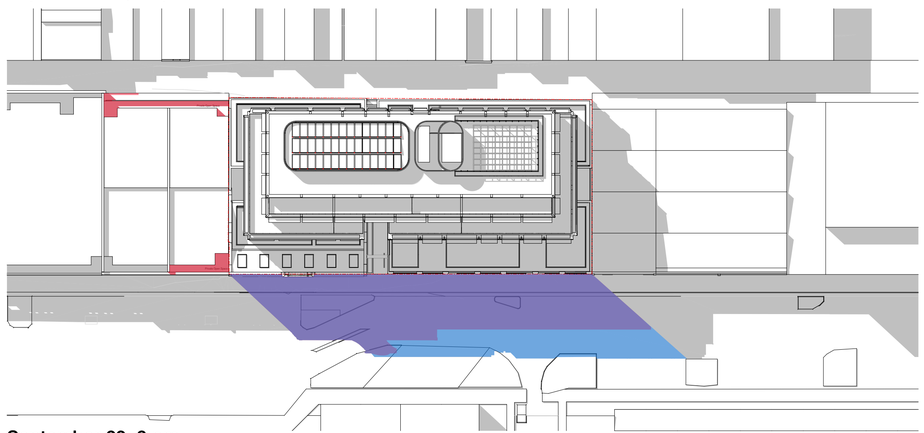
September 23, 11 am



September 23, 12 pm



September 23, 1 pm



September 23, 2 pm

Proposed Shadows
Existing Shadows
Overlapping Shadows

Rev	Date	By	Chk	Description
B	20/08/2025	FP	FP	TOWN PLANNING ISSUE
A	30/10/2025	FP DW	FP	TOWN PLANNING RFI ISSUE
C	20/11/2025	FP DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
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Country	Australia
Client	21 Victoria Street Pty. Ltd.

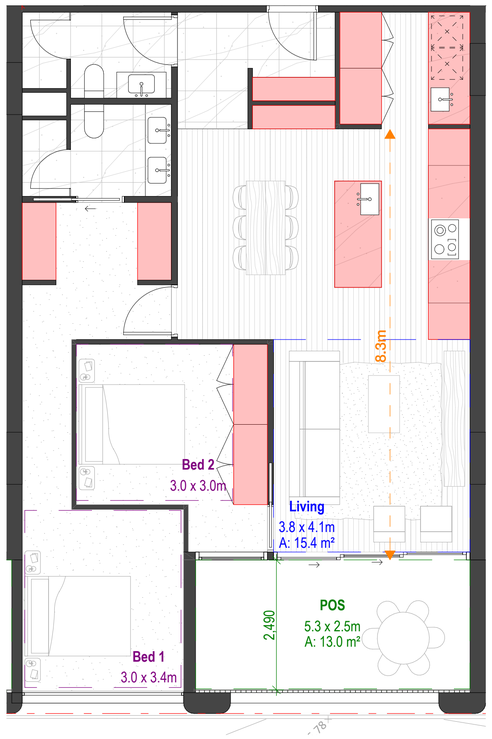
TP STAGE 1

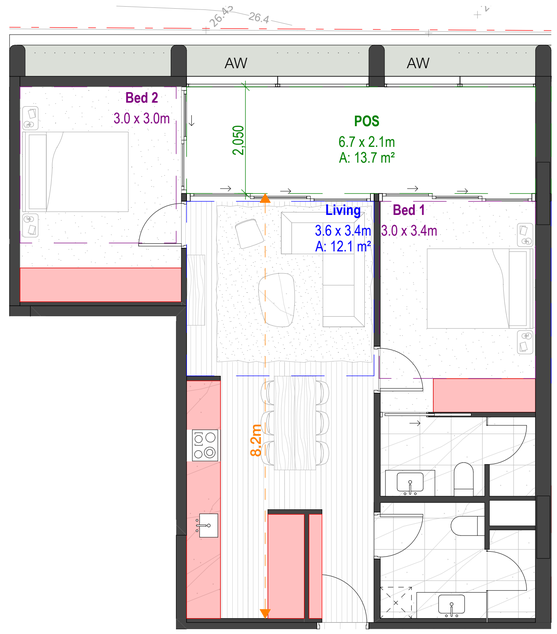
Drawing Name
Proposed Shadow Diagrams - Sept. 23

Drawing Scale 1:400 @ A1

Drawing No. TP 1.34

Revision C





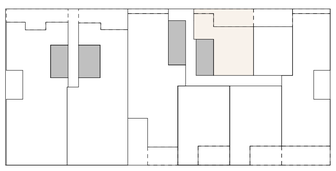
Level 1



2B2b Type 1
B-102 B103 B-202 B-203 B-302 B-303
(6 Apartments)

D18 Accessibility	N
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	N

Level 1



2B2b Type 2
G-05 B-106 B-206 B-306
(4 Apartments)

D18 Accessibility	N
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	N

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Rev	Date	By	Chk	Description
B	20/08/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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DKO

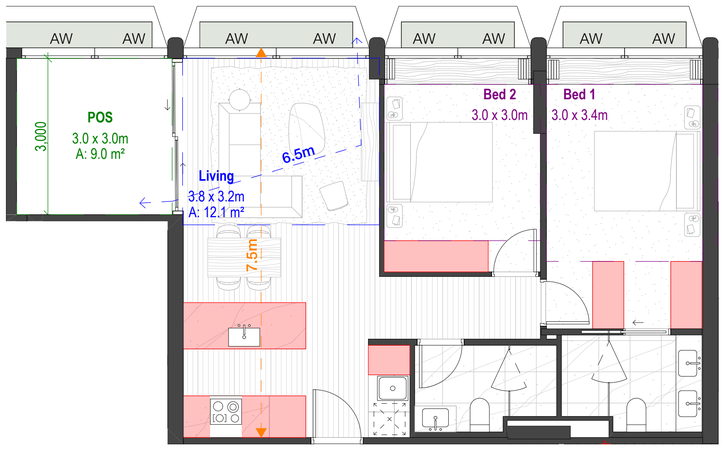
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

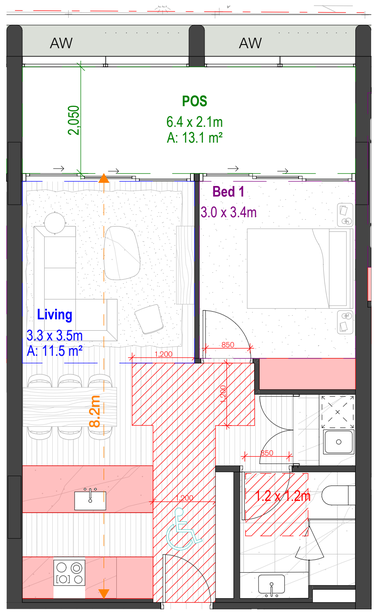
Drawing Name
Clause 58 2B/1B P1

Drawing Scale 1:50 @ A1

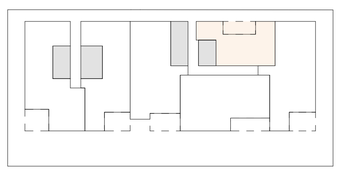
Drawing No. TP 1.36.1

Revision D





Level 5



2B2b Type 3
B-404 B-504 B-604 B-704
(4 Apartments)

D18 Accessibility	N
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	N

Level 1



1B1b Type 1
G-04 B-105 B-205 B-305
(4 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	N

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Rev	Date	By	Chk	Description
B	20/08/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION
AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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DKO

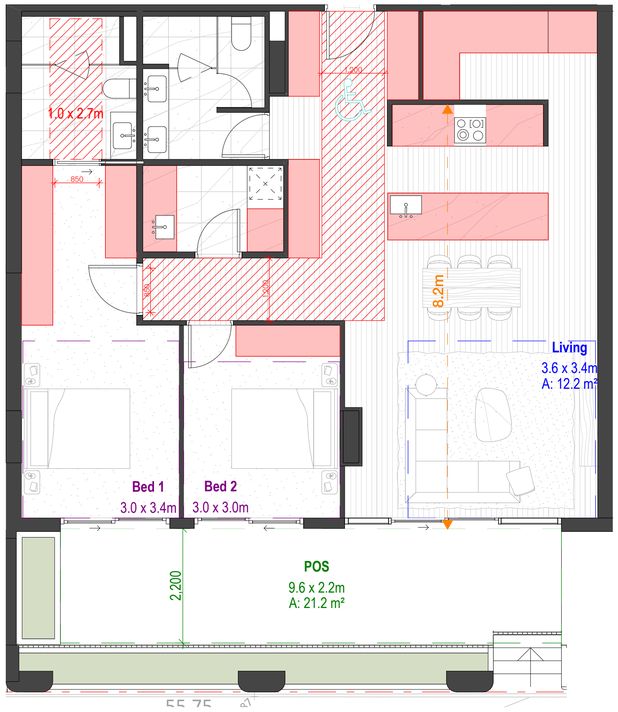
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

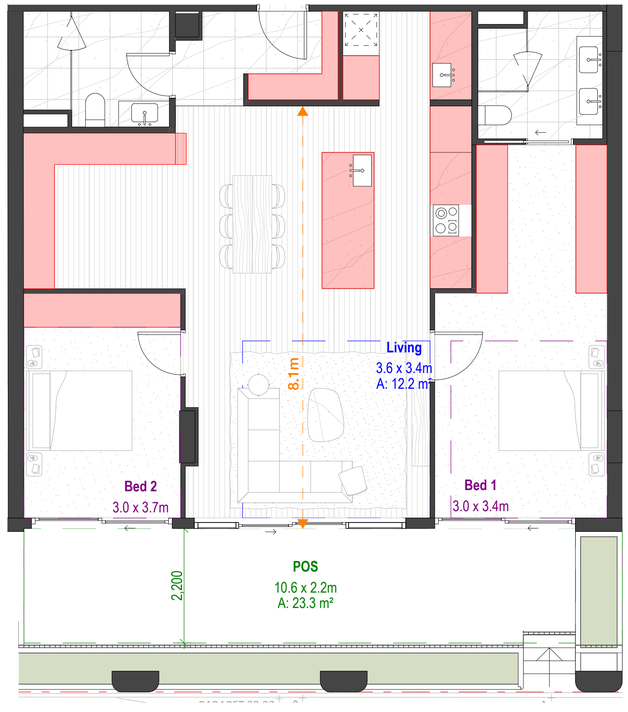
Drawing Name
Clause 58 2B/1B P2

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.2

Revision D





Ground Floor



2B2b Type D
G-01
1 Apartment

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	N

Ground Floor



2B2b Type E
G-02
1 Apartment

D18 Accessibility	N
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	N

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Rev	Date	By	Chk	Description
B	20/08/2025	FP IS	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP IS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP IS	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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DKO

Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

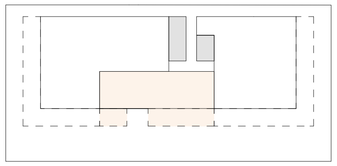
Drawing Name
Clause 58 2B/1B P3

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.3

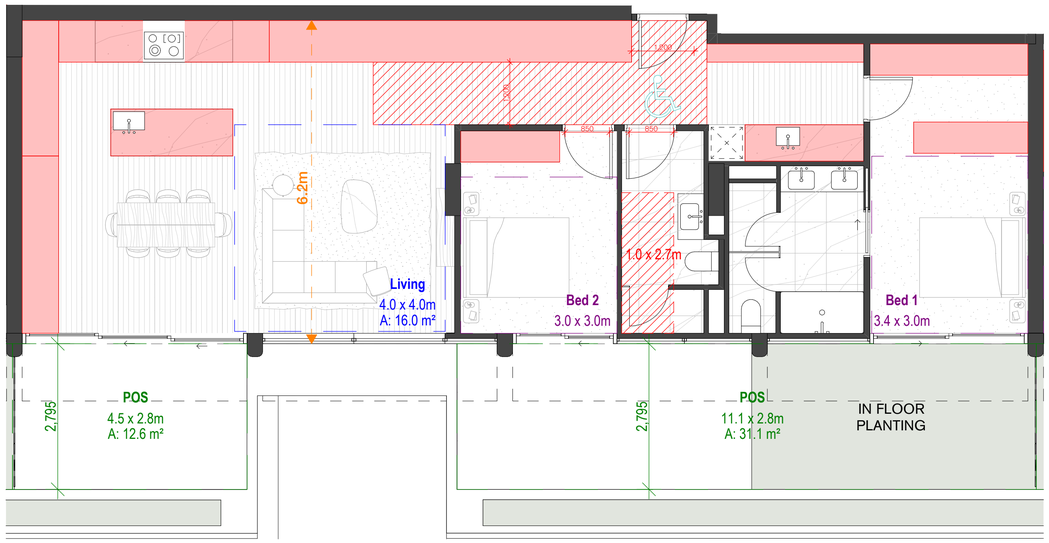
Revision D

Level 8



2B2b Type G
802
1 Apartment

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	N



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C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION
AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 2B/1B P4

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.4

Revision D

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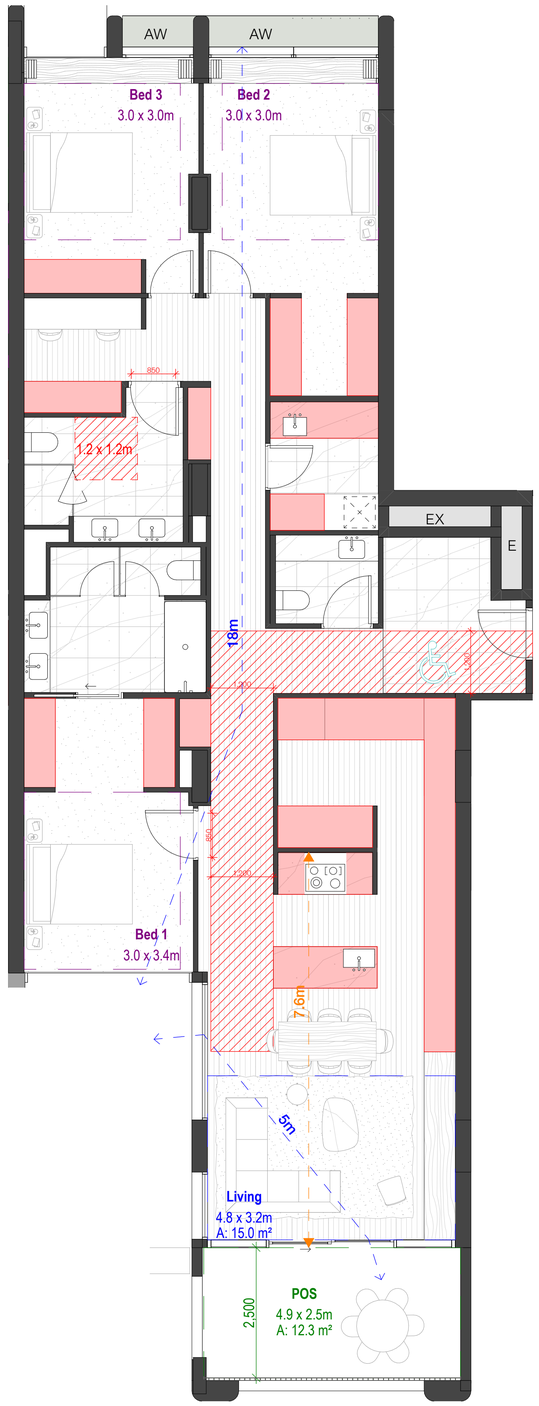
Level 1

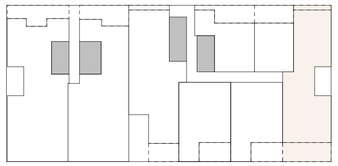


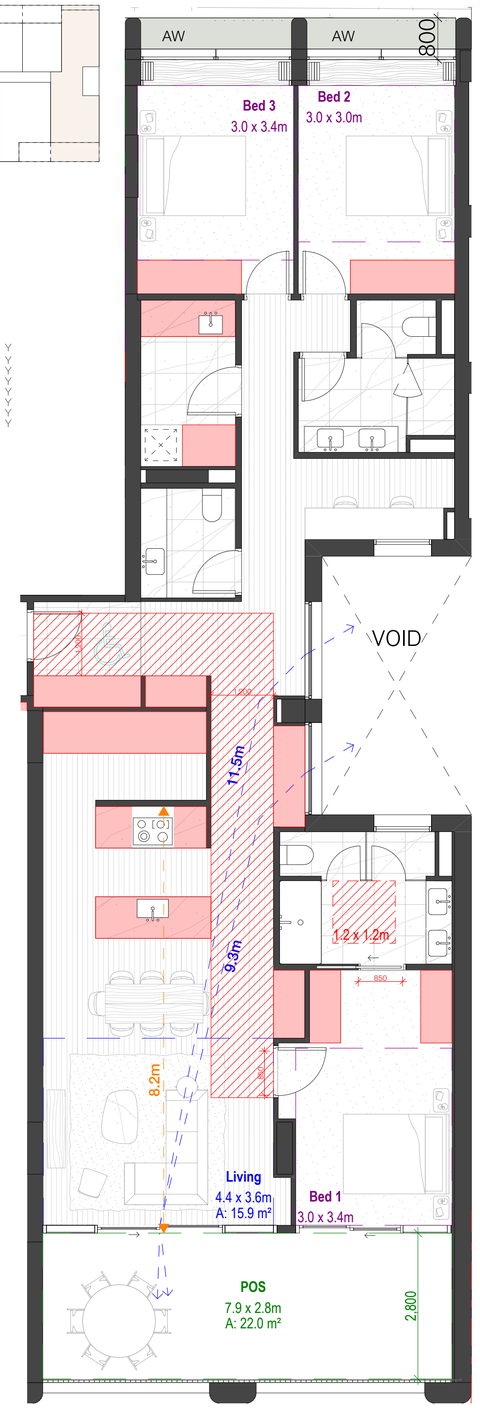


3B2b Type 1
B-101 B-201 B-301
(3 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Level 1





3B2b Type 2
G-03 B-104 B-204 B-304
(4 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

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C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 3B P1

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.5

Revision D

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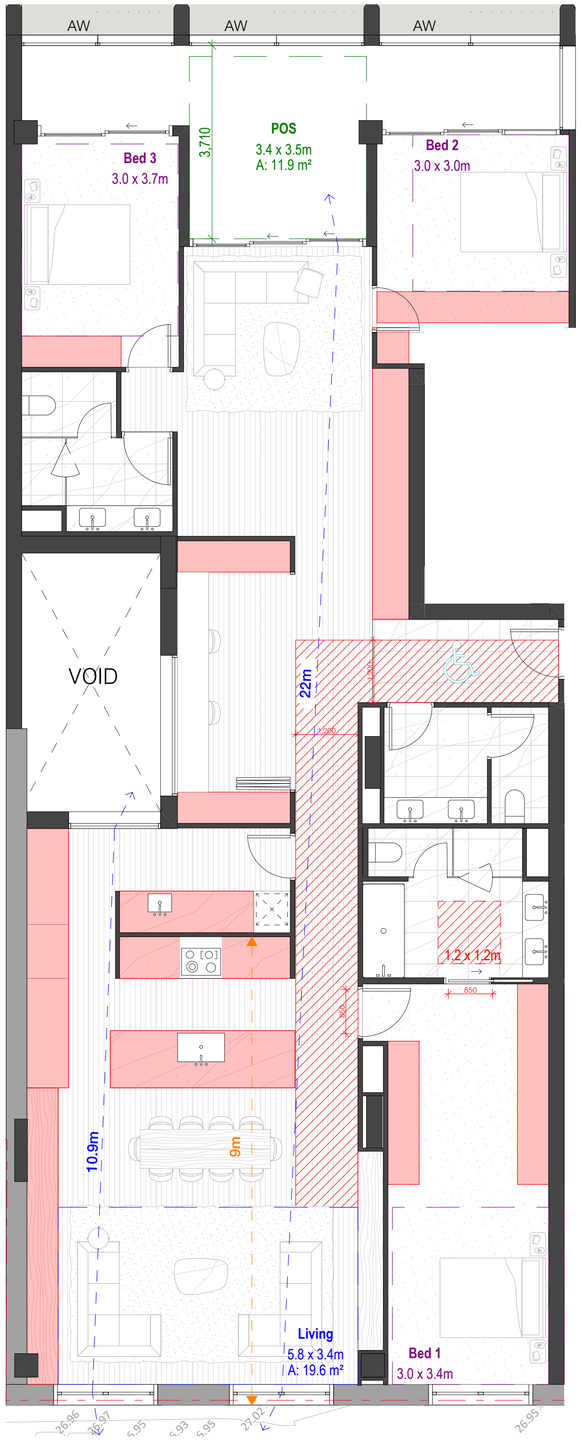
Level 1



3B3b Type 3
A-101
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

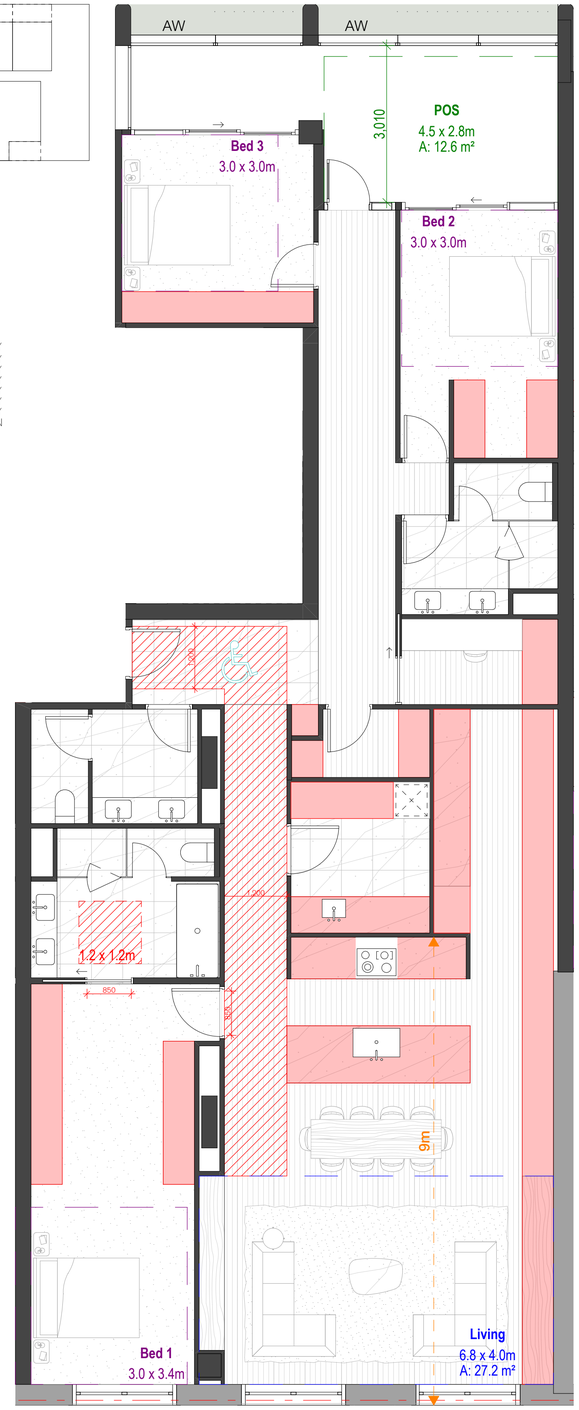


Level 1



3B3b Type 4
A-102
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	N



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Rev	Date	By	Chk	Description
B	20/08/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 3B P2

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.6

Revision D

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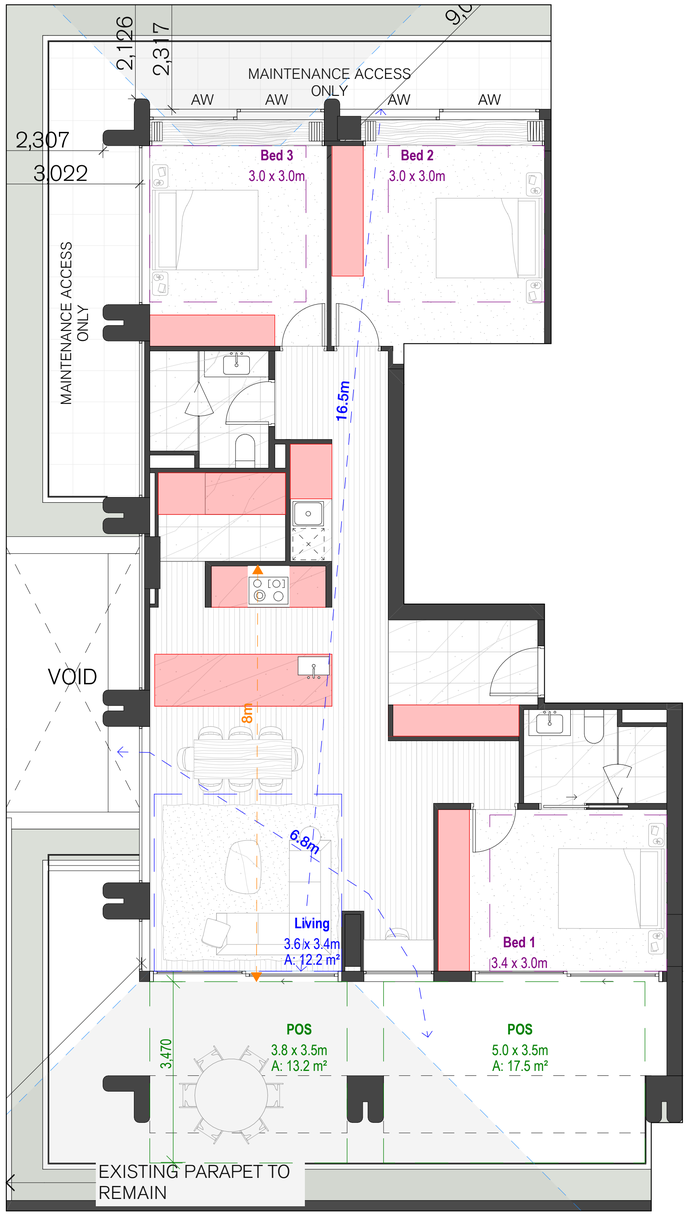
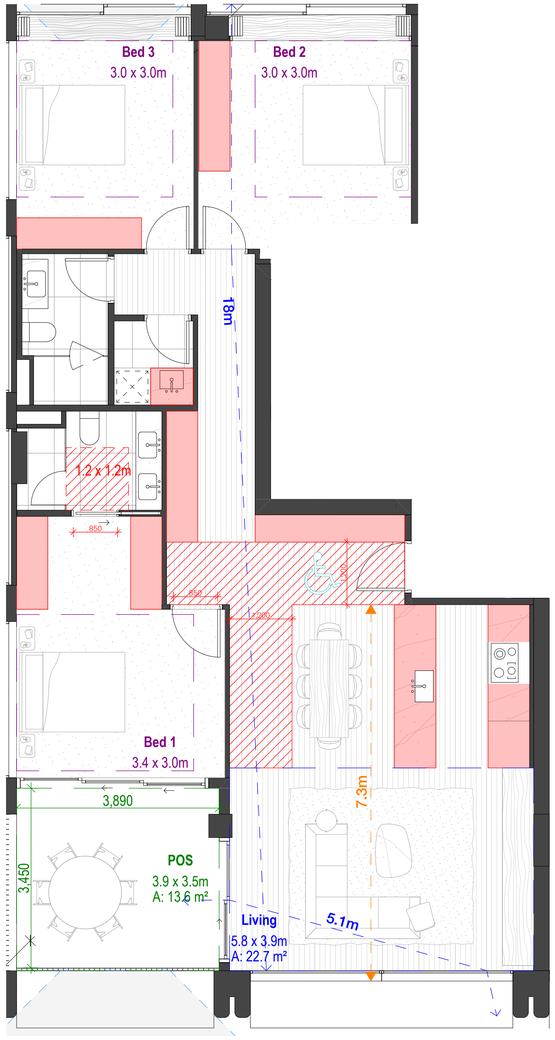
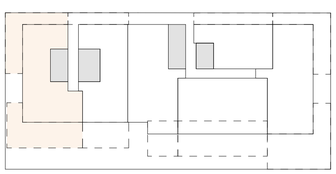




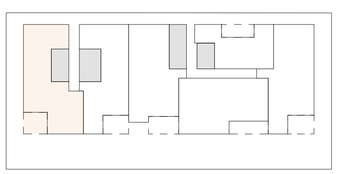
Level 4



3B3b Type 5
A-401
(1 Apartments)

D18 Accessibility	N
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Level 5



3B3b Type 6
A-501 A-601 A-701
(3 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

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Rev	Date	By	Chk	Description
B	20/08/2025	FP IS	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP IS	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP IS	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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DKO

Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

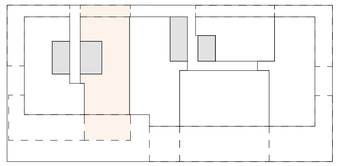
Drawing Name
Clause 58 3B P3

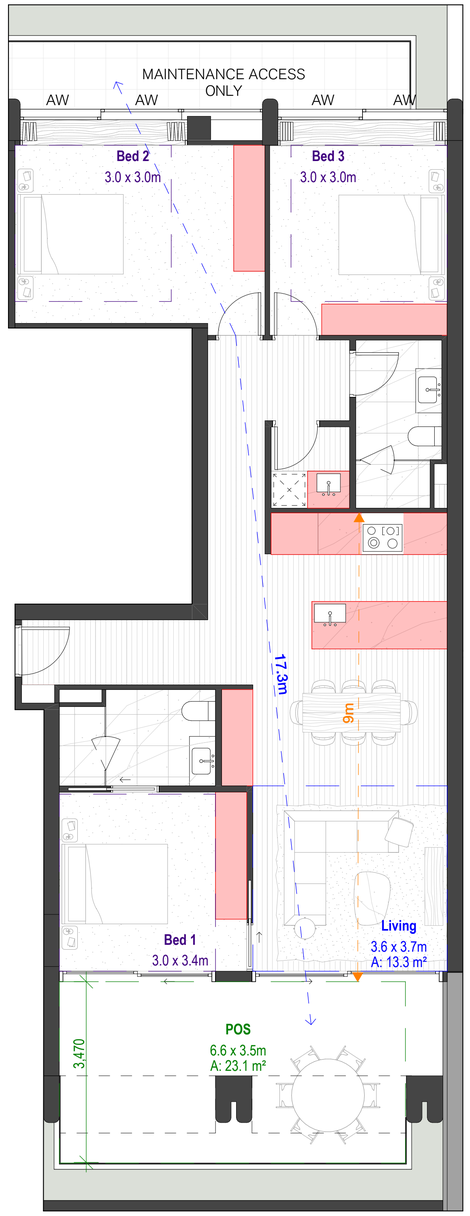
Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.7

Revision D

Level 4



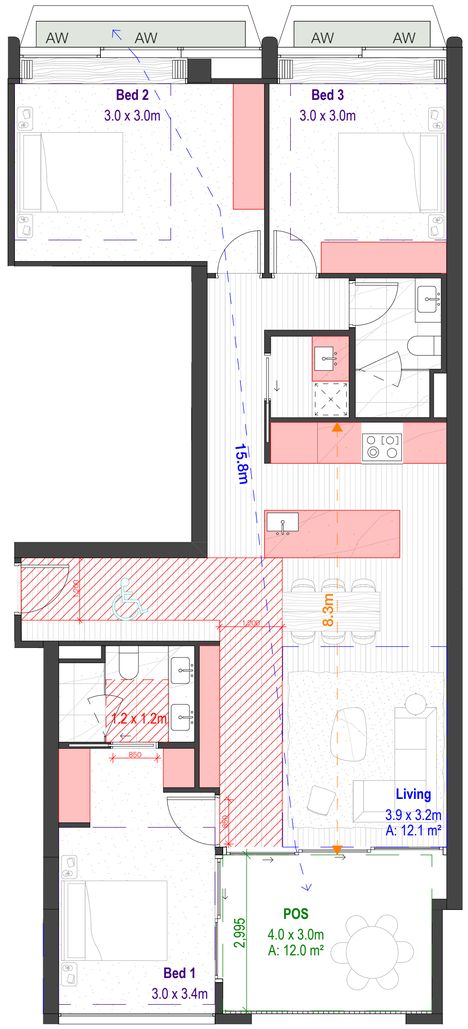


3B3b Type 7
A-402
(1 Apartments)

D18 Accessibility	N
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Level 5





3B3b Type 8
A-502 A-602 A-702
(3 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

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Rev	Date	By	Chk	Description
B	20/06/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 3B P4

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.8

Revision D

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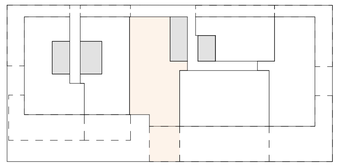
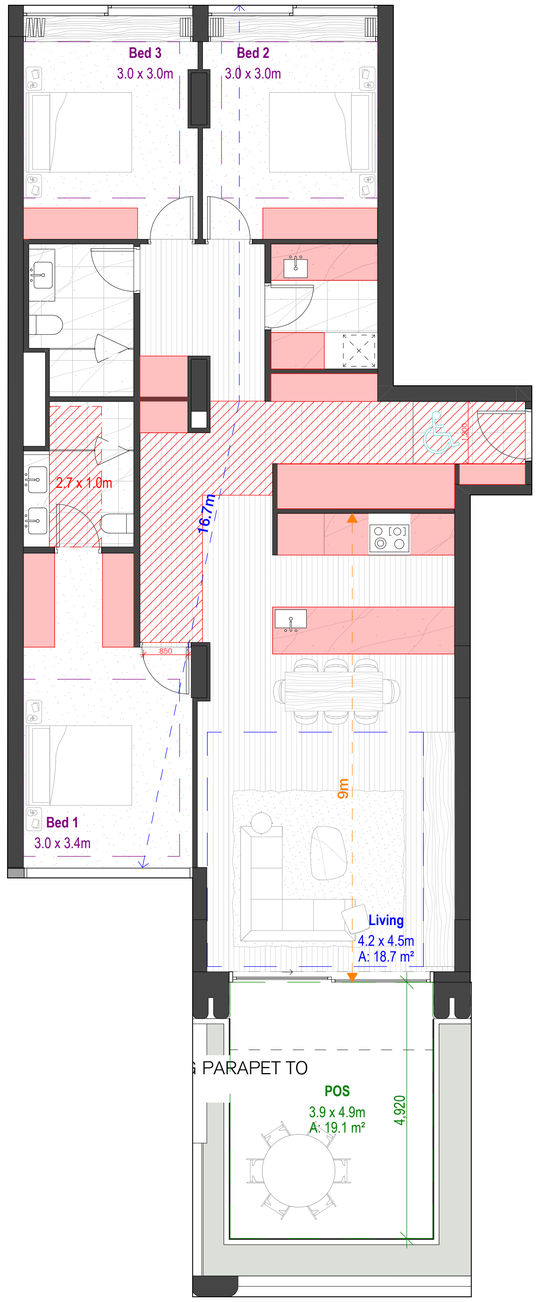
Level 4



3B3b Type 9
B-401
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

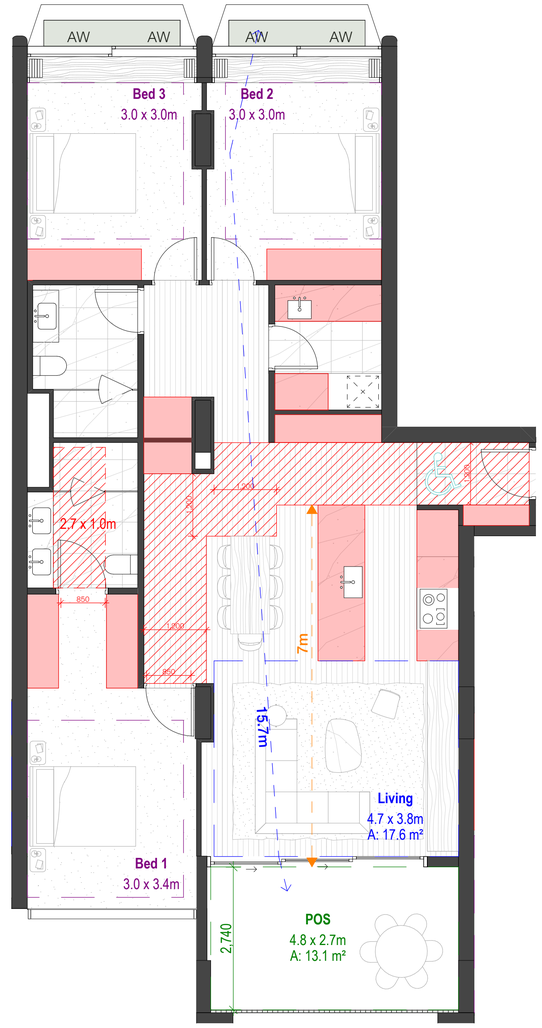


Level 5



3B3b Type 10
B-501 B-601 B-701
(3 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y



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Rev	Date	By	Chk	Description
B	20/08/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 3B P5

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.9

Revision D

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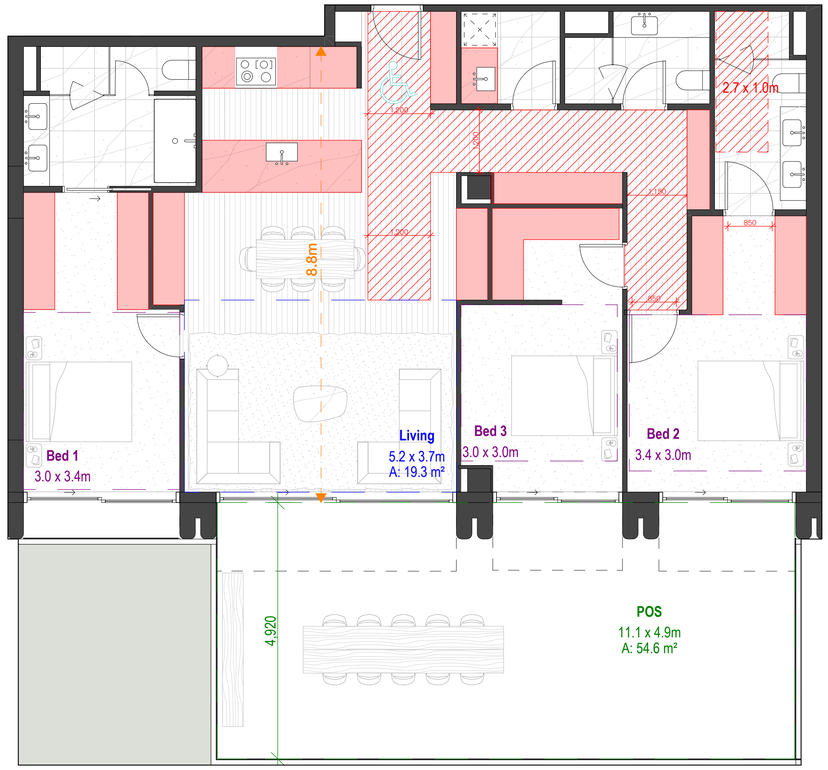
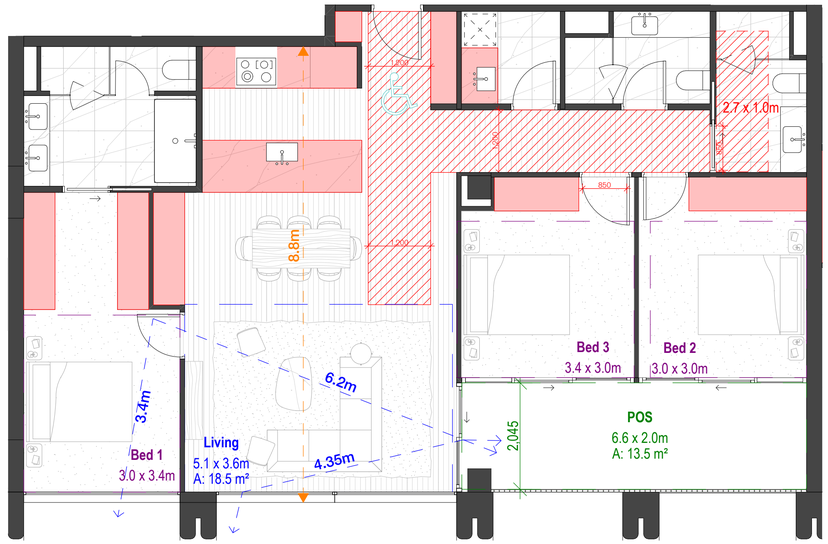
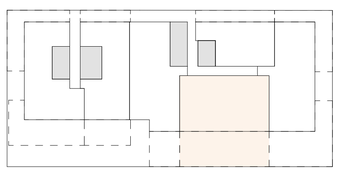




Level 4



3B3b Type 11
B-402
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	N

Level 5



3B3b Type 12
B-502 B-602 B-702
(3 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

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Rev	Date	By	Chk	Description
B	20/08/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION
AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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DKO

Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

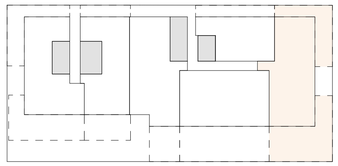
Drawing Name
Clause 58 3B P6

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.10

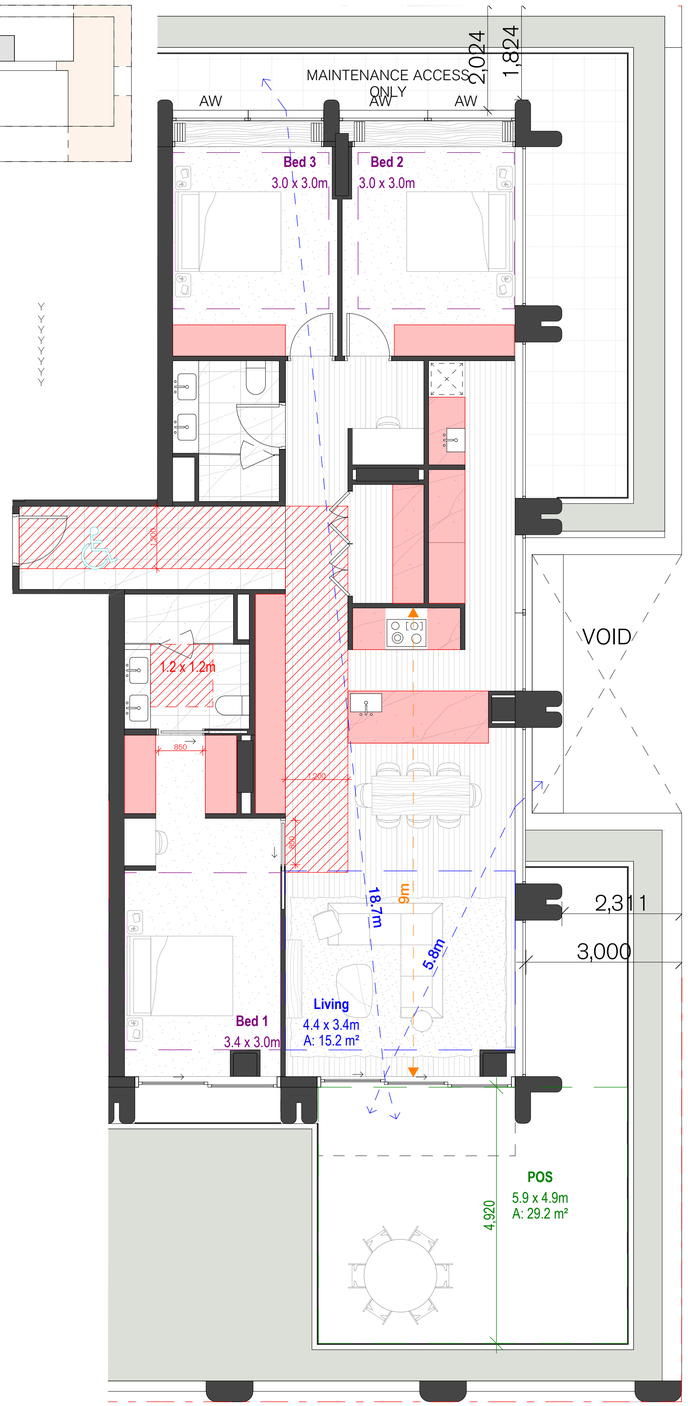
Revision D

Level 4

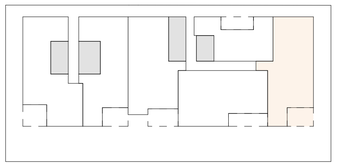


3B3b Type 13
B-403
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

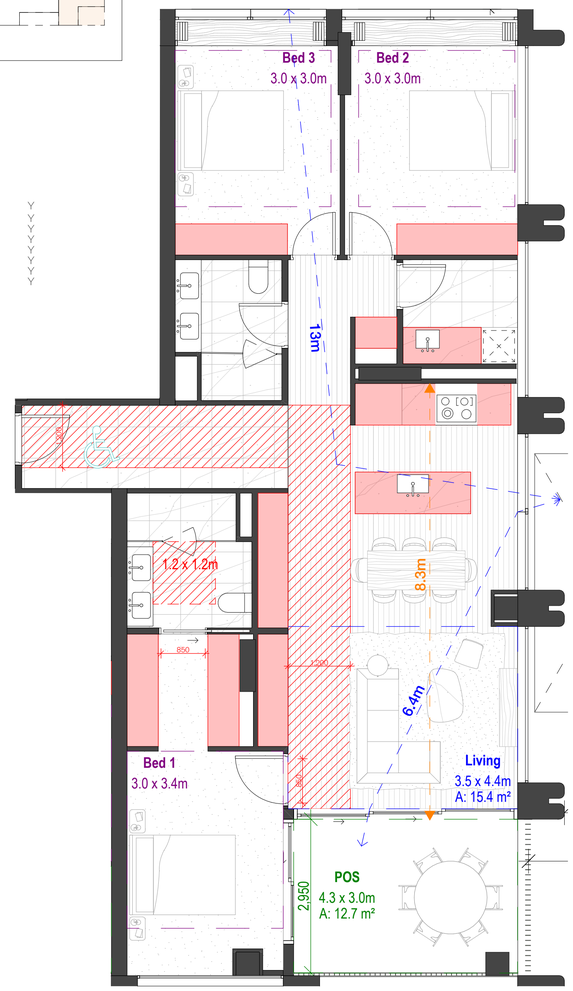


Level 5



3B3b Type 14
B-503 B-603 B-703
(3 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y



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Rev	Date	By	Chk	Description
B	20/08/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 3B P7

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.11

Revision D

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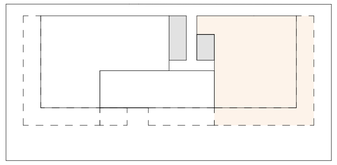
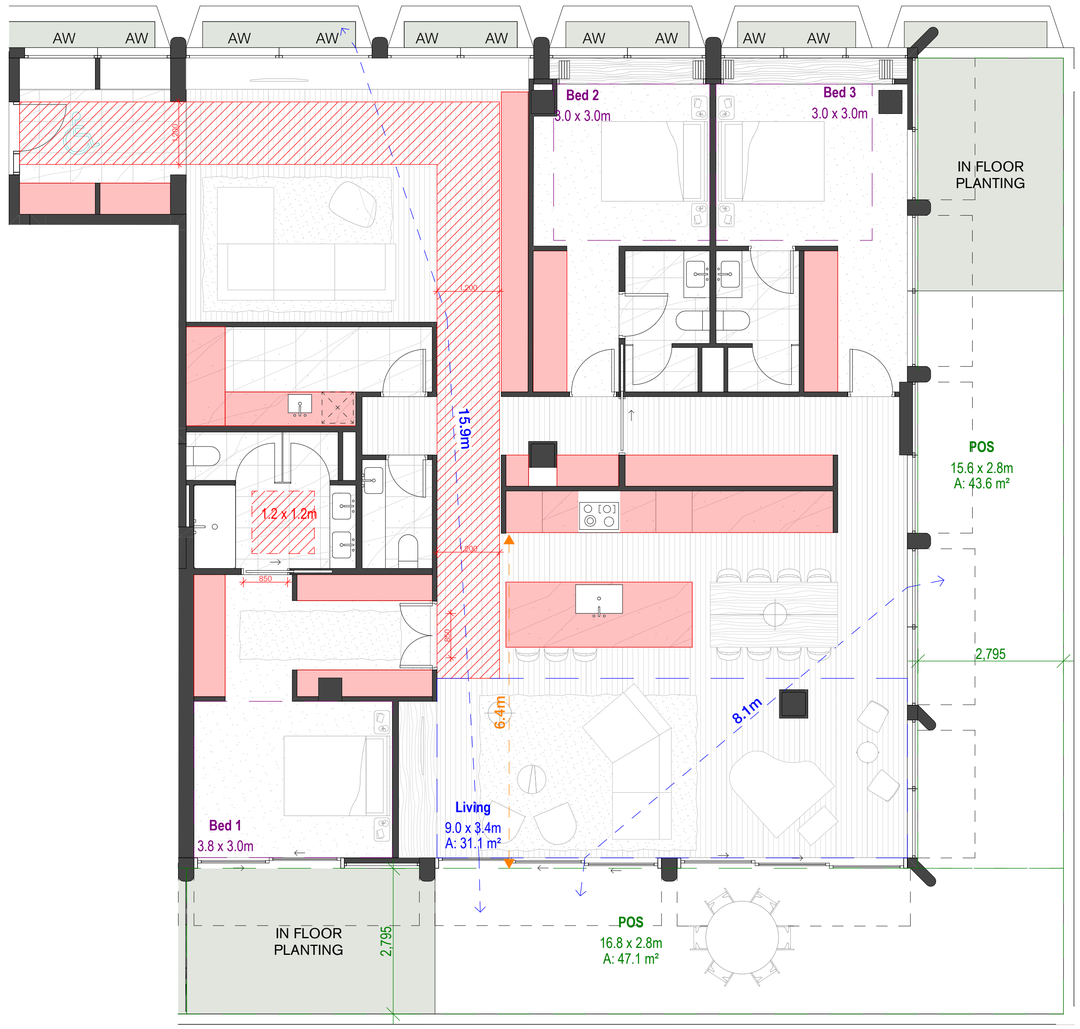
Level 8



Penthouse Type 1
803
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y



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B	20/08/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
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MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 3B P8

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.12

Revision D

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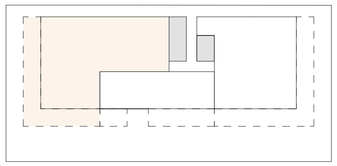
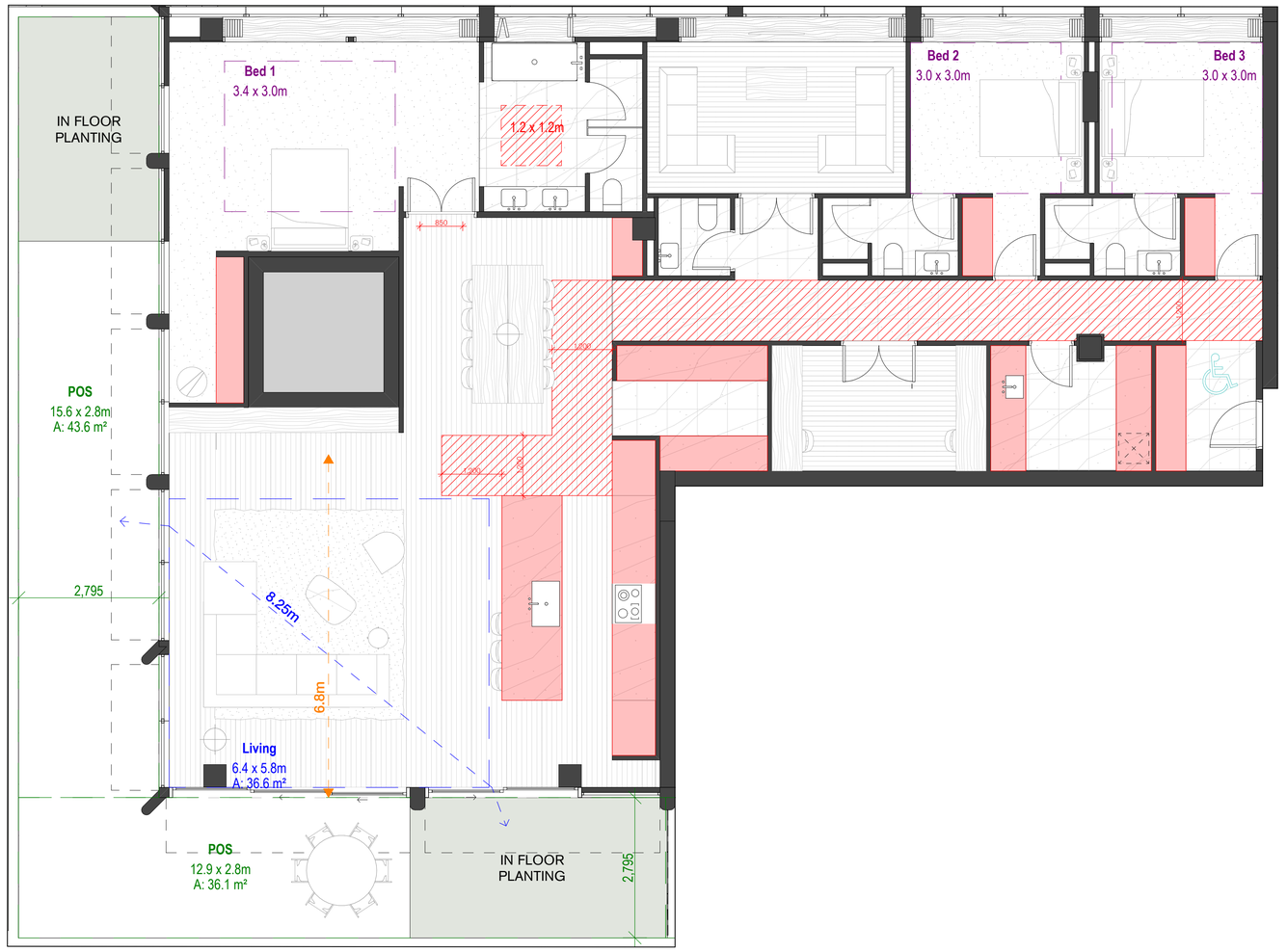
Level 8



Penthouse Type 2
801
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y



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Rev	Date	By	Chk	Description
B	20/08/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

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DKO

Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

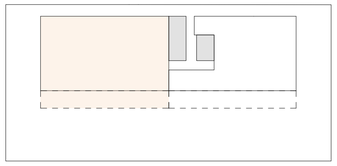
Drawing Name
Clause 58 3B P9

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.13

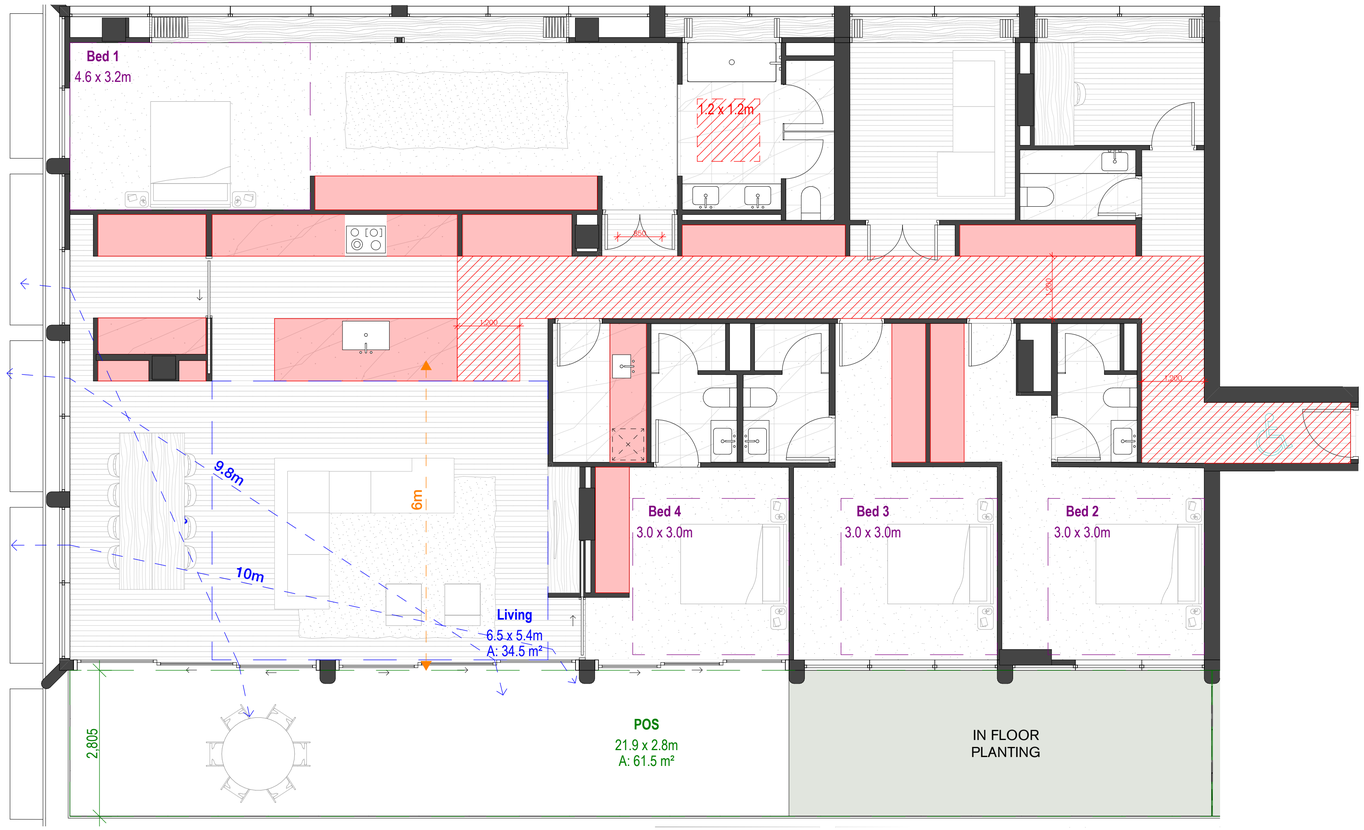
Revision D

Level 9



Penthouse Type 3
901
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y



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Rev	Date	By	Chk	Description
B	20/08/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION
AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Sydney

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DKO

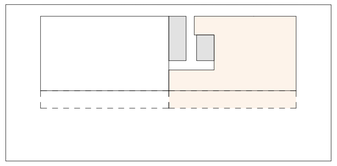
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 4B P1

Drawing Scale 1:50 @ A1

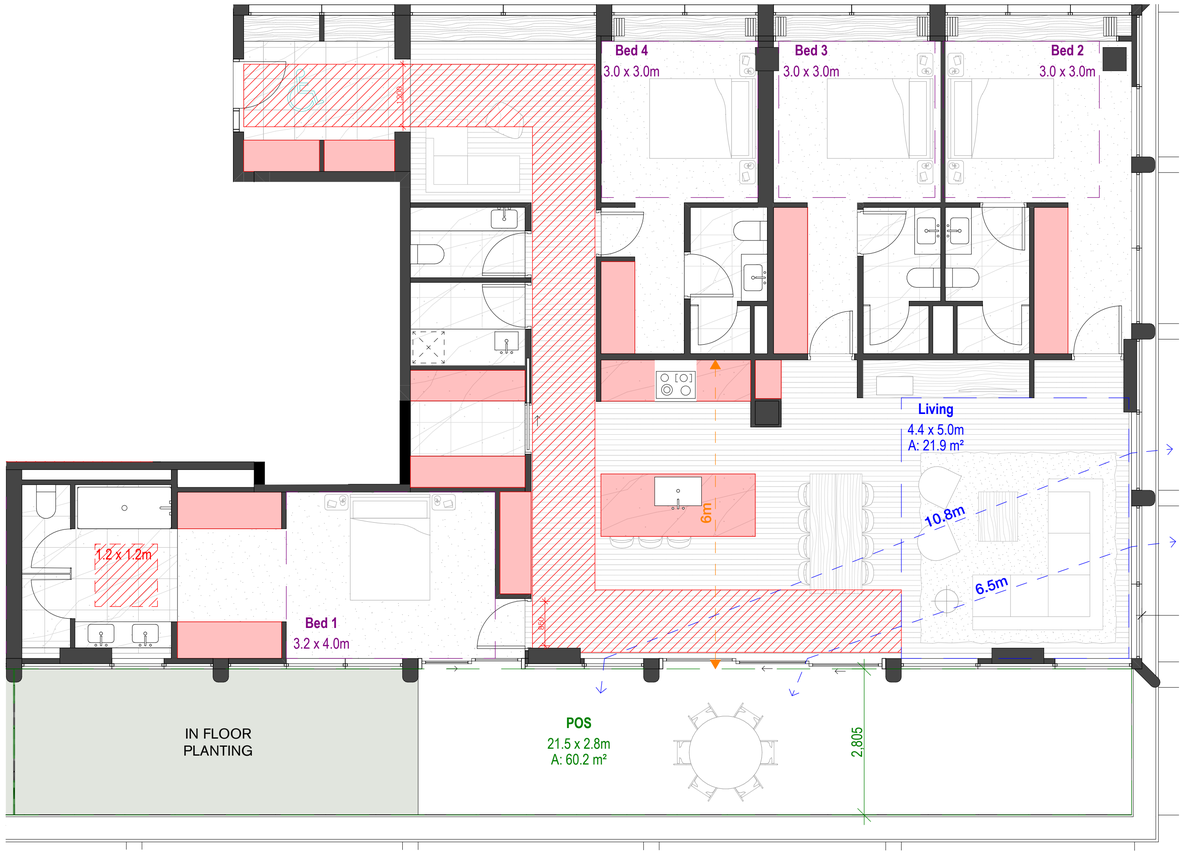
Drawing No. TP 1.36.14

Revision D



Penthouse Type 4
902
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y



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C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION
AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Sydney

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 4B P2

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.15

Revision D

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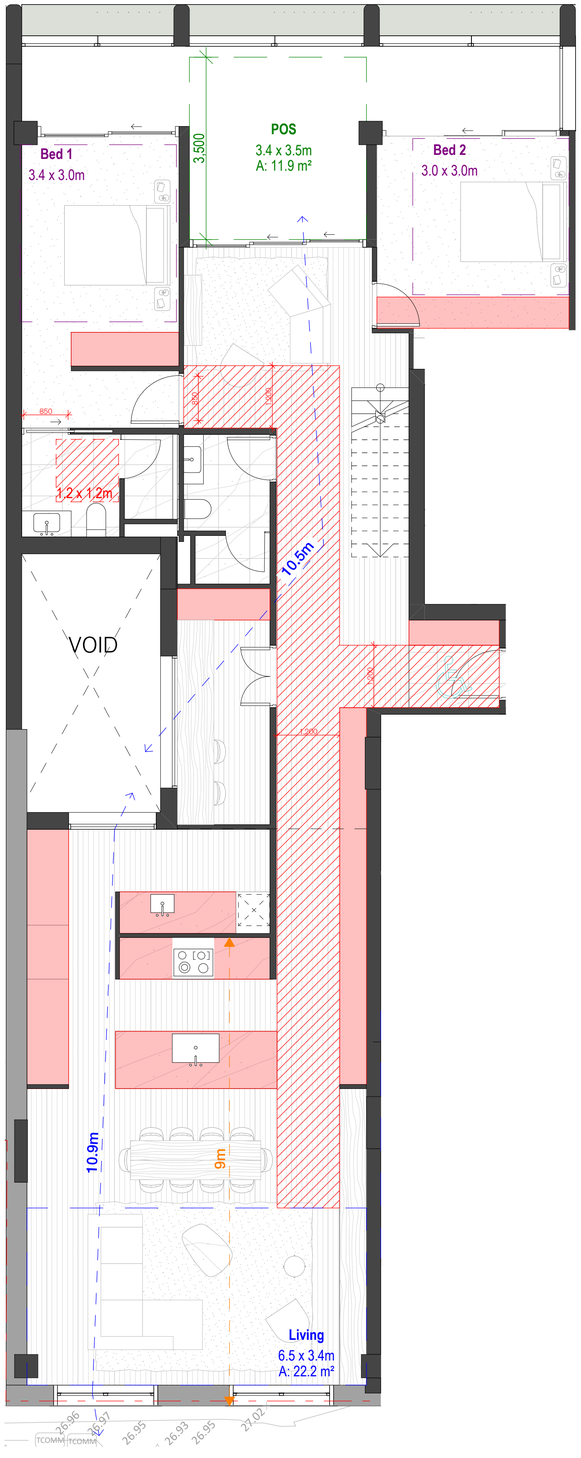
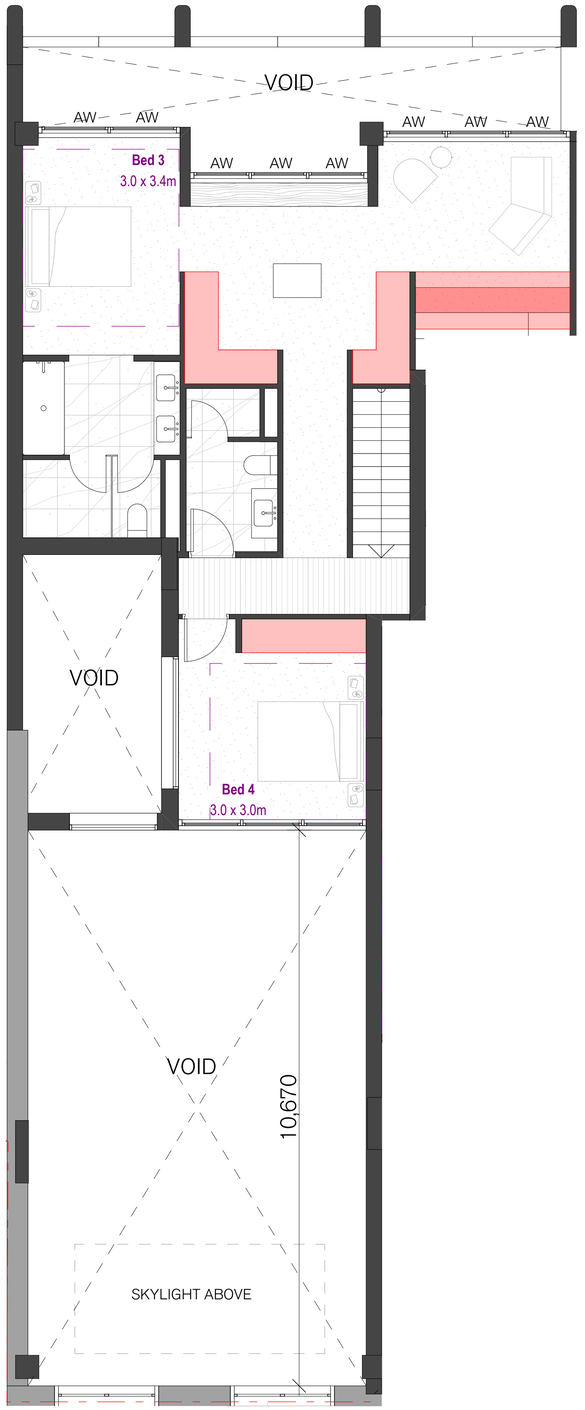
Level 2



Loft Type 1
A-201
(1 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y





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C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Sydney

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 Loft p1

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.16

Revision D

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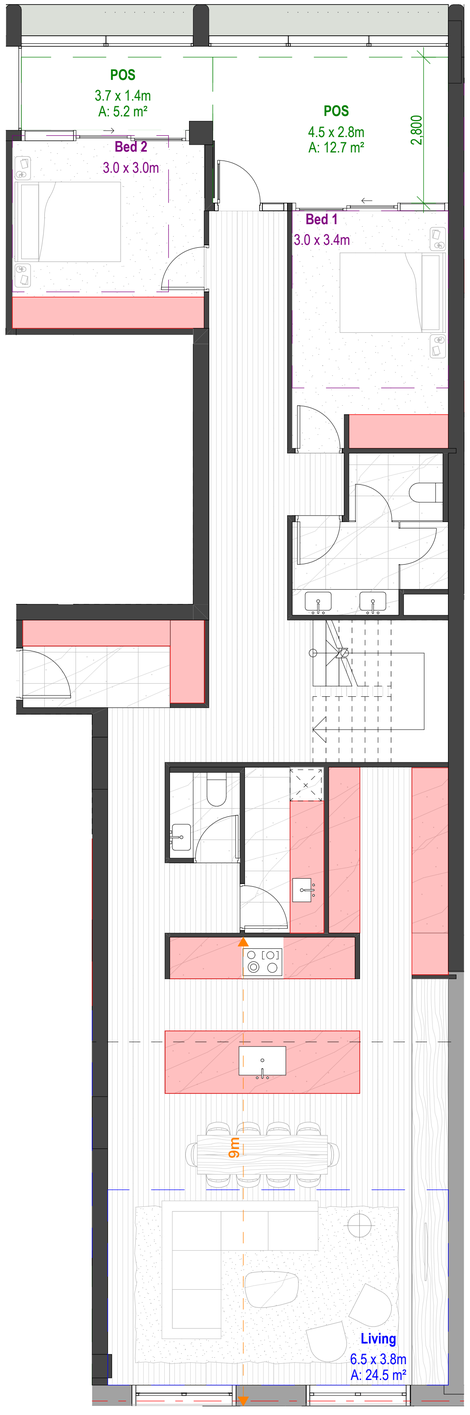
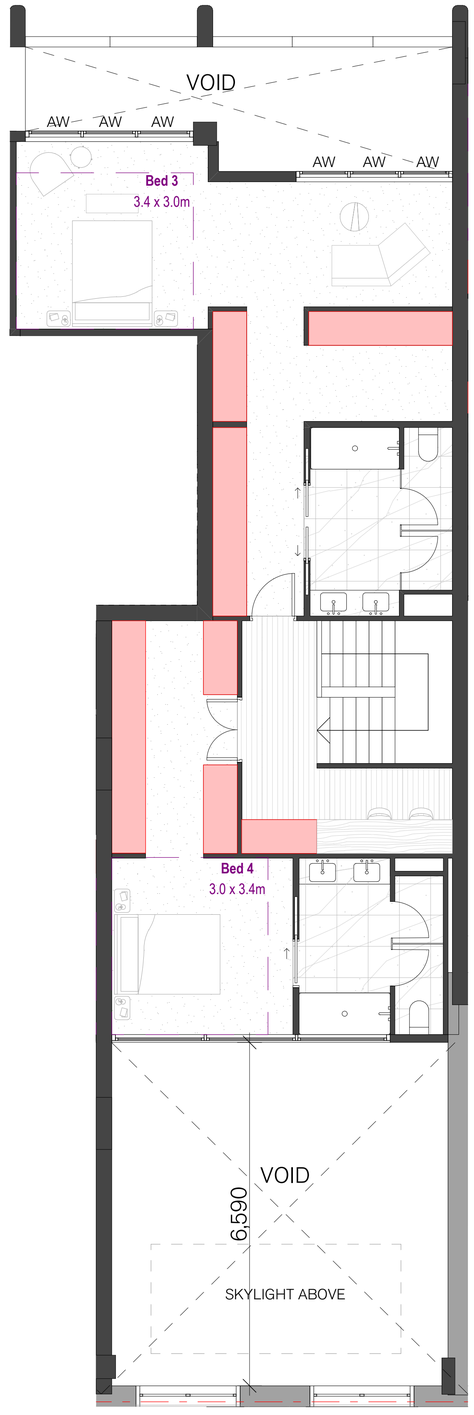
Level 2



Loft Type 2
A-203
(1 Apartments)

D18 Accessibility	N
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	N
D29 Ventilation	N





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C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION
AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Sydney

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	000139S3
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 Loft p2

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.17

Revision D

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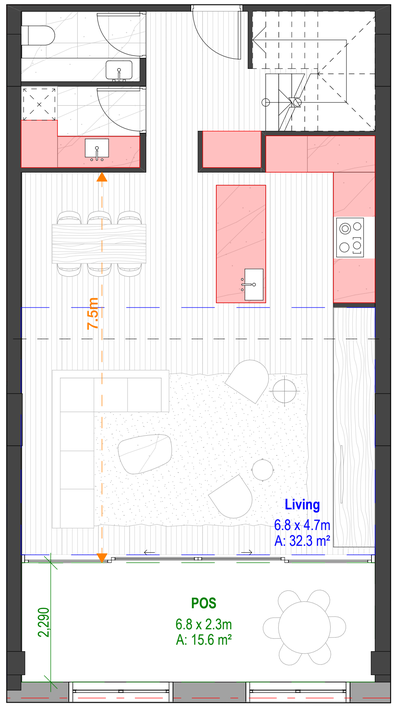
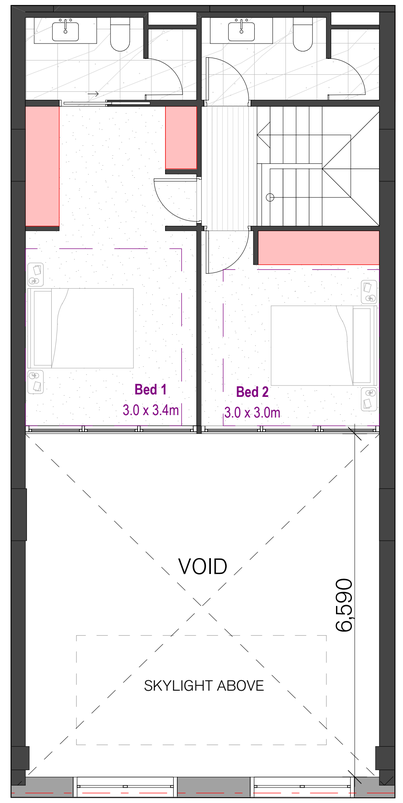
Level 2



Loft Type 3
A-202
(1 Apartments)

D18 Accessibility	N
D20 Private Open Space	Y
D21 Storage	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	N
D29 Ventilation	Y (Through skylight above)





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D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 Loft p3

Drawing Scale 1:50 @ A1

Drawing No. TP 1.36.18

Revision D

25-37 Victoria St, Apartment Breakdown

LEVELS	APARTMENTS		D18 (Accessibility)	D20 (Private Open Space)	D21 (Storage) (m3)	D26 (Functional Layout)	D27 (Room Depth)	D28 (Windows)	D29 (Natural Ventilation)
	Apt. No.	Beds							
Ground									
	G-01	2B	✓	✓	✓	✓	✓	✓	
	G-02	2B		✓	✓	✓	✓	✓	
	G-03	3B	✓	✓	✓	✓	✓	✓	✓
	G-04	1B	✓	✓	✓	✓	✓	✓	
	G-05	2B		✓	✓	✓	✓	✓	
Level 01									
	A-101	3B	✓	✓	✓	✓	✓	✓	✓
	A-102	3B	✓	✓	✓	✓	✓	✓	
	B-101	3B	✓	✓	✓	✓	✓	✓	✓
	B-102	2B		✓	✓	✓	✓	✓	
	B-103	2B		✓	✓	✓	✓	✓	
	B-104	3B	✓	✓	✓	✓	✓	✓	✓
	B-105	1B	✓	✓	✓	✓	✓	✓	
	B-106	2B		✓	✓	✓	✓	✓	
Level 02									
	A-201	LOFT	✓	✓	✓	✓	✓	✓	✓
	A-202	LOFT		✓	✓	✓		✓	✓
	A-203	LOFT		✓	✓	✓		✓	
	B-201	3B	✓	✓	✓	✓	✓	✓	✓
	B-202	2B		✓	✓	✓	✓	✓	
	B-203	2B		✓	✓	✓	✓	✓	
	B-204	3B	✓	✓	✓	✓	✓	✓	✓
	B-205	1B	✓	✓	✓	✓	✓	✓	
	B-206	2B		✓	✓	✓	✓	✓	
Level 03									
	B-301	3B	✓	✓	✓	✓	✓	✓	✓
	B-302	2B		✓	✓	✓	✓	✓	
	B-303	2B		✓	✓	✓	✓	✓	
	B-304	3B	✓	✓	✓	✓	✓	✓	✓
	B-305	1B	✓	✓	✓	✓	✓	✓	
	B-306	2B		✓	✓	✓	✓	✓	
Level 04									
	A-401	3B		✓	✓	✓	✓	✓	✓
	A-402	3B		✓	✓	✓	✓	✓	✓
	B-401	3B	✓	✓	✓	✓	✓	✓	✓
	B-402	3B	✓	✓	✓	✓	✓	✓	
	B-403	3B	✓	✓	✓	✓	✓	✓	✓
	B-404	2B		✓	✓	✓	✓	✓	
Level 05									
	A-501	3B	✓	✓	✓	✓	✓	✓	✓
	A-502	3B	✓	✓	✓	✓	✓	✓	✓
	B-501	3B	✓	✓	✓	✓	✓	✓	✓
	B-502	3B	✓	✓	✓	✓	✓	✓	✓
	B-503	3B	✓	✓	✓	✓	✓	✓	✓
	B-504	2B		✓	✓	✓	✓	✓	
Level 06									
	A-601	3B	✓	✓	✓	✓	✓	✓	✓
	A-602	3B	✓	✓	✓	✓	✓	✓	✓
	B-601	3B	✓	✓	✓	✓	✓	✓	✓
	B-602	3B	✓	✓	✓	✓	✓	✓	✓
	B-603	3B	✓	✓	✓	✓	✓	✓	✓
	B-604	2B		✓	✓	✓	✓	✓	
Level 07									
	A-701	3B	✓	✓	✓	✓	✓	✓	✓
	A-702	3B	✓	✓	✓	✓	✓	✓	✓
	B-701	3B	✓	✓	✓	✓	✓	✓	✓
	B-702	3B	✓	✓	✓	✓	✓	✓	✓
	B-703	3B	✓	✓	✓	✓	✓	✓	✓
	B-704	2B		✓	✓	✓	✓	✓	
Level 08									
	801	PENT	✓	✓	✓	✓	✓	✓	✓
	802	2B	✓	✓	✓	✓	✓	✓	
	803	PENT	✓	✓	✓	✓	✓	✓	✓
Level 09									
	901	PENT	✓	✓	✓	✓	✓	✓	✓
	902	PENT	✓	✓	✓	✓	✓	✓	✓

Apt. No.	D18 (Accessibility)	D19 (Private Open Space)	D20 (Storage) (m3)	D24 (Functional Layout)	D25 (Room Depth)	D26 (Windows)	D27 (Natural Ventilation)
Subtotal 57	38	57	57	57	55	57	33
% of total	67%	100%	100%	100%	96%	100%	58%

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Rev	Date	By	Chk	Description
B	20/06/2025	FP /S	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP /S	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP /S	FP	TOWN PLANNING RFI ISSUE

APARTMENT DESIGN GUIDLINE

CIRCULATION AREA

CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

OPTION A
1000W x 2700D

OPTION B
1200 W X 1200D

BEDROOM

MAIN BEDROOM
3400 x 3000

SECONDARY BEDROOM
3000 X 3000

LIVING AREA

1 BEDROOM
MIN. WIDTH 3.3m
MIN.AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN.AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ INTERNAL)

2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

3 BEDROOM
MIN. 18m³ (12m³ INTERNAL)

PRIVATE OPEN SPACE

1 BEDROOM
MIN. 8 m² (1800mm MIN. DEPTH)

2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

3 BEDROOM
MIN. 12 m² (2400mm MIN. DEPTH)

DEPTH AND PATH

CROSS VENTILATION

LIVING ROOM DEPTH

TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Clause 58 Summary

Drawing Scale 1:0.71 @ A1

Drawing No. TP 1.36.19

Revision D



Rev	Date	By	Chk	Description
B	20/08/2025	FP	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP LS DW	FP	TOWN PLANNING RFI ISSUE

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TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Artist's impression

Drawing Scale 1:1.66 @ A1

Drawing No. TP 1.38

Revision D



Rev	Date	By	Chk	Description
B	20/08/2025	FP	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP/LS/DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP/LS/DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Artist's impression

Drawing Scale 1:1.66 @ A1

Drawing No. TP 1.39

Revision D



Rev	Date	By	Chk	Description
B	20/08/2025	FP	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Artist's impression

Drawing Scale 1:1.66 @ A1

Drawing No. TP 1.40

Revision D



Rev	Date	By	Chk	Description
B	20/08/2025	FP	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP LS DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Artist's impression

Drawing Scale 1:1.66 @ A1

Drawing No. TP 1.41

Revision D

DESIGN PROPOSAL AREA & YIELD SCHEDULE

Proposal Address	9 Victoria St	25-37 Victoria St
Site Area	110.6m^2	1505.9m^2
Architect	DKO Architecture	
Date	251024 REV C	

	Car No.	GFA
Basement 2	36	1357
Basement 1	38	1357
Total	74	2714

	Res Bike No.	Comm BikeNo.	Visit Bike	TH Bike No.
Basement 2	45			
Basement 1	12	2		
Ground			12	3
Total	57	2	12	3

Note: Visitor bike spaces are existing Victoria Street bike parks

BUILDING A

Level	GFA (Excl. Balc/Terrace and Basement)	NLA	NSA	Circulation / Services / Lobby	Amenity (External Communal for Residents)	Amenity (Internal Communal for Residents)	Balcony + Terrace	1B	2B	3B	PENT-HOUSE	Total
Ground	539	255		240	51	44						
Level 1	487		431	56			45			2		2
Level 2	468		412	56			64		1		2	3
Level 3	317		264	53			0					
Level 4	302		245	56			74			2		2
Level 5	308		252	56			27			2		2
Level 6	308		252	56			27			2		2
Level 7	308		252	56			27			2		2
Level 8	401		392	9			135		1		1	2
Level 9	308		286	23			63				1	1
Roof				78								
Total	3746	255	2786	740	51	44	461	0	2	10	4	16

Average NSA	174.1

BUILDING B

Level	GFA (Excl. Balc/Terrace and Basement)	NLA	NSA	Circulation / Services / Lobby	Amenity (External Communal for Residents)	Amenity (Communal for Residents)	Balcony + Terrace	1B	2B	3B	PENT-HOUSE	Total
Ground	624		515	109			90	1	3	1		5
Level 1	753		665	89			92	1	3	2		6
Level 2	753		664	89			92	1	3	2		6
Level 3	754		666	89			92	1	3	2		6
Level 4	574		507	67			133		1	3		4
Level 5	529		462	67			51		1	3		4
Level 6	529		461	67			50		1	3		4
Level 7	529		462	67			50		1	3		4
Level 8	292		232	61			98				1	1
Level 9	241		218	23			62				1	1
Roof					100							
Total	5578	0	4851	728	100	0	810	4	16	19	2	41

Average NSA	118.3

SUMMARY	GFA (Excl. Balc/Terrace and Basement)	NLA	NSA	Circulation / Services / Lobby	Amenity (External Communal for Residents)	Amenity (Communal for Residents)	Balcony	1B	2B	3B	PENT-HOUSE	Total
BUILDING A	3746	255	2786	740	51	44	461	0	2	10	4	16
BUILDING B	5578	0	4851	728	100	0	810	4	16	19	2	41
TOTAL	9325	255	7637	1468	152	44	1272	4	18	29	6	57

Townhouses	NSA	TERRACE	GFA(NO BALC.)
TH 01	86	26	104
TH 02	87.3	27	105
TH 03	87	26	104
Total	260	79	313

Assumptions

1. These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
2. This scheme has been prepared generally within the bounds of the current site dimensions. Dimensions are subject to detailed discussion with council, hence may be subject to change once advice is received.
3. The information contained herein is believed to be correct at time on preparation based on the information available at time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
4. The design and accompanying documentation contained herein is and remains the intellectual property of DKO Architecture.
5. Areas have been calculated using PCA Method of Measurement; not Building Format Plan.

Rev	Date	By	Chk	Description
B	20/09/2025	FP	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP	FP	TOWN PLANNING RFI ISSUE

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Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

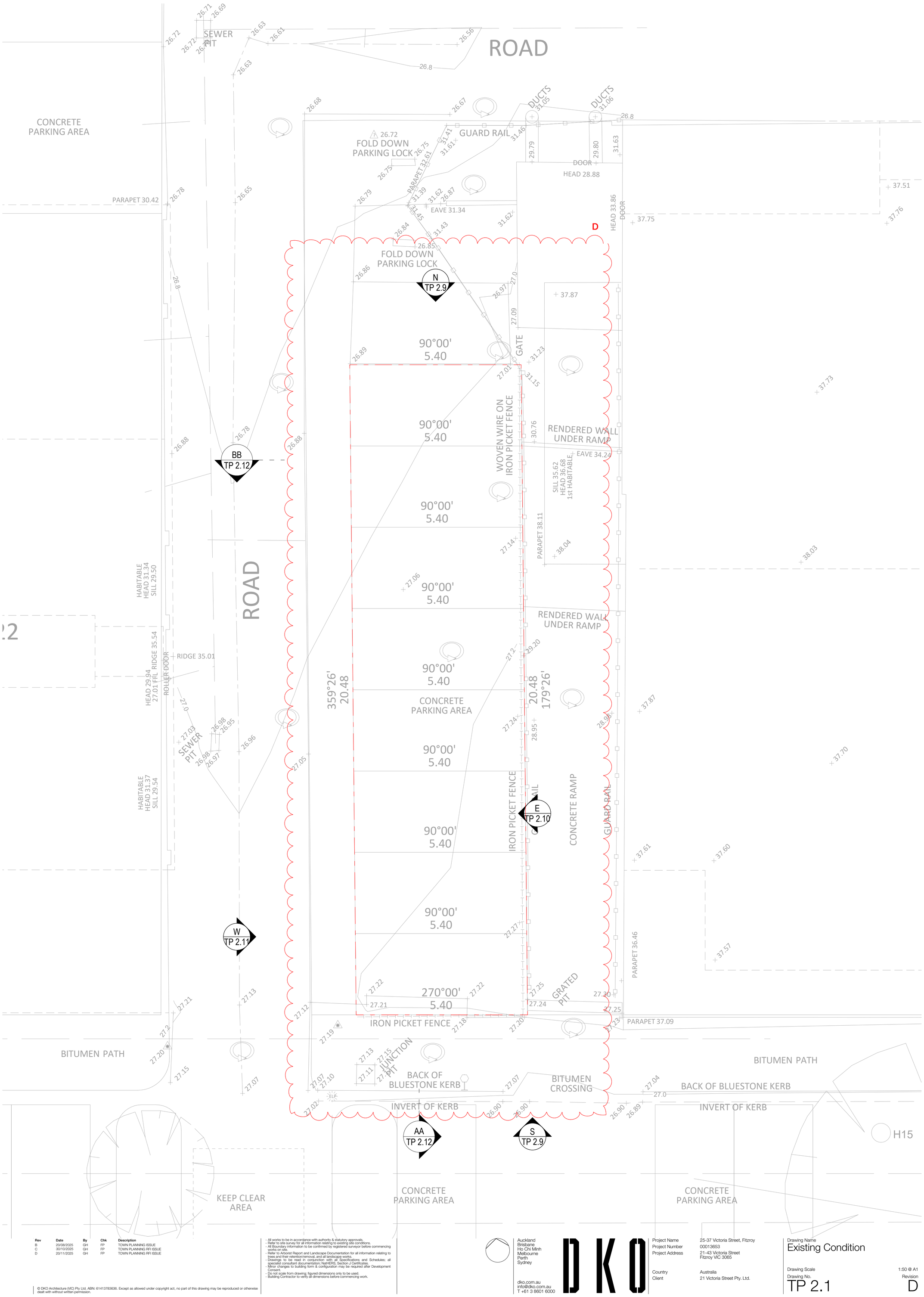
TP STAGE 1

Drawing Name
Development Summary

Drawing Scale 1:0.48 @ A1

Drawing No. TP 1.42

Revision D



Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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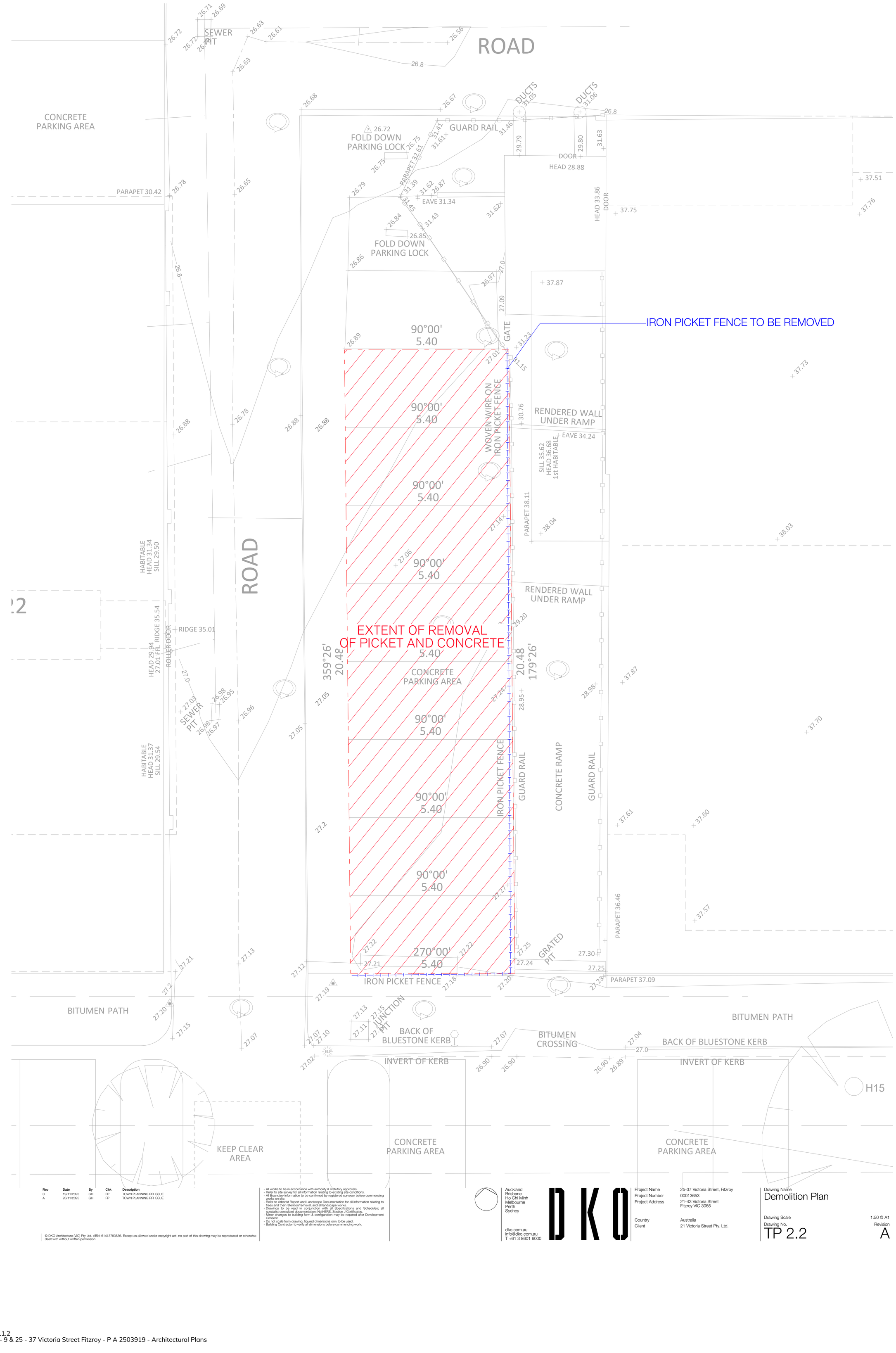
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Existing Condition

Drawing Scale 1:50 @ A1

Drawing No. TP 2.1

Revision D



Rev	Date	By	Chk	Description
C	19/11/2025	GH	FP	TOWN PLANNING RFI ISSUE
A	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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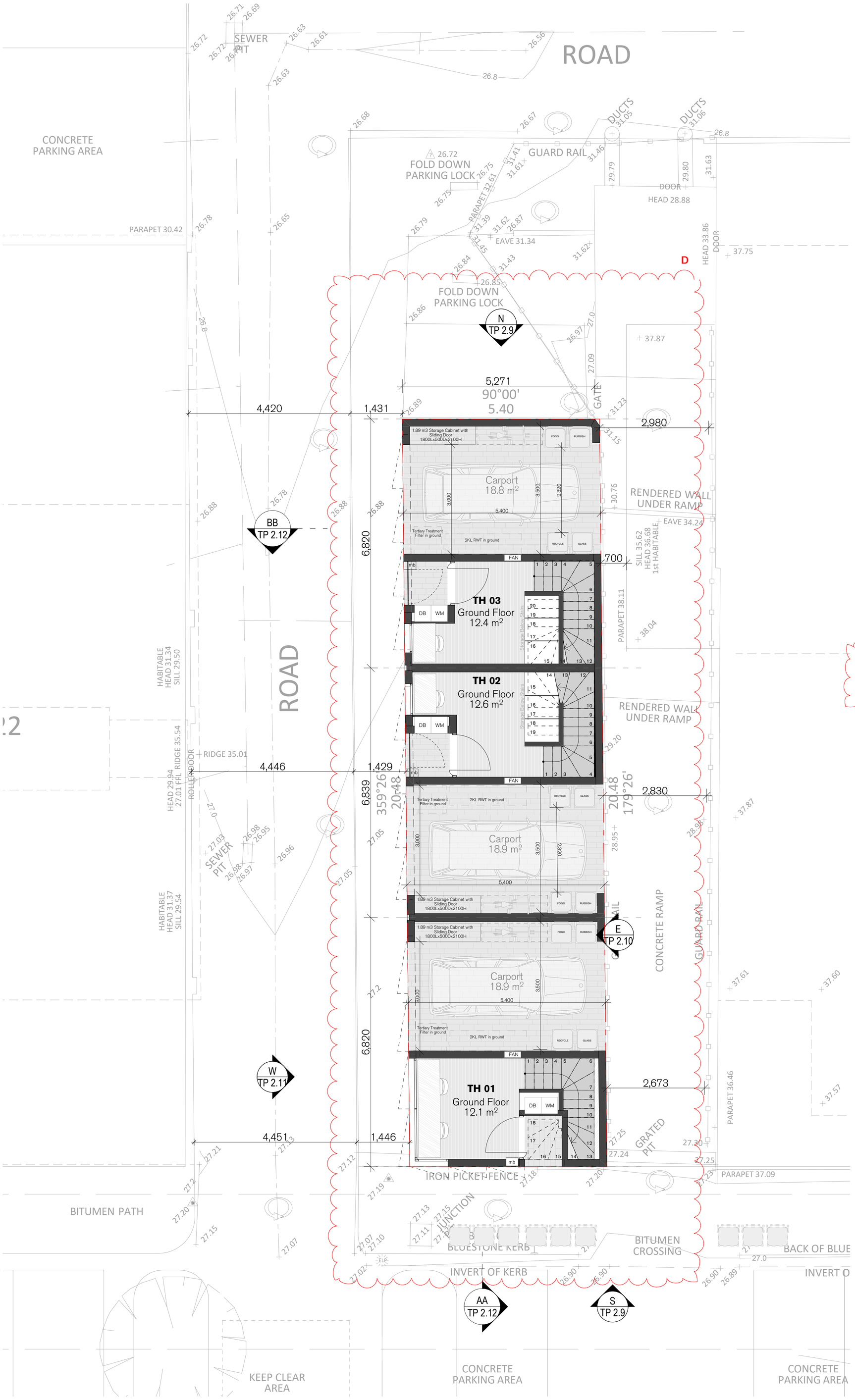
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Demolition Plan

Drawing Scale 1:50 @ A1

Drawing No. TP 2.2

Revision A



CLAUSE 55 - FUNCTIONAL LAYOUT

CIRCULATION AREA

X CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

X OPTION A 1000W x 2700D

X OPTION B 1200 W X 1200D

BEDROOM

X MAIN BEDROOM 3400 x 3000

✓ SECONDARY BEDROOM 3000 X 3000

✓ **LIVING AREA** 2 OR MORE BEDROOM MIN. WIDTH 3.6m MIN AREA 12sqm

STORAGE

X 2 BEDROOM MIN. 14m³ (9m³ INTERNAL)

TH 1: 10.38 m³ internal, 1.89 m³ external
TH 2: 12.56 m³ internal, 1.89 m³ external
TH 3: 12.74 m³ internal, 1.89 m³ external

PRIVATE OPEN SPACE

✓ 2 BEDROOM MIN. 8 m² (2000mm MIN. DEPTH)

DEPTH AND PATH

✓ CROSS VENTILATION

✓ LIVING ROOM DEPTH

NOTE
- Double Glazing windows provided to all habitable spaces for the townhouses

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
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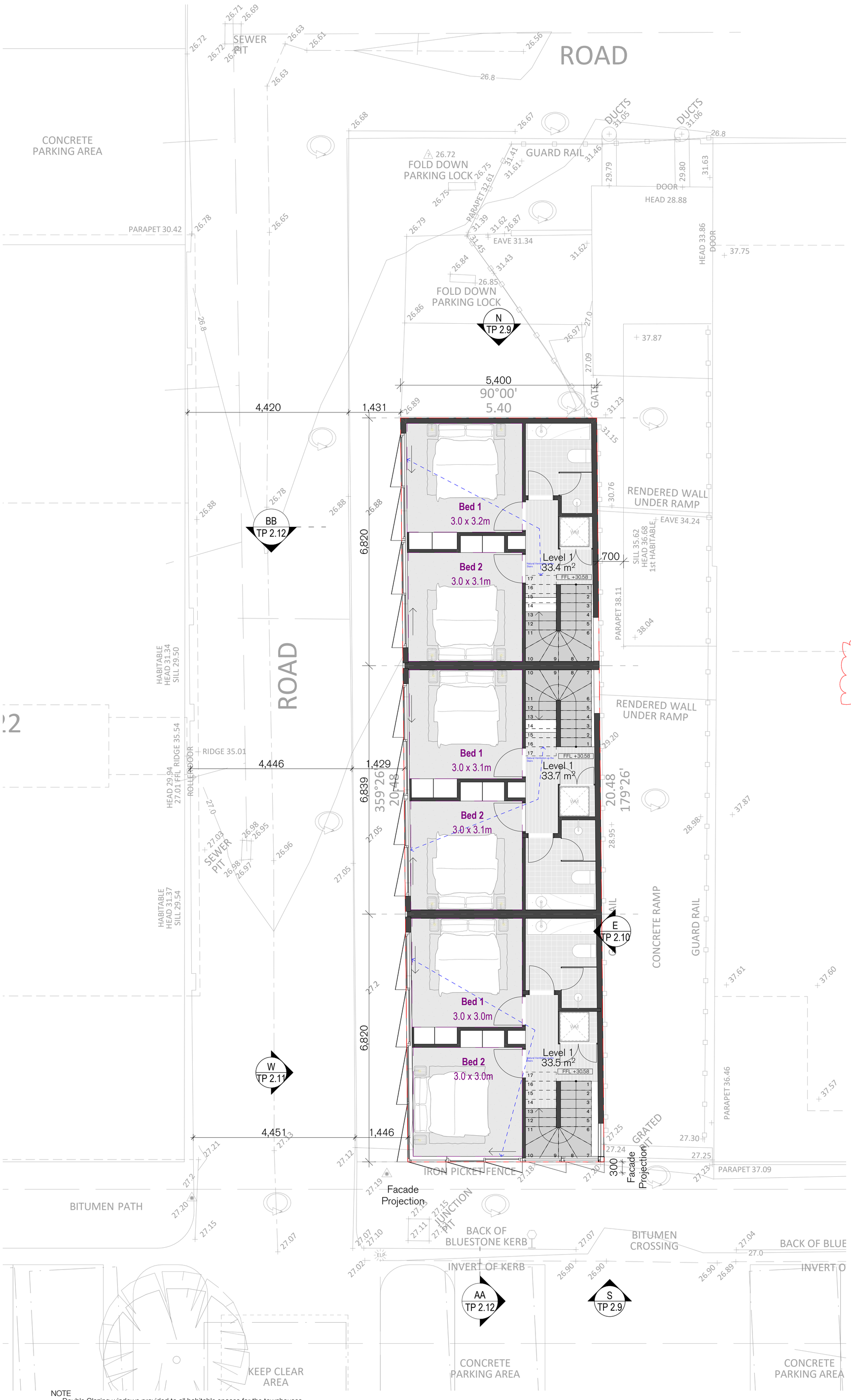
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Ground Floor

Drawing Scale 1:50 @ A1

Drawing No. TP 2.3

Revision D



CLAUSE 55 - FUNCTIONAL LAYOUT

CIRCULATION AREA

X CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

X OPTION A 1000W x 2700D

X OPTION B 1200 W X 1200D

BEDROOM

X MAIN BEDROOM 3400 x 3000

✓ SECONDARY BEDROOM 3000 X 3000

LIVING AREA

✓ 2 OR MORE BEDROOM MIN. WIDTH 3.6m MIN. AREA 12sqm

STORAGE

X 2 BEDROOM MIN. 14m³ (9m³ INTERNAL)

TH 1: 10.38 m³ internal, 1.89 m³ external
TH 2: 12.56 m³ internal, 1.89 m³ external
TH 3: 12.74 m³ internal, 1.89 m³ external

PRIVATE OPEN SPACE

✓ 2 BEDROOM MIN. 8 m² (2000mm MIN. DEPTH)

DEPTH AND PATH

✓ CROSS VENTILATION

✓ LIVING ROOM DEPTH

D

NOTE
- Double Glazing windows provided to all habitable spaces for the townhouses

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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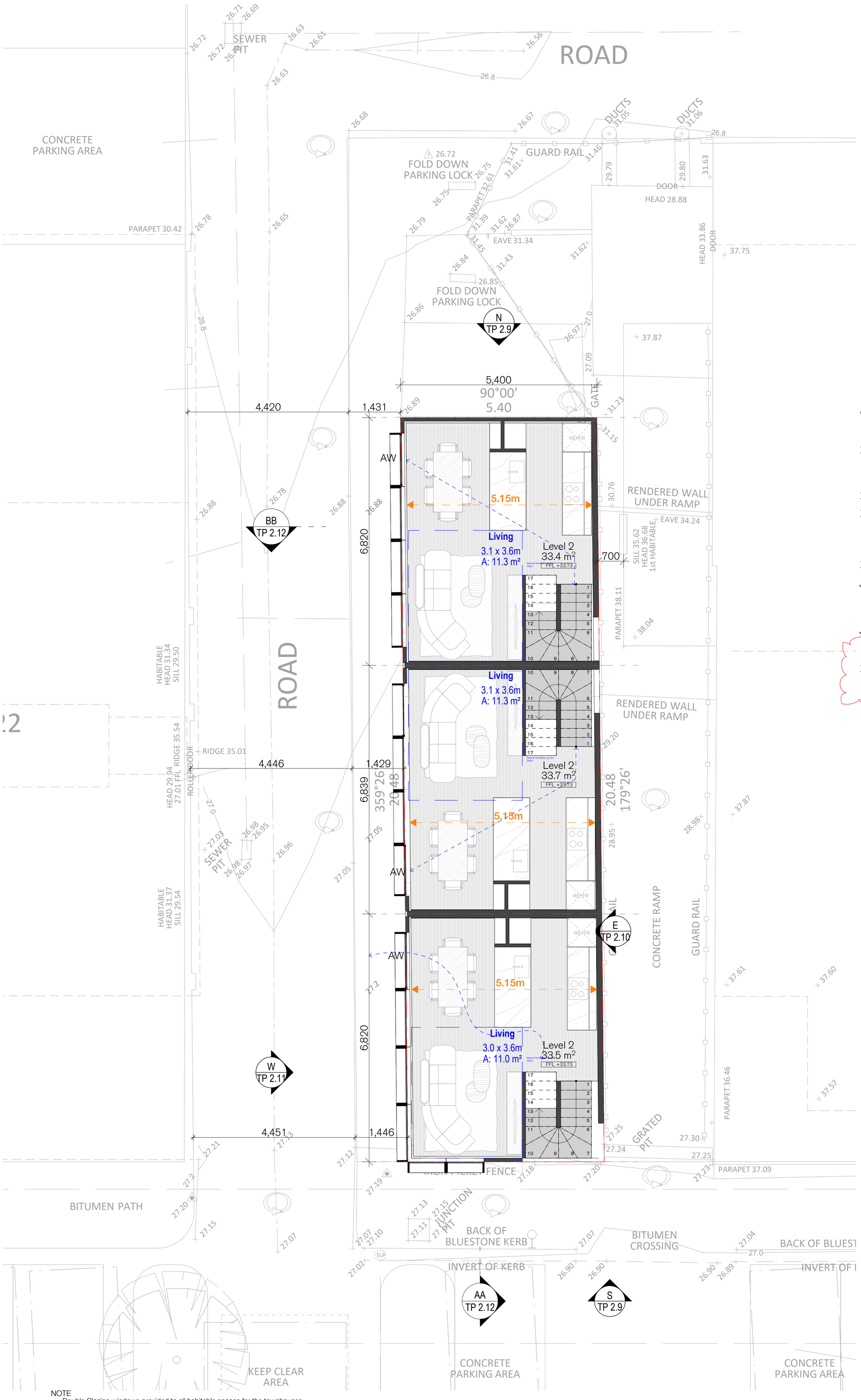
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name: Floor Plan - Level 1
Drawing Scale: 1:50 @ A1
Drawing No.: TP 2.4
Revision: D



CLAUSE 55 - FUNCTIONAL LAYOUT

CIRCULATION AREA

X CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

X OPTION A 1000W x 2700D

X OPTION B 1200 W X 1200D

BEDROOM

X MAIN BEDROOM 3400 x 3000

✓ SECONDARY BEDROOM 3000 X 3000

LIVING AREA

✓ 2 OR MORE BEDROOM MIN. WIDTH 3.6m MIN. AREA 12sqm

D

STORAGE

X 2 BEDROOM MIN. 14m³ (9m³ INTERNAL)

TH 1: 10.38 m³ internal, 1.89 m³ external
TH 2: 12.56 m³ internal, 1.89 m³ external
TH 3: 12.74 m³ internal, 1.89 m³ external

PRIVATE OPEN SPACE

✓ 2 BEDROOM MIN. 8 m² (2000mm MIN. DEPTH)

DEPTH AND PATH

✓ CROSS VENTILATION

✓ LIVING ROOM DEPTH

NOTE
- Double Glazing windows provided to all habitable spaces for the townhouses

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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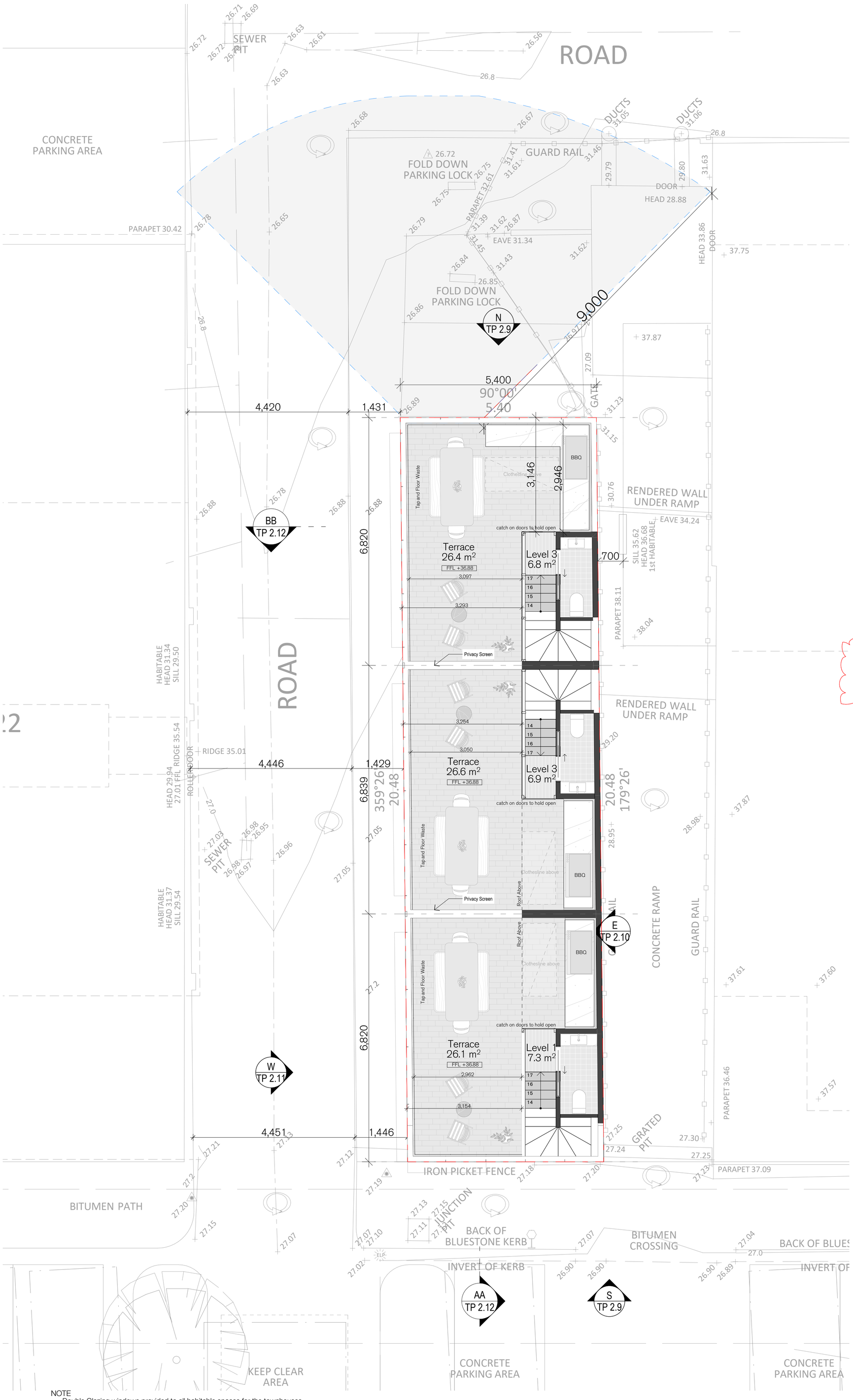
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 2

Drawing Scale 1:50 @ A1

Drawing No. TP 2.5

Revision D



CLAUSE 55 - FUNCTIONAL LAYOUT

CIRCULATION AREA

X CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

X OPTION A
1000W x 2700D

X OPTION B
1200 W X 1200D

BEDROOM

X MAIN BEDROOM
3400 x 3000

✓ SECONDARY BEDROOM
3000 X 3000

LIVING AREA

✓ 2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN AREA 12sqm

D

STORAGE

X 2 BEDROOM
MIN. 14m³ (9m³ INTERNAL)

TH 1: 10.38 m³ internal, 1.89 m³ external
TH 2: 12.56 m³ internal, 1.89 m³ external
TH 3: 12.74 m³ internal, 1.89 m³ external

PRIVATE OPEN SPACE

✓ 2 BEDROOM
MIN. 8 m² (2000mm MIN. DEPTH)

DEPTH AND PATH

✓ CROSS VENTILATION

✓ LIVING ROOM DEPTH

NOTE
- Double Glazing windows provided to all habitable spaces for the townhouses

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH FP DW	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH FP DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 3

Drawing Scale 1:50 @ A1

Drawing No. TP 2.6

Revision D



NOTE
- Double Glazing windows provided to all habitable spaces for the townhouses

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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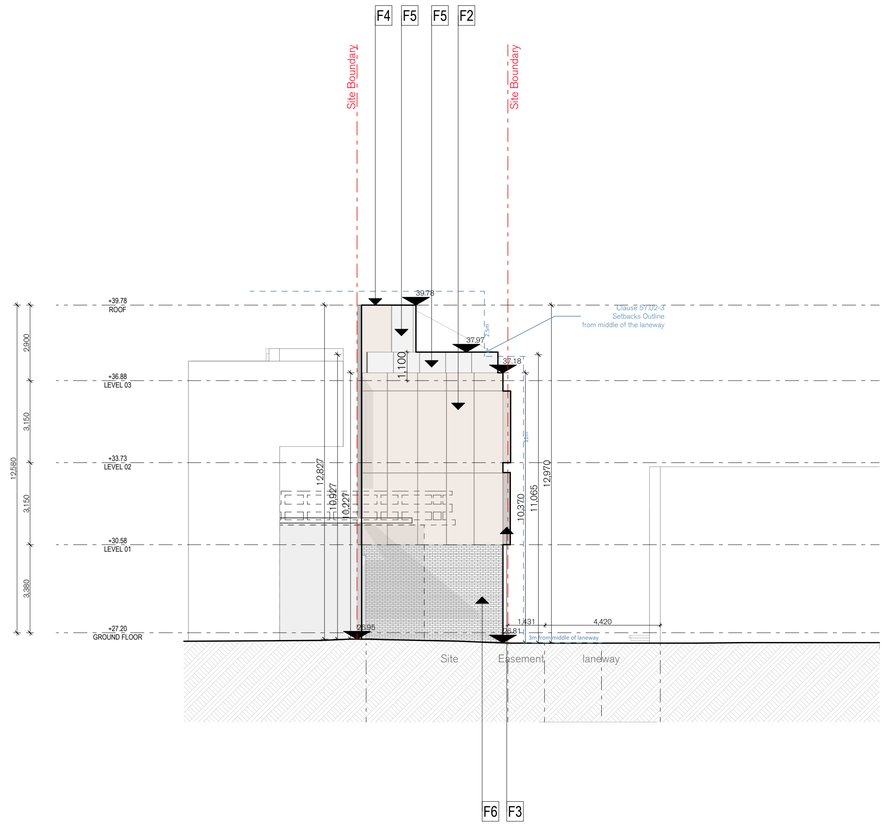
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Roof

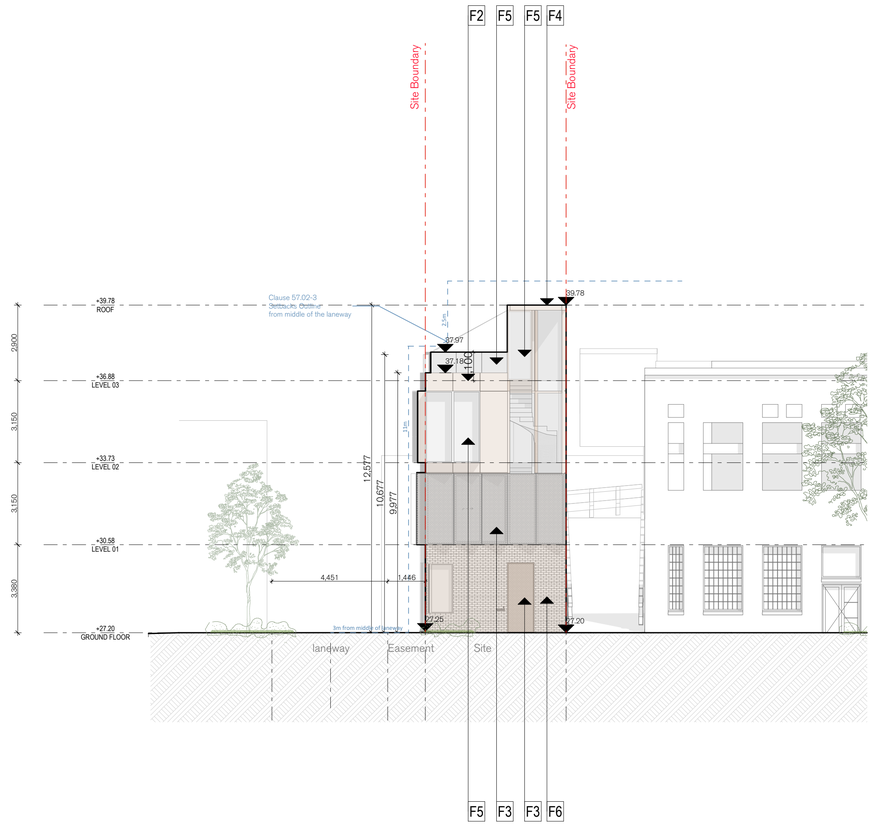
Drawing Scale 1:50 @ A1

Drawing No. TP 2.7

Revision D



North Elevation - Townhouse 1:100



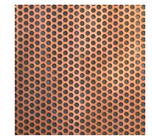
South Elevation - Townhouse 1:100



F-01 - Light Concrete Finish



F-02 - Metal - Warm Tint



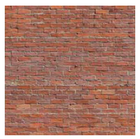
F-03 - Perforated Metal - Warm Tint



F-04 - Metal - Champagne Tint



F-05 - Clear Glazing



F-06 - Red Brick



F-07 - Fluted Glazing
(75% Opacity)

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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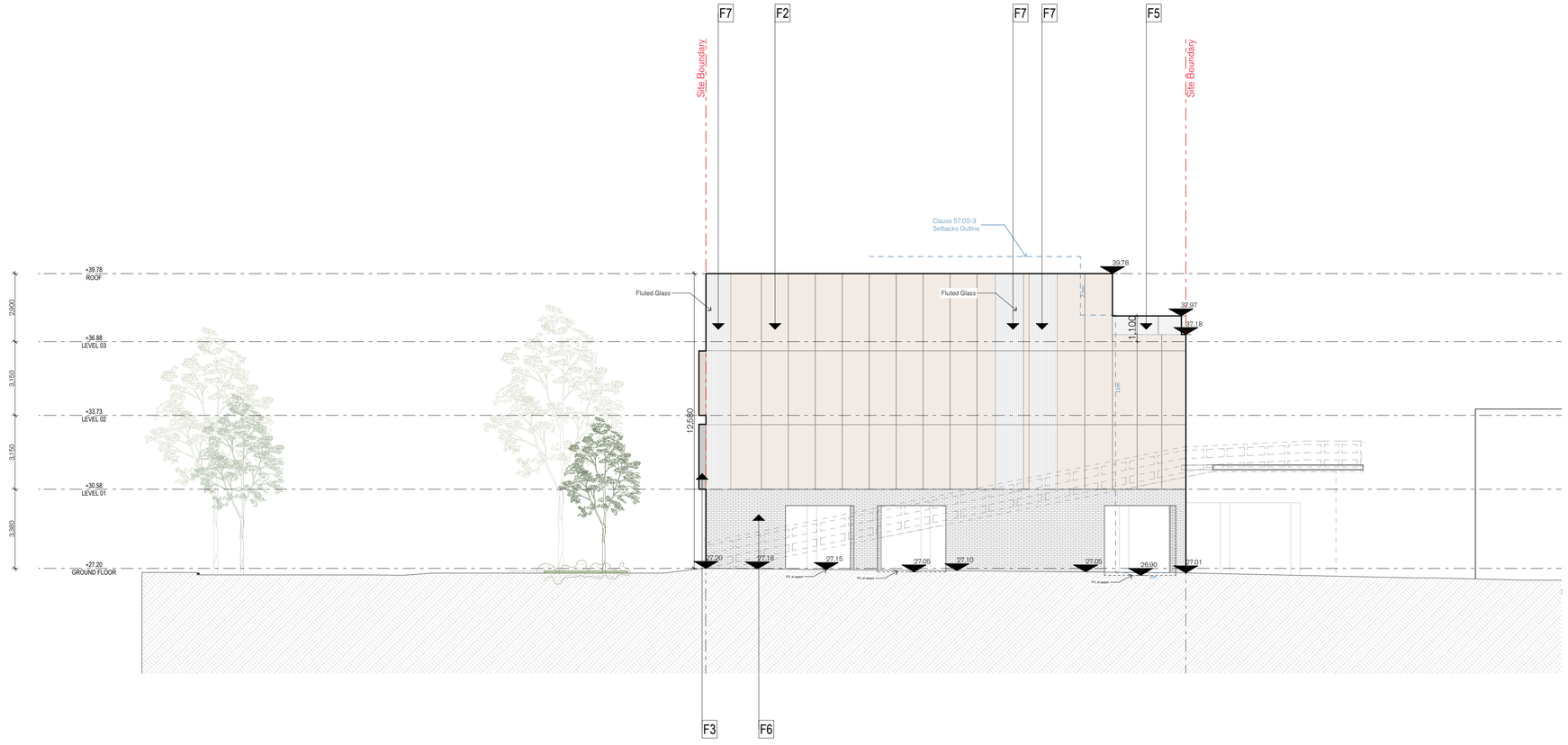
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
North & South Elevation

Drawing Scale 1:100, 1:4.69, 1:4.01, 1:13.08, 1:1, 1:1.00

Drawing No.
TP 2.9

D



East Elevation - Townhouse 1:100

F-01 - Light Concrete Finish

F-02 - Metal-Warm Tint

F-03 - Perforated Metal-Warm Tint

F-04 - Metal-Champagne Tint

F-05 - Clear Glazing

F-06 - Red Brick

F-07 - Fluted Glazing (75% Opacity)

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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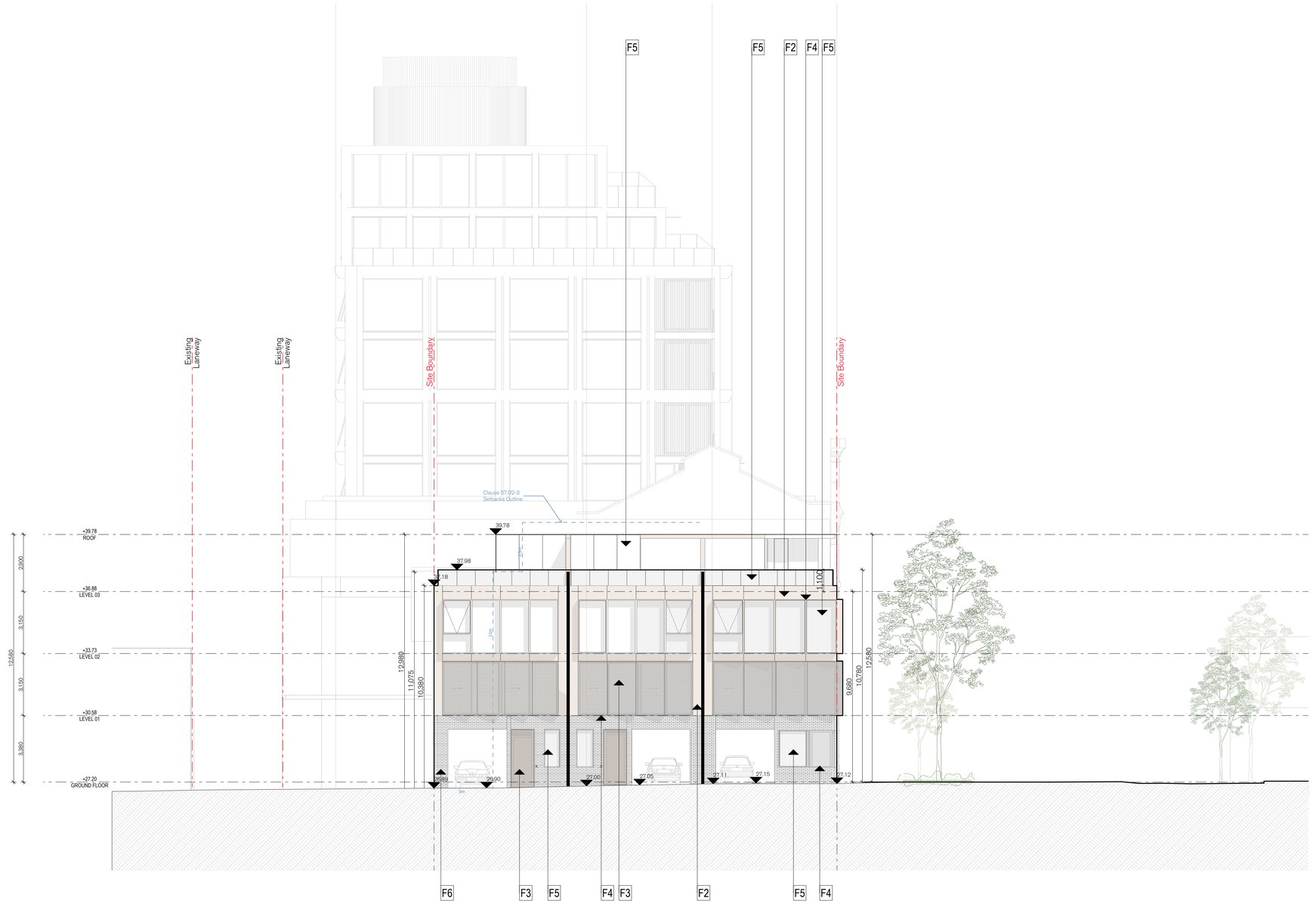
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
East Elevation

Drawing Scale 1:100, 1:4.69, 1:4.01, 1:1.939, 1:1, PAPER

Drawing No. TP 2.10 D



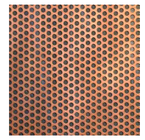
West Elevation - Townhouse 1:100



F-01 - Light Concrete Finish



F-02 - Metal-Warm Tint



F-03 - Perforated Metal-Warm Tint



F-04 - Metal-Champagne Tint



F-05 - Clear Glazing



F-06 - Red Brick



F-07 - Fluted Glazing (75% Opacity)

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
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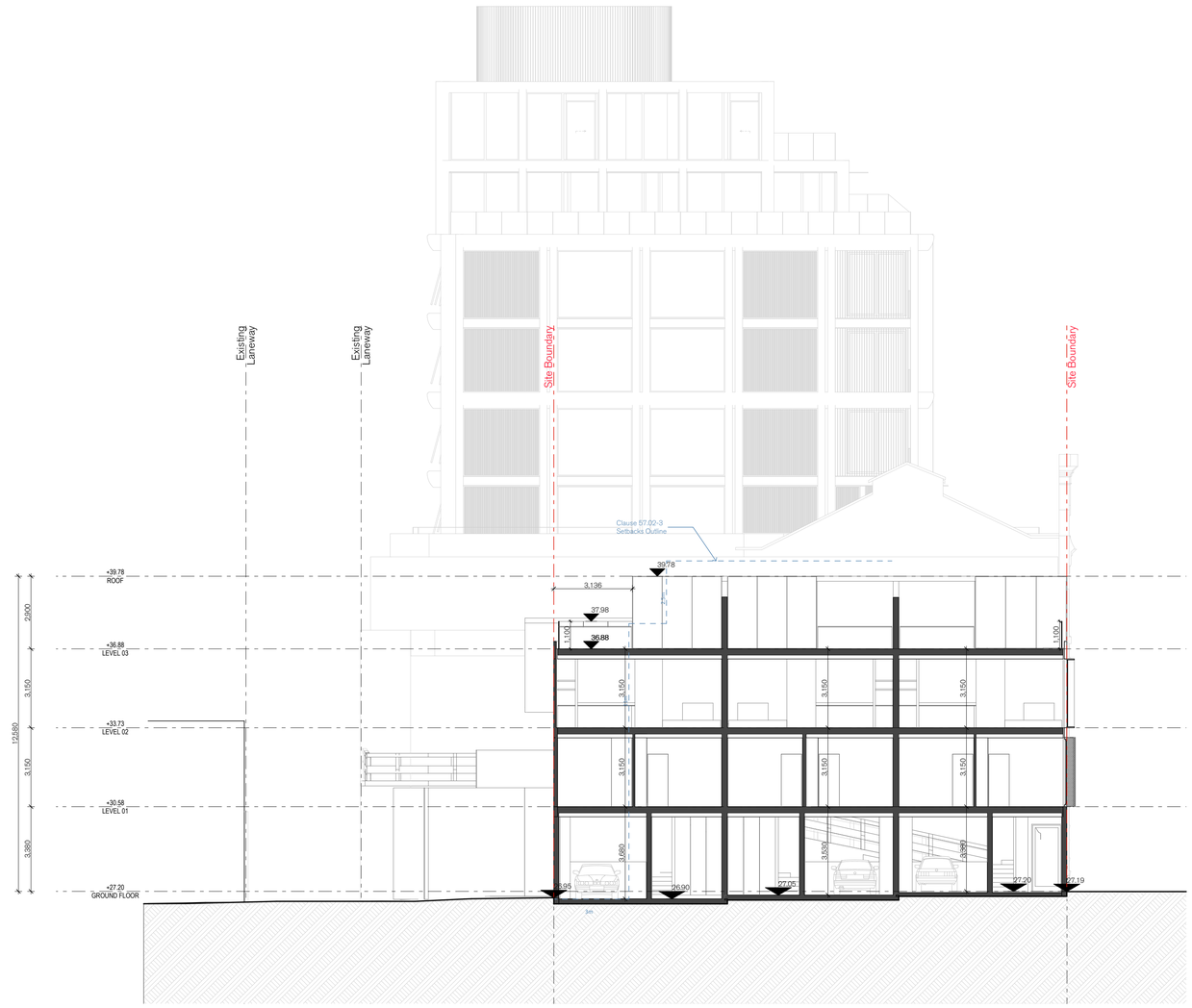
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
West Elevation

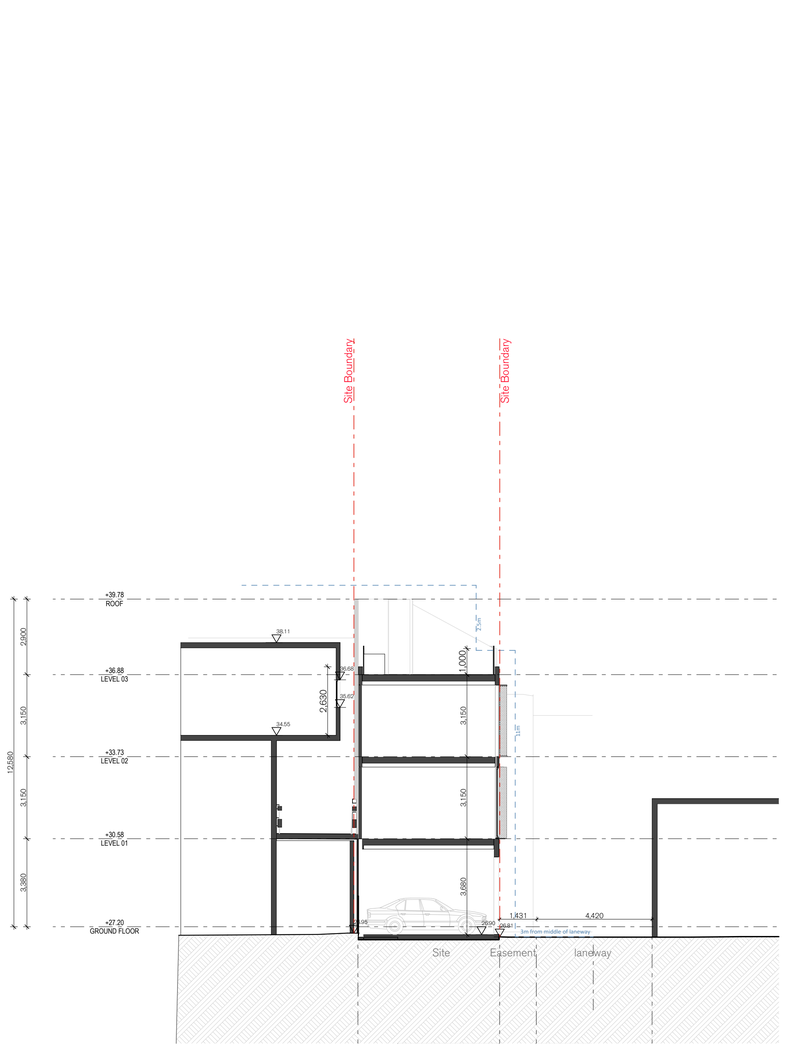
Drawing Scale 1:4.69, 1:100, 1:4.01, 1:1000, 1:1, PAPER

Drawing No. TP 2.11

D



Section AA - Townhouse 1:100



Section BB - Townhouse 1:100

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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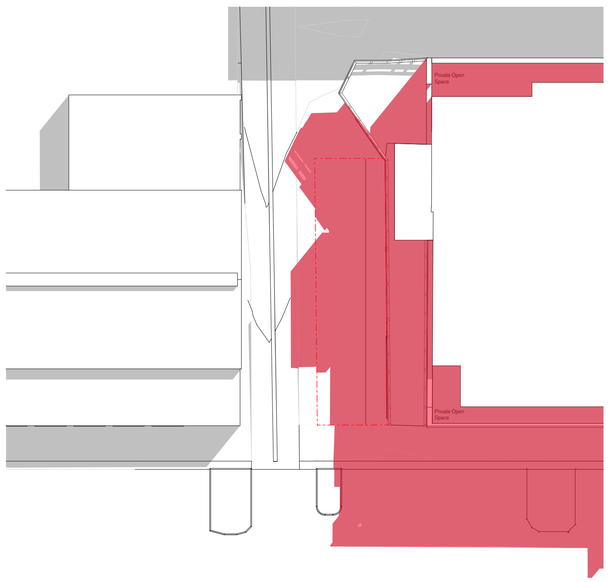
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Section AA & BB

Drawing Scale 1:100 @ A1

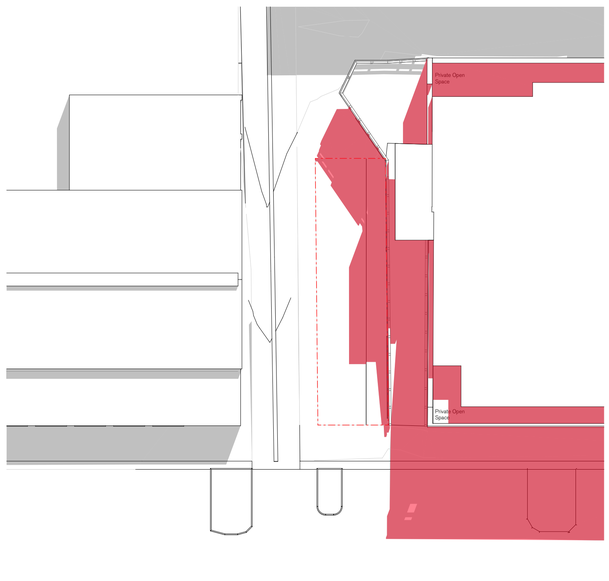
Drawing No. TP 2.12

Revision D



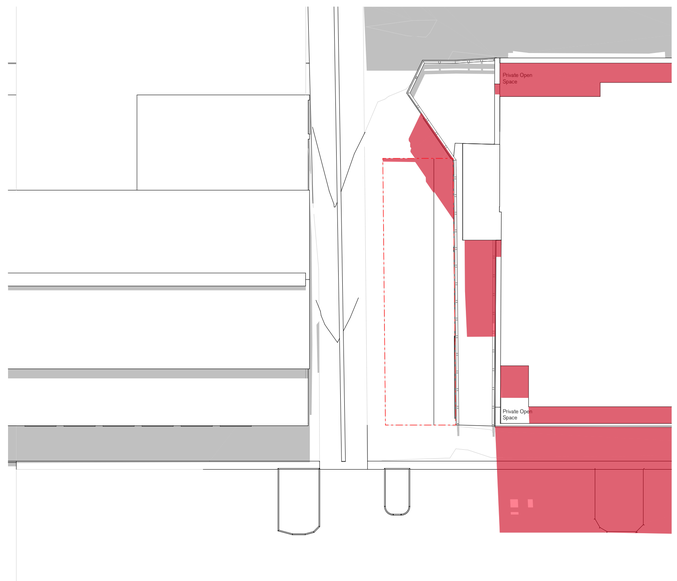
Victoria Street

September 23, 10 am



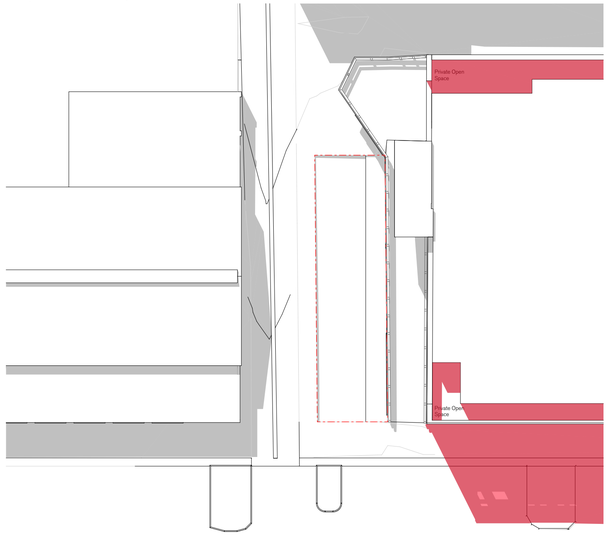
Victoria Street

September 23, 11 am



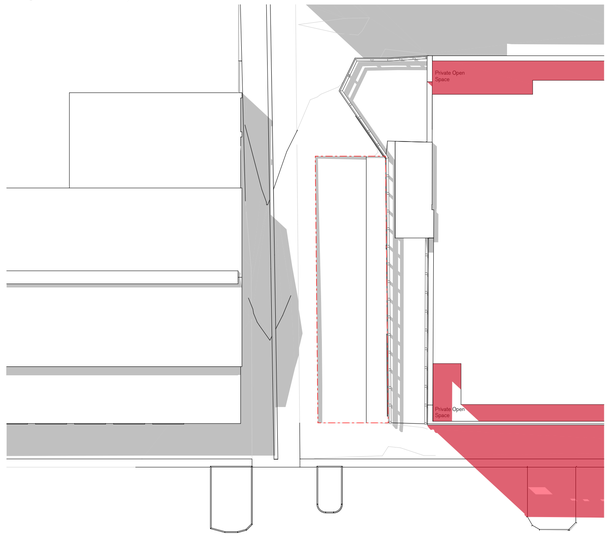
Victoria Street

September 23, 12 pm



Victoria Street

September 23, 1 pm



Victoria Street

September 23, 2 pm

Proposed Shadows
Existing Shadows

Proposed Shadows
Existing Shadows

Rev	Date	By	Chk	Description
A	19/11/2025	FP	FP	TOWN PLANNING RFI ISSUE
B	20/11/2025	FP	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

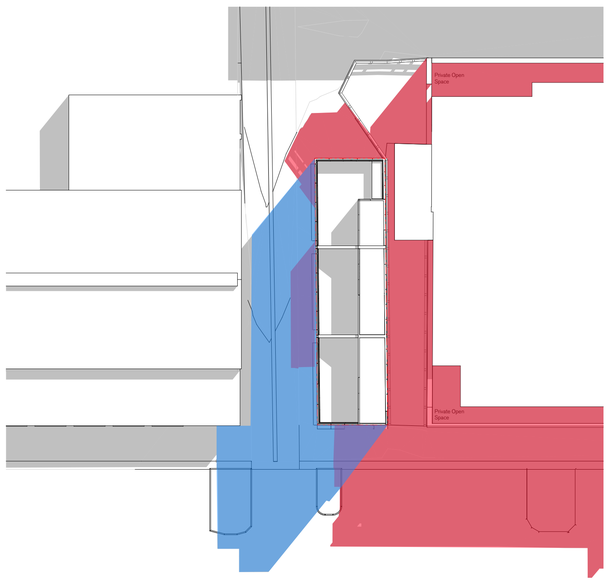
TP STAGE 1

Drawing Name
Existing Shadow Diagrams - Sept. 23

Drawing Scale 1:200 @ A1

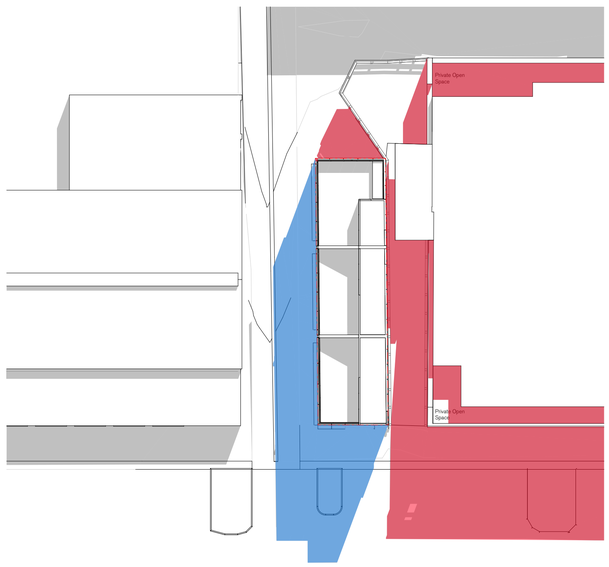
Drawing No. TP 2.14

Revision B



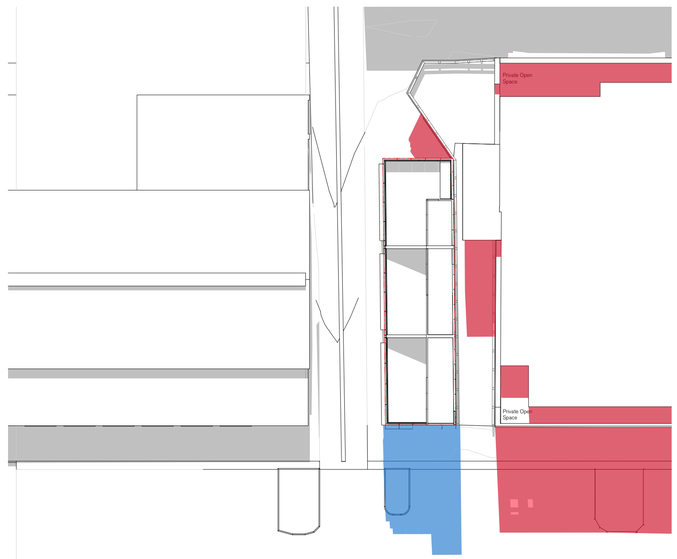
Victoria Street

September 23, 10 am



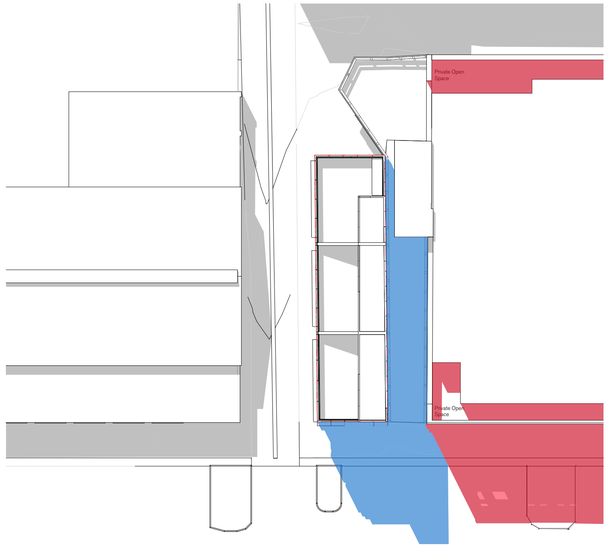
Victoria Street

September 23, 11 am



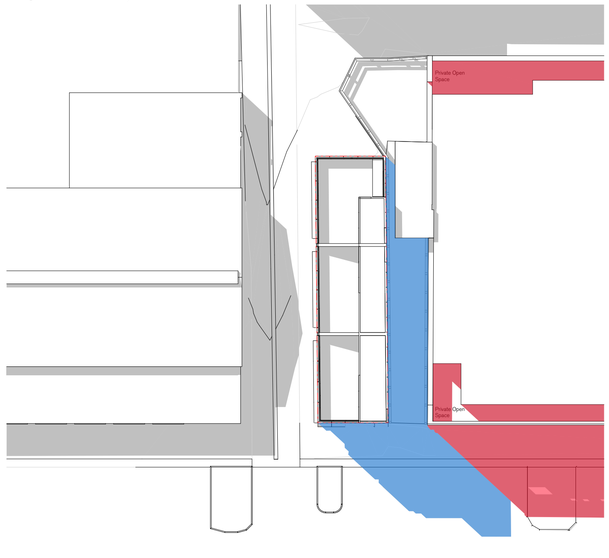
Victoria Street

September 23, 12 pm



Victoria Street

September 23, 1 pm



Victoria Street

September 23, 2 pm

Proposed Shadows
Existing Shadows
Overlapping Shadows

Proposed Shadows
Existing Shadows

Rev	Date	By	Chk	Description
B	20/08/2025	FP	FP	TOWN PLANNING ISSUE
A	30/10/2025	FP	FP	TOWN PLANNING RFI ISSUE
C	20/11/2025	FP	FP	TOWN PLANNING RFI ISSUE

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TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Proposed Shadow Diagrams - Sept. 23

Drawing Scale 1:200 @ A1

Drawing No. TP 2.15

Revision C

DESIGN PROPOSAL AREA & YIELD SCHEDULE

Proposal Address	9 Victoria St	25-37 Victoria St
Site Area	110.6m^2	1505.9m^2
Architect	DKO Architecture	
Date	251024 REV C	

	Car No.	GFA
Basement 2	36	1357
Basement 1	38	1357
Total	74	2714

	Res Bike No.	Comm BikeNo.	Visit Bike	TH Bike No.
Basement 2	45			
Basement 1	12	2		
Ground			12	3
Total	57	2	12	3

Note: Visitor bike spaces are existing Victoria Street bike parks

BUILDING A

Level	GFA (Excl. Balc/Terrace and Basement)	NLA	NSA	Circulation / Services / Lobby	Amenity (External Communal for Residents)	Amenity (Internal Communal for Residents)	Balcony + Terrace	1B	2B	3B	PENT-HOUSE	Total
Ground	539	255		240	51	44						
Level 1	487		431	56			45			2		2
Level 2	468		412	56			64		1		2	3
Level 3	317		264	53			0					
Level 4	302		245	56			74			2		2
Level 5	308		252	56			27			2		2
Level 6	308		252	56			27			2		2
Level 7	308		252	56			27			2		2
Level 8	401		392	9			135		1		1	2
Level 9	308		286	23			63				1	1
Roof				78								
Total	3746	255	2786	740	51	44	461	0	2	10	4	16

Average NSA	174.1

BUILDING B

Level	GFA (Excl. Balc/Terrace and Basement)	NLA	NSA	Circulation / Services / Lobby	Amenity (External Communal for Residents)	Amenity (Communal for Residents)	Balcony + Terrace	1B	2B	3B	PENT-HOUSE	Total
Ground	624		515	109			90	1	3	1		5
Level 1	753		665	89			92	1	3	2		6
Level 2	753		664	89			92	1	3	2		6
Level 3	754		666	89			92	1	3	2		6
Level 4	574		507	67			133		1	3		4
Level 5	529		462	67			51		1	3		4
Level 6	529		461	67			50		1	3		4
Level 7	529		462	67			50		1	3		4
Level 8	292		232	61			98				1	1
Level 9	241		218	23			62				1	1
Roof					100							
Total	5578	0	4851	728	100	0	810	4	16	19	2	41

Average NSA	118.3

SUMMARY	GFA (Excl. Balc/Terrace and Basement)	NLA	NSA	Circulation / Services / Lobby	Amenity (External Communal for Residents)	Amenity (Communal for Residents)	Balcony	1B	2B	3B	PENT-HOUSE	Total
BUILDING A	3746	255	2786	740	51	44	461	0	2	10	4	16
BUILDING B	5578	0	4851	728	100	0	810	4	16	19	2	41
TOTAL	9325	255	7637	1468	152	44	1272	4	18	29	6	57

Townhouses	NSA	TERRACE	GFA(NO BALC.)
TH 01	86	26	104
TH 02	87.3	27	105
TH 03	87	26	104
Total	260	79	313

Assumptions

1. These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
2. This scheme has been prepared generally within the bounds of the current site dimensions. Dimensions are subject to detailed discussion with council, hence may be subject to change once advice is received.
3. The information contained herein is believed to be correct at time on preparation based on the information available at time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
4. The design and accompanying documentation contained herein is and remains the intellectual property of DKO Architecture.
5. Areas have been calculated using PCA Method of Measurement; not Building Format Plan.

Rev	Date	By	Chk	Description
B	20/08/2025	FP	FP	TOWN PLANNING ISSUE
C	30/10/2025	FP	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP	FP	TOWN PLANNING RFI ISSUE

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- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing work.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Approval.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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DKO

Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Development Summary

Drawing Scale 1:0.48 @ A1

Drawing No. TP 2.17

Revision D



Rev	Date	By	Chk	Description
C	30/10/2025	FP	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP	FP	TOWN PLANNING RFI ISSUE

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Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Artist's Impression

Drawing Scale 1:1.44 @ A1

Drawing No. TP 2.18

Revision D



Rev	Date	By	Chk	Description
C	30/10/2025	FP	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Artist's Impression

Drawing Scale 1:1.44 @ A1

Drawing No. TP 2.19

Revision D



Rev	Date	By	Chk	Description
C	30/10/2025	FP	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	FP	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
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Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Artist's Impression

Drawing Scale 1:1.44 @ A1

Drawing No.
TP 2.20

Revision
D

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Traffic Engineering

Proposed Residential Development

9 Victoria Street, Fitzroy

Traffic Impact Assessment



1 Introduction

Colliers International Engineering & Design (TTMC) Pty Limited has been requested by the Applicant to provide a traffic impact assessment for the proposed residential development at 9 Victoria Street, Fitzroy.

The following report addresses the traffic and parking implications of the proposal, including:

- The adequacy of the car parking provision.
- The likely traffic and parking impacts on the existing road network.
- The suitability of the site access and car parking layout.

The report concludes that the proposal is appropriate from a traffic engineering perspective.

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Record

No.	Author	Reviewed/Approved	Description	Date
1.	A. Sahin	D. Hancox	Original Issue	31/10/2025

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2 Existing Conditions

2.1 The Site

The site at 9 Victoria Street, Fitzroy has approximately 1,506 square metres of land area with approximately 55.8 metres frontage to Victoria Street and Right of Way (ROW) respectively. The figure below shows the location of the site and the surrounding road network.

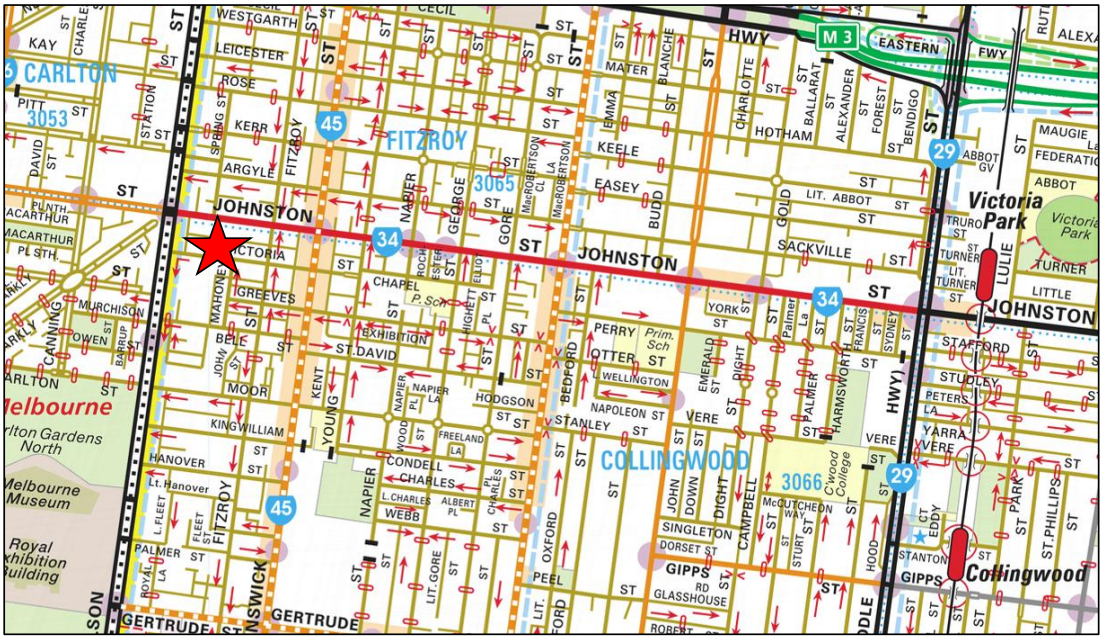

Figure 1: Site Locality Plan (Source: Melways Online, 2025)

The site is within the Mixed-Use Zone (MUZ) and is subject to Heritage Overlay (HO334) under the Yarra Planning Scheme. The site is located within the Principal Public Transport Network (PPTN).

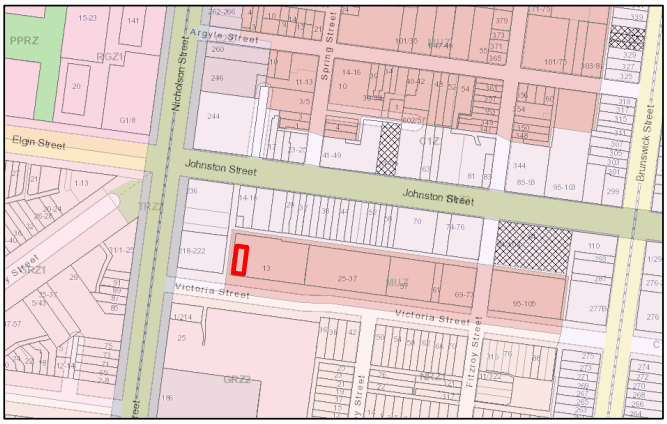

Figure 2: Planning Zone of Site (Source: VicPlan, 2025)

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The site is currently occupied as a private parking area. The following figure shows an aerial view of the existing site conditions.

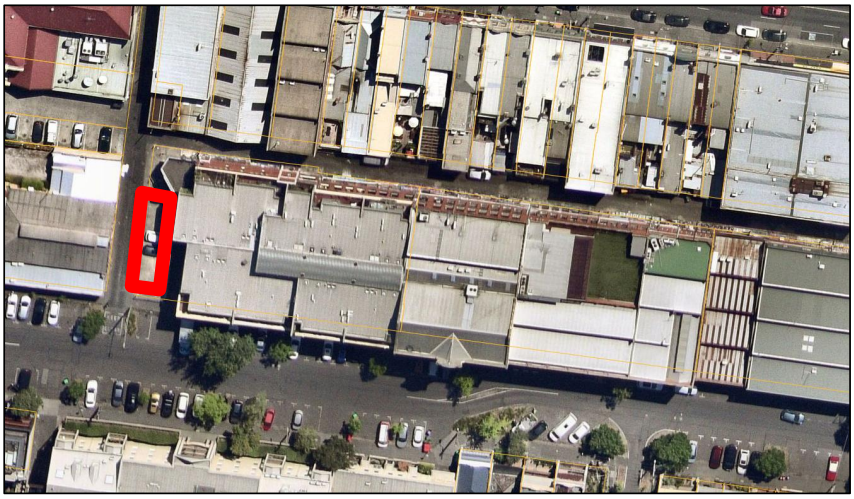

Figure 3: Aerial View of Site (Source: Nearmap, October 2025)

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2.2 Road Network

Victoria Street is a local road featuring a single two-lane, two-way carriageway with an approximate width of 18.9 metres. It includes pedestrian footpaths and a combination of kerbside, 45-degree, and 90-degree parking on both sides of the road reserve. The posted speed limit in built-up areas is 40 km/h. The figures below show the road configuration along the site frontage.



Figure 4: Victoria Street Facing East (Site on LHS) (Source: Google Maps, December 2018)

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Figure 5: Victoria Street Facing West (Site on RHS) (Source: Google Maps, December 2018)

The **Right of Way (ROW)** along the western boundary of the site provides access to a private car space for the residential dwellings. The ROW can be accessed via Johnston Street and Victoria Street. The width of the accessway is approximately 5.7 metres. The figure below shows the configuration of the ROW proximate to the site.



Figure 6: ROW Facing North (Site on RHS) (Source: Google Maps, July 2019)

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2.3 Public Transport Network

The following table and figure shows the public transport services nearest to the site.

Table 1: Nearby Public Transport

Mode	Route		Stop / Station	Distance to Stop / Station
Tram	#96	East Brunswick – St Kilda Beach	Johnston St – Stop 13	170m
	#11	West Preston – Victoria Harbour Docklands	Johnston St/Brunswick St	220m
Bus	#200	City - Bulleen	Nicholson St/Elgin St	230m
	#202	Yarra Bend – Melbourne University		
	#207	Doncaster Shopping Centre – City (Queen St)		

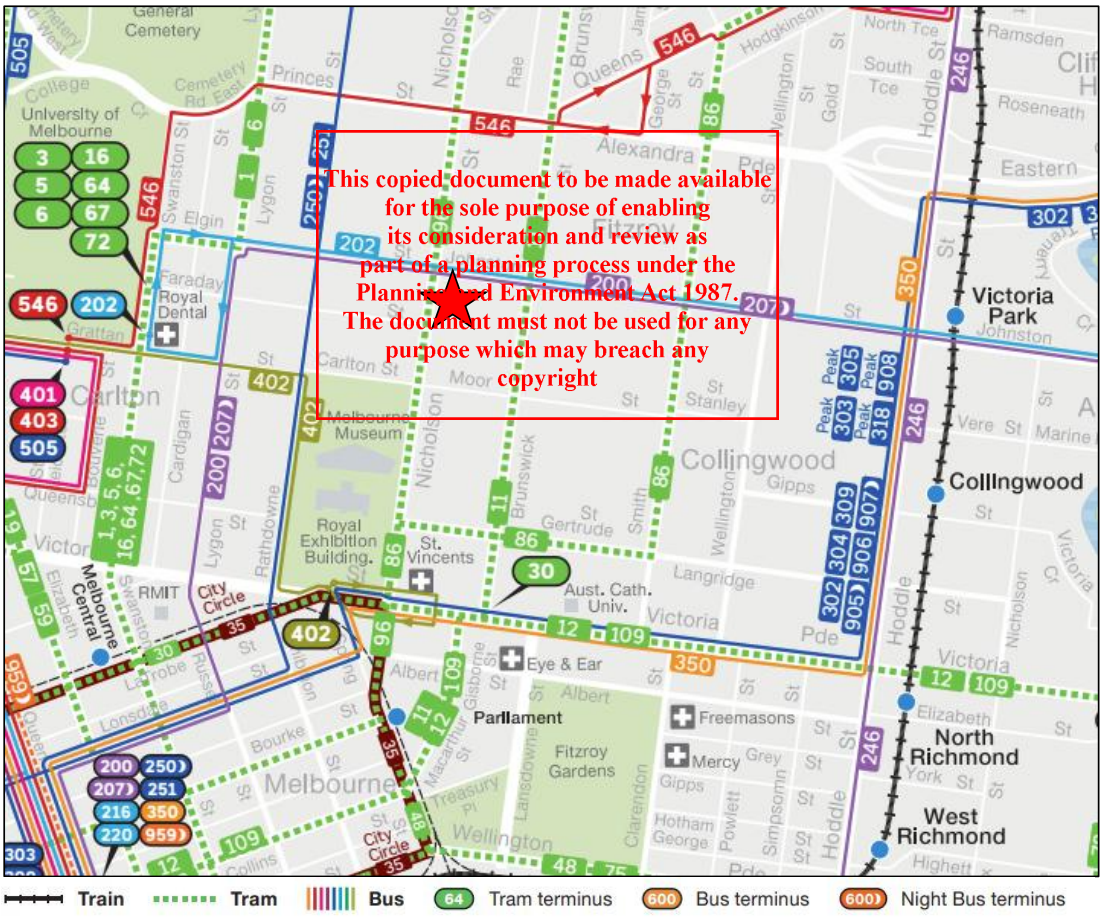

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Figure 7: Public Transport Map (Source: Public Transport Victoria, November 2024)

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2.4 Nearby Bicycle Routes

The site is proximate to formal bicycle routes as shown in the following figure. Most of the local roads in the site locality would be suitable for cyclists.

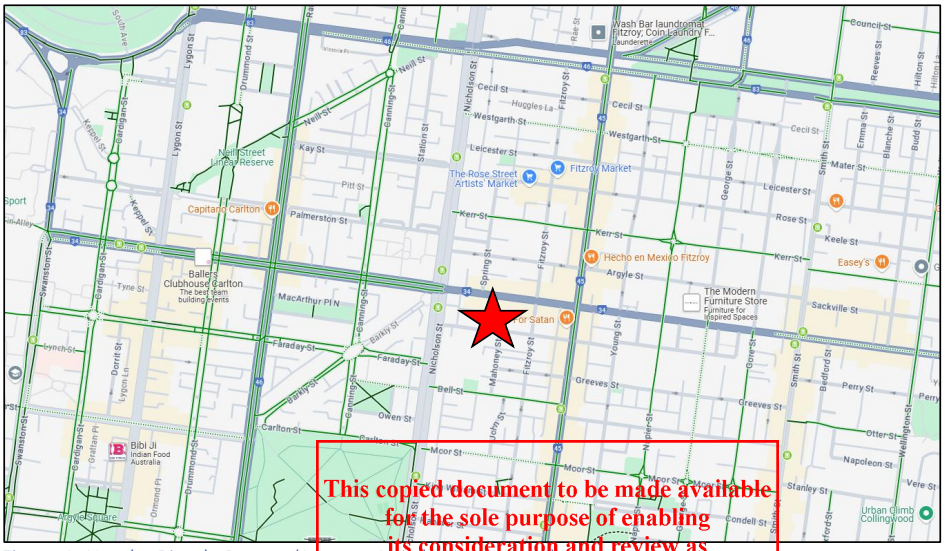

Figure 8: Nearby Bicycle Routes (Source: Google Maps, 2025)

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The following figure shows the popular bicycle routes for cycling based on the data shared by the Strava Community. The Strava Global Heatmap visualises the intensity of activity based on aggregated data from Strava users.

The heatmap uses colours to indicate the intensity of activity in a particular area. Areas with higher activity levels appear as brighter or more intense colours while areas with lower activity levels appear as darker colours.



Figure 9: Nearby Bicycle Routes (Source: Strava, 2025)

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2.5 Nearby Amenities

The Walk Score application offers a metric for evaluating the walkability of a location, assessing its proximity to various amenities. According to the application's assessment the property located at 21-43 Victoria Street, Fitzroy is assigned a Walk Score of 99 out of 100, categorising it as a "Walker's Paradise" stating "Daily errands do not require a car". The site also has a transit score of 100 out of 100 which is described as "Rider's Paradise" stating "World-class public transportation".

Nearby amenities include supermarkets, medical centres, schools, universities as well as numerous retailers, banks, gyms and food and drink establishments on Johnston Street and Brunswick Street. The following figure illustrates the range of amenities within close proximity to the site.

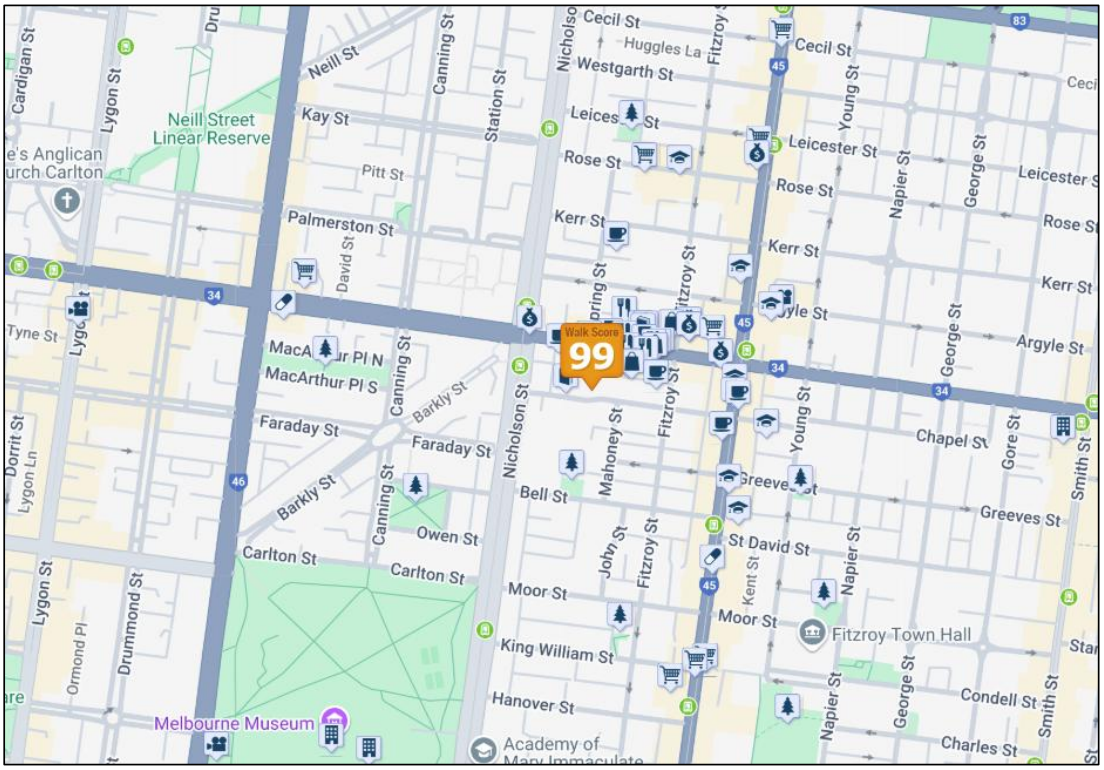

Figure 10: Nearby Amenities (Source: Walk Score, 2025)

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2.6 Car Sharing Services

Car sharing services such as GoGet have been operating within the City of Yarra which provide cars on demand for hire either by the hour or by the day without the hassle of seeking a car parking space.

It is convenient for residents living in an area where other modes of transport such as walking, cycling and buses are available making it a cost-effective and sustainable transport option.

The figure below shows the location of the cars for hire within proximity to the site.

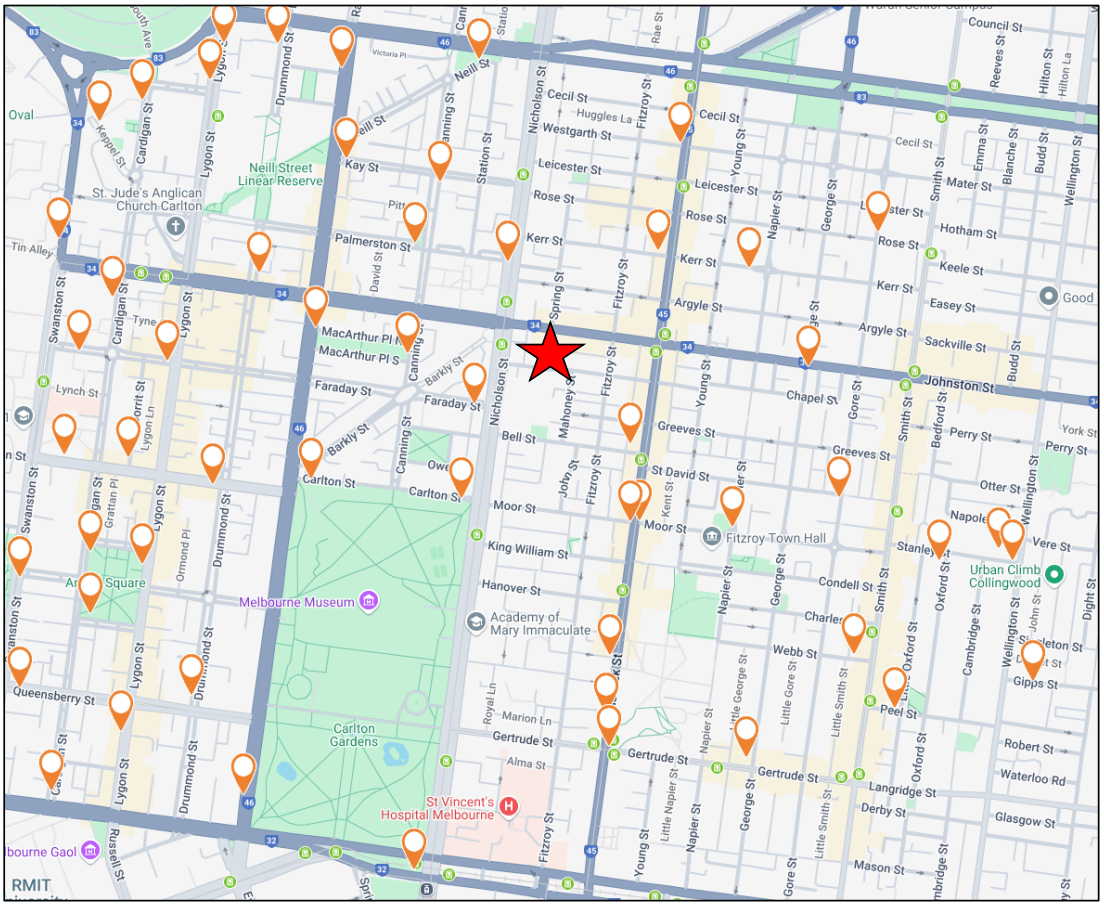

Figure 11: GoGet Car Share Locations (Source: GoGet, 2025)

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3 The Proposal

The Applicant is proposing a residential development upon the subject land which includes the following inventory and uses.

Table 2: Development Summary

Item	Inventory
Residential • Two-bedroom Dwellings	**3 no.** 3 no.
Car Parking Spaces	3 no.

A copy of the development plans is attached in Appendix A.

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4 Car Parking Requirements, Provision and Impacts

4.1 Statutory Car Parking Requirements

Table 1 of Clause 52.06-5 of the Planning Scheme outlines car parking requirements for a variety of land uses and is summarised for the proposed development in the following table.

Table 3: Car Parking Requirements

Proposal		Clause 52.06-5 Required Rate Column B	Car Parking Requirement	Car Parking Provision
Two-bedroom Dwellings	3 no.	1 space per dwelling	3 no.	3 no.

The proposal has provision for 3 on-site car parking spaces, satisfying the Clause 52.06-5 requirements of the Planning Scheme.

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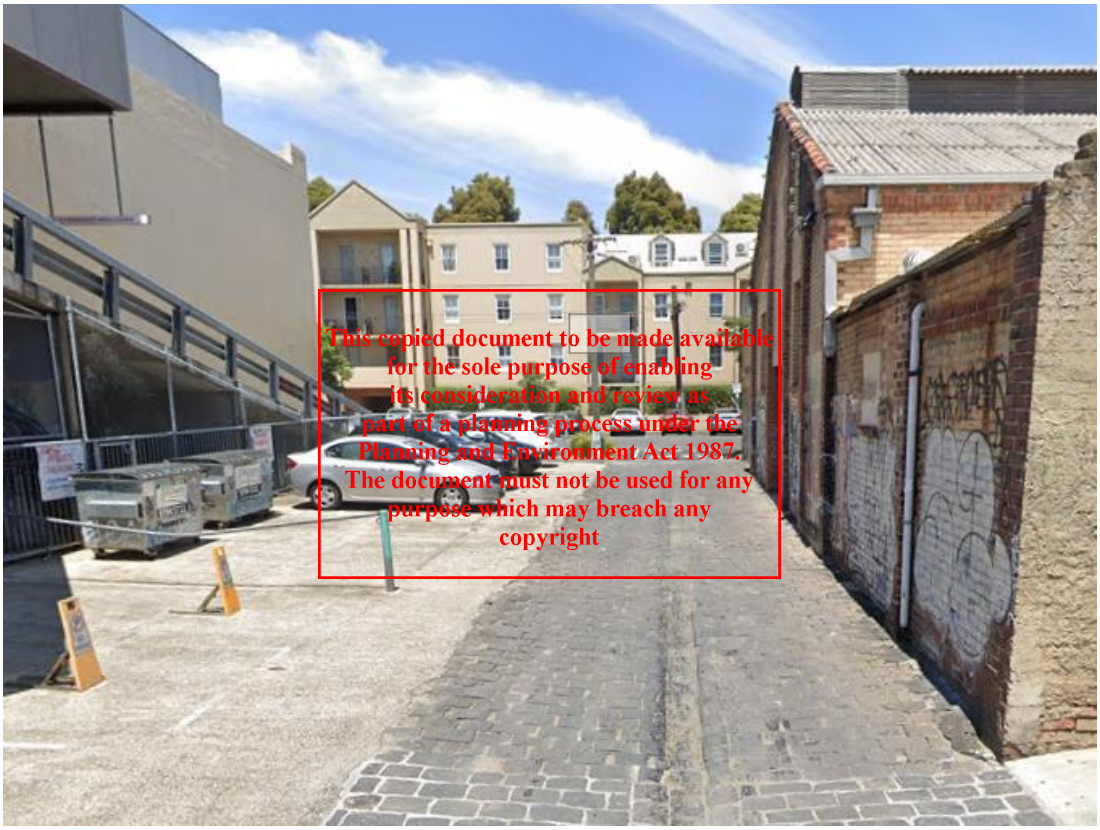
5 Car Parking Area and Access Design

5.1 Site Access

Vehicle access to the on-site parking spaces is via the 5.85-metre-wide ROW adjacent the site which currently provides access to 11 on-site parking spaces in a 90 degree arrangement. This is depicted in the following image which confirms the bluestone section of the ROW is about 4.42 metres wide and the concrete section is 1.43 metres.



Whilst not signed or denoted on site it is likely the concrete portion at 1.43 metres in width is used by the occasional pedestrian because of the smoother surface finish.

5.2 Car Parking Layout

The proposal includes 3 on-site parking spaces in the form of 90-degree spaces. The minimum car parking dimensions are 2.6 metres wide and 5.4 metres long with a minimum 5.85 metre long access aisle width. The actual parking areas have a minimum clear width of 3.0 metres at the entry and for two-thirds of the space length between bikes and storage cages providing adequate width for the driver to access the vehicle.

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From Table 2 of Clause 52.06-9 of the Planning scheme, the dimensions on the development proposal exceed the Table 2 dimensions which are highlighted in the following table, for both car spaces length and the width of the access aisle.

Table 2: Minimum dimensions of car parking spaces and accessways

Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
Parallel	3.6 m	2.3 m	6.7 m
45°	3.5 m	2.6 m	4.9 m
60°	4.9 m	2.6 m	4.9 m
90°	6.4 m	2.6 m	4.9 m
	5.8 m	2.8 m	4.9 m
	5.2 m	3.0 m	4.9 m
	4.8 m	3.2 m	4.9 m

In addition to the above, swept path diagrams attached in Appendix B confirm the 'B85 vehicle' from AS2890.1:2004 successfully access each car parking space in a single manoeuvre. Drivers can enter and exit out onto Johnston Street or Victoria Street in a forward direction.

The 3 parking spaces have a total length of 5.4 metres and are open to the laneway. The B85 design vehicle has a length of 4.9 metres, thus it has clearance either side of 250mm, which is adequate for the design vehicle to park.

The post development conditions have the same length available as the existing parking spaces on the site.

Thus the proposed 3 on-site parking spaces are appropriately designed to allow the parking of the design vehicle from AS2890.1-2004.

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5.3 Response to Clause 52.06-9 Design Standards

Clause 52.06-9 of the Planning Scheme outlines design criteria for car parking, accessways and gradients. The following table provides a response to each of the relevant design criteria.

Table 4: Clause 52.06-9 Design Standards

Clause 52.06-9 design criteria	Colliers Response
Design Standard 1 - Accessways	
Be at least 3 metres wide.	Satisfied.
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Satisfied.
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	Not applicable.
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheelbase of 2.8 metres.	Satisfied.
If the accessway serves 4 or more car spaces or connects to a road in a Transport Zone, the accessway must be designed so that cars can exit the site in a forward direction.	Not applicable.
Provide a passing area at the entrance at least 5.1 metres wide and 7 metres long if the accessway serves 10 or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone.	Not applicable.
Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than 1 lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Not applicable, as there are no dedicated footpaths along the ROW adjacent the site.
If an accessway to 4 or more car parking spaces is from land in a Transport Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	Not applicable.
Design Standard 2 – Car parking spaces	
Dimensions of car parking spaces and accessways – Table 2.	Satisfied – Refer to Section 5.2 above which identifies the compliance of the parking spaces to Table 2 of Clause 52.06-9 and confirmed by the swept paths provided in Appendix B.

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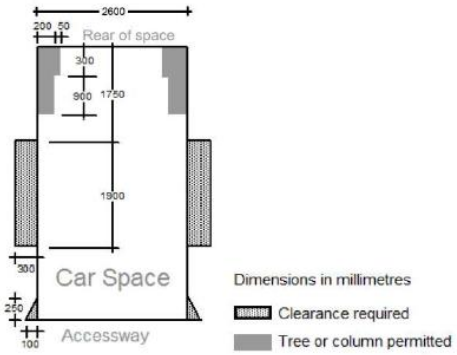
Clause 52.06-9 design criteria	Colliers Response
A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than: A column, tree, or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. A structure, which may project into the space if it is at least 2.1 metres above the space. **Diagram 1 Clearance to car parking spaces** 	Satisfied. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright
Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.	Not applicable as the parking spaces have been assessed under the dimensions of car parking spaces and accessways in Table 2 above.
Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.	Not applicable.
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	Not applicable.
Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.	Not applicable.
Design Standard 3 – Gradients	
Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	Satisfied.

Clause 52.06-9 design criteria	Colliers Response
Ramps must have the maximum grades as outlined in Table below and be designed for vehicles travelling in a forward direction. Type / Length Ramp / Max Grade Public: <20m 1:5; >20m 1:6 Private: <20m 1:4; >20m 1:5	Satisfied.
Where the difference in grade between two sections of ramp or floor is greater that 1:8 (12.5%) for a summit grade change, or greater than 1:6.7 (15%) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming. Plans must include an assessment of grade changes of greater than 1:5.6 (18%) or less than 3 metres apart for clearances, to the satisfaction of the Responsible Authority.	Satisfied.

The proposed accessways, car parking spaces and gradients are designed appropriately based on the relevant design criteria outlined in Clause 52.06-9 of the Planning Scheme.

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6 Summary and Conclusions

The Applicant proposes a residential development at 9 Victoria Street, Fitzroy. The development is summarised from a traffic engineering context as follows.

- The Applicant has provision for 3 on-site car parking spaces, satisfying the statutory requirements of Clause 52.06-5 of the Planning Scheme.
- The swept path diagrams confirm the 'B85 vehicle' successfully enters and exits the parking spaces in a single manoeuvre for each entry/exit trip whilst entering and exiting onto the local road network in a forward direction.
- The accessways, car parking spaces and gradients have been designed appropriately based on Clause 52.06-9 of the Planning Scheme.

Colliers International Engineering & Design (TTMC) Pty Limited

Adem Sahin
Project Consultant - Transport

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Appendix A: Development Plans

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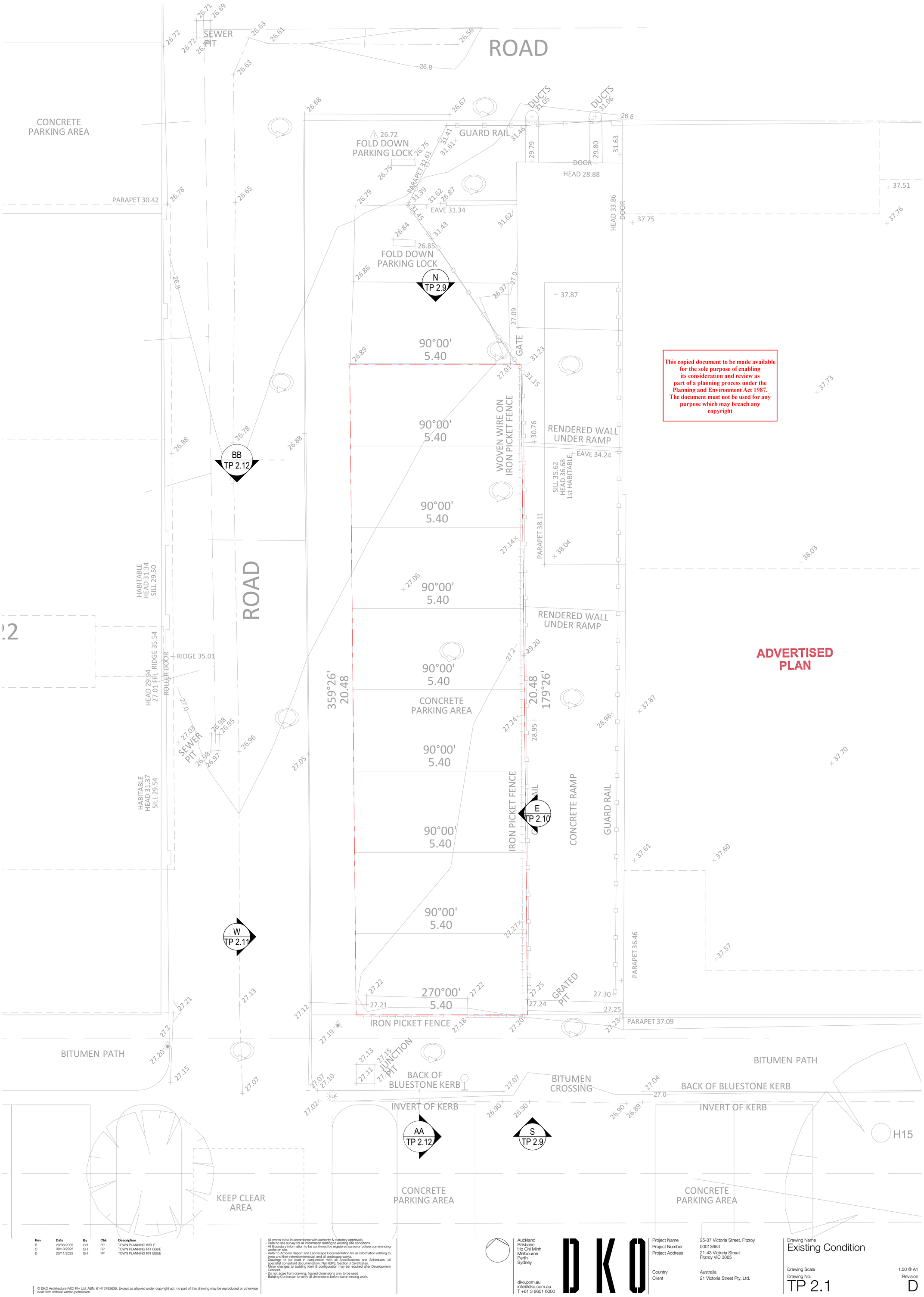

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Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE
D	20/11/2025	GH	FP	TOWN PLANNING RFI ISSUE

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- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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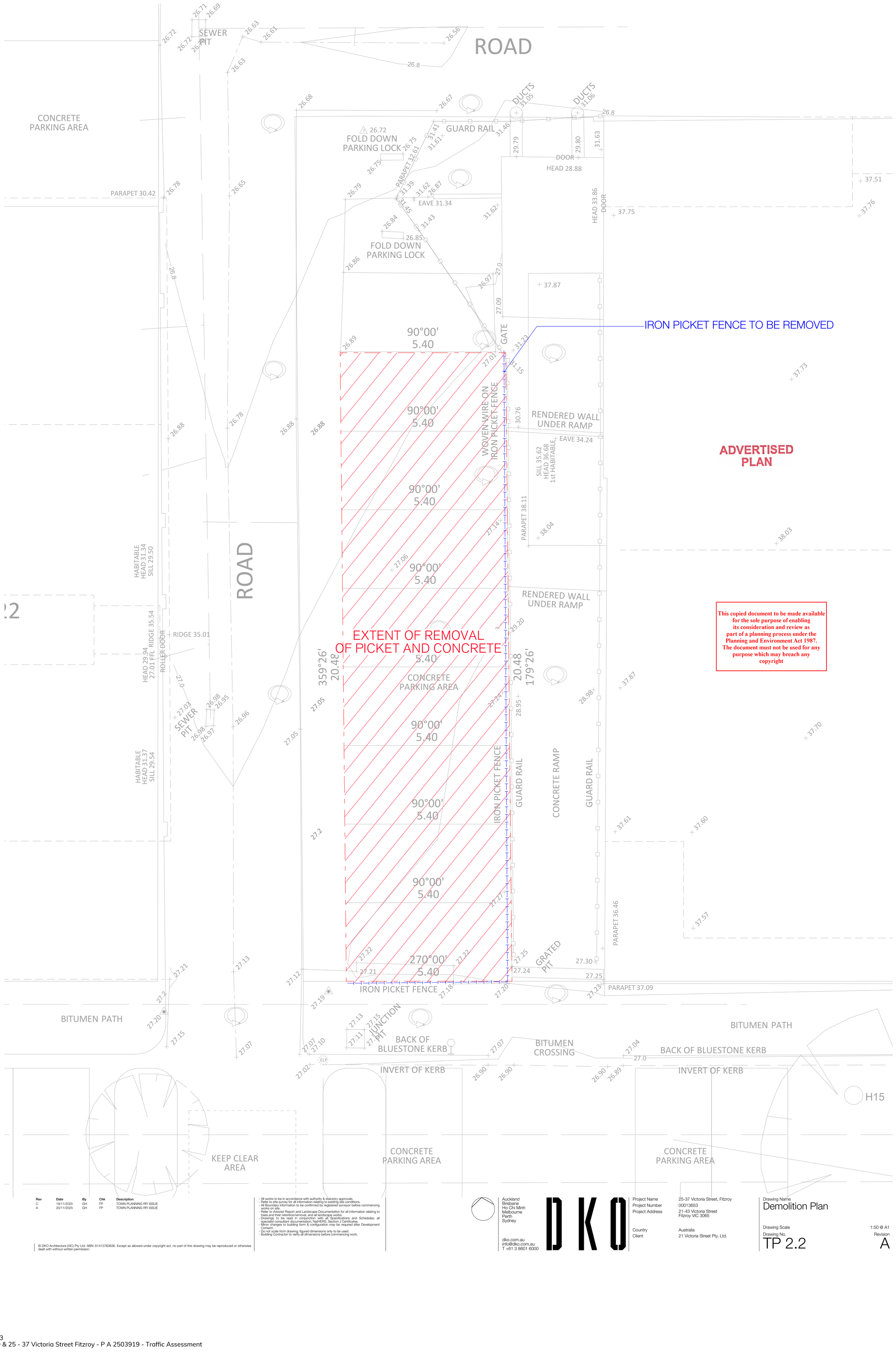
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Existing Condition

Drawing Scale 1:50 @ A1

Drawing No. TP 2.1

Revision D



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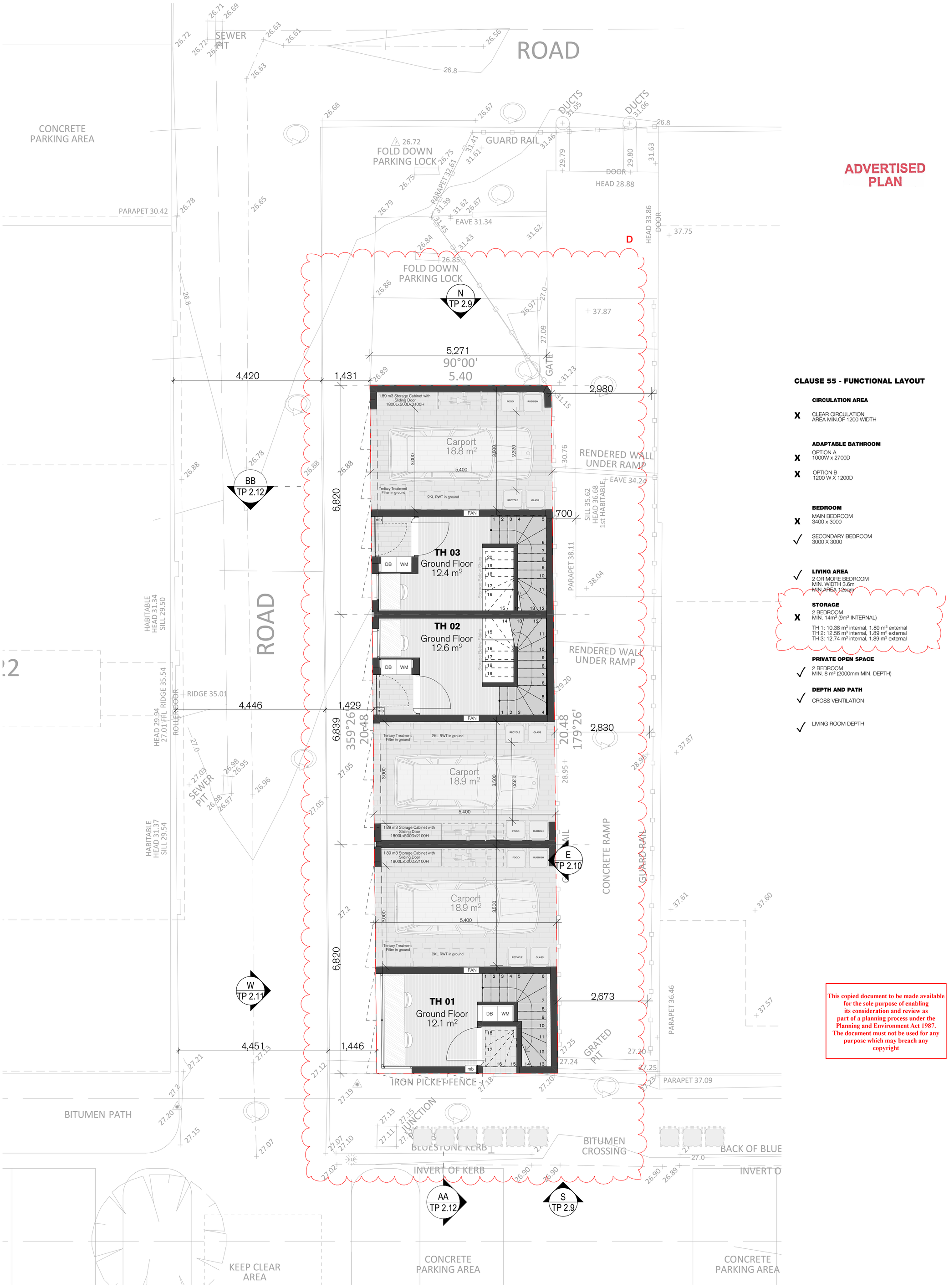
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Demolition Plan

Drawing Scale 1:50 @ A1

Drawing No. TP 2.2

Revision A



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D

CLAUSE 55 - FUNCTIONAL LAYOUT

CIRCULATION AREA

X CLEAR CIRCULATION AREA MIN.OF 1200 WIDTH

ADAPTABLE BATHROOM

X OPTION A 1000W x 2700D

X OPTION B 1200 W X 1200D

BEDROOM

X MAIN BEDROOM 3400 x 3000

✓ SECONDARY BEDROOM 3000 X 3000

✓ **LIVING AREA** 2 OR MORE BEDROOM MIN. WIDTH 3.6m MIN AREA 12sqm

STORAGE

X 2 BEDROOM MIN. 14m³ (9m³ INTERNAL)

TH 1: 10.38 m³ internal, 1.89 m³ external
TH 2: 12.56 m³ internal, 1.89 m³ external
TH 3: 12.74 m³ internal, 1.89 m³ external

PRIVATE OPEN SPACE

✓ 2 BEDROOM MIN. 8 m² (2000mm MIN. DEPTH)

DEPTH AND PATH

✓ CROSS VENTILATION

✓ LIVING ROOM DEPTH

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NOTE
- Double Glazing windows provided to all habitable spaces for the townhouses

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B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
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Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Ground Floor

Drawing Scale 1:50 @ A1

Drawing No. TP 2.3

Revision D

Appendix B: Swept Path Diagrams (B85 Vehicle)

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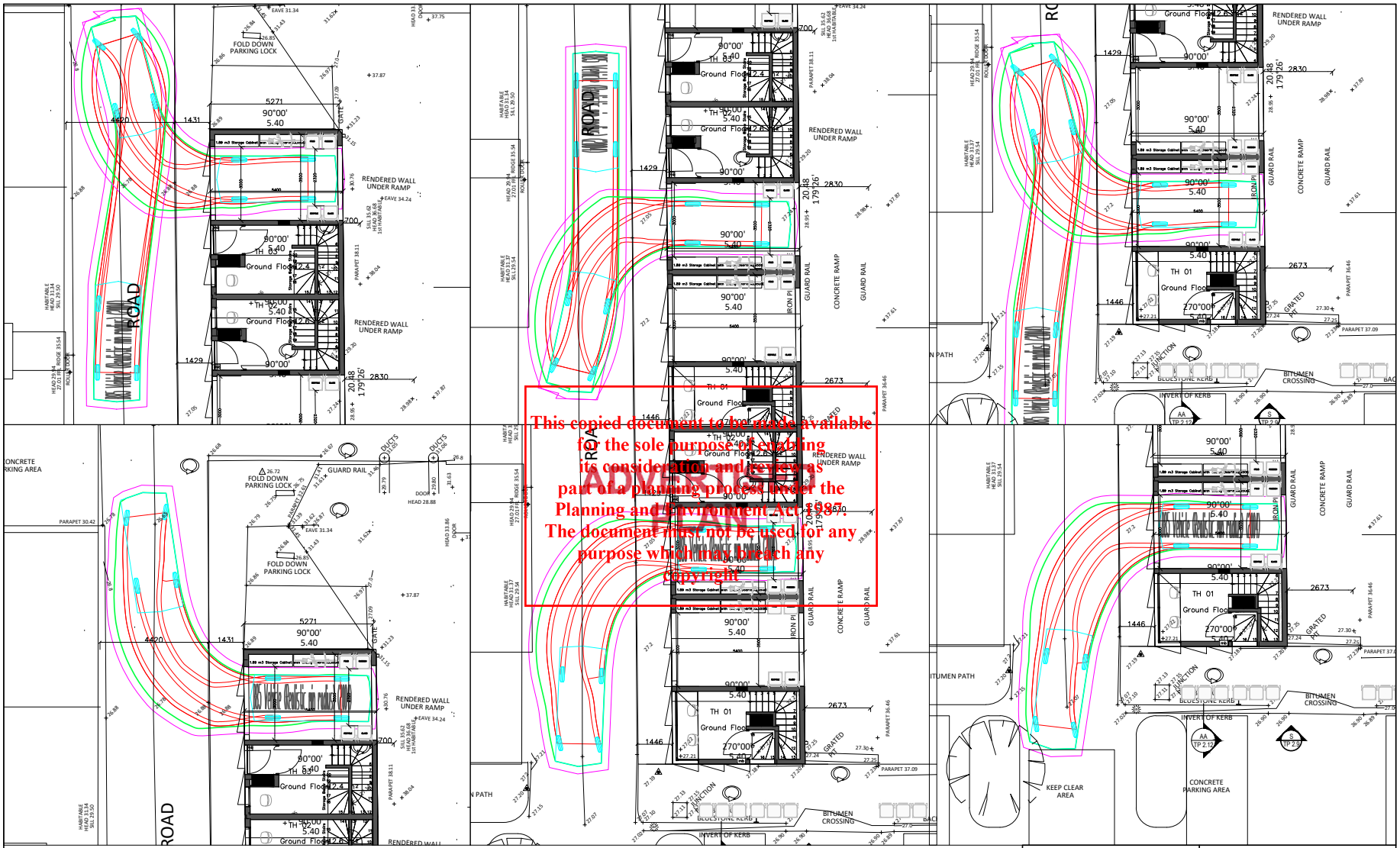

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----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11300 FOLIO 117

Security no : 124127748610T
Produced 03/09/2025 02:37 PM

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 341022M.
PARENT TITLE Volume 10254 Folio 328
Created by instrument AJ171695C 02/09/2011

ADVERTISED PLAN

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THE JACKA FOUNDATION OF NATURAL THERAPIES LTD of 43 VICTORIA STREET FITZROY VIC 3065
U407651F 16/09/1996

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY874530M 13/02/2025
Caveator
21 VICTORIA ST PTY LTD ACN: 682914816
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
10/02/2025
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
TISHER LINER FC LAW
Notices to
TISHER LINER FC LAW of LEVEL 2 333 QUEEN STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS341022M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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Document Type	**Instrument**
Document Identification	**AJ171695C**
Number of Pages (excluding this cover sheet)	**2**
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AJ171695C
02/09/2011 $299.50 32-2

Application for New Folio of the Register

Section 32 Transfer of Land Act 1958

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Lodged by
Name: Pearce Webster Dugdales
Phone: (03) 9614 5122
Address: Level 4, 379 Collins Street, Melbourne 3000
Reference: AHW:111030
Customer Code: 1375W

The applicant applies for the creation of a new folio of the Register for the land.

Land: *(volume and folio)*

eab. Certificate of Title Volume 10254 Folios 317, ~~328 (both inclusive)~~ + 321 - 328

Applicant: *(full name and address including postcode)*

The Jacka Foundation of Natural Therapies Limited ACN 005 894 477 of 43 Victoria Street, Fitzroy 3065

Reason for request:

On change of the name of the applicant company

Manner of holding: *(complete only if 2 or more proprietors)*

Date: 29 August 2011
Signature of applicant:

ADVERTISED PLAN

10851010A Order to Register

Form 11

Please register and issue Certificate of Title to

Page 1 of 1 Signed Customer Code

THE BACK OF THIS FORM MUST NOT BE USED
Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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Annexure Page

Transfer of Land Act 1958

This is page 2 of *Approved Form 11* dated
between The Jacka Foundation of Natural Therapies Limited ACN 005 894 477

Signatures of the parties

Privacy Collection Statement
The information from this form is

AJ171695C
02/09/2011 $299.50 32-2

Panel Heading

Executed by the Jacka Foundation of Natural Therapies Limited ACN 005 894 477 by being signed by those persons authorized to sign for the company:

.....
Director

FAY LORRAINE PAXTON
.....
Full Name

4/13 ALFRED RD., GLENIRIS VIC 3146
.....
Usual Address

.....
Director

Enna Szmulewicz
.....
Full Name

22 Taylor St. E. Brighton 3187
.....
Usual Address

ADVERTISED PLAN

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10851010A

A1

Law Perfect Pty Ltd

Page 1 of 1

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

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ADVERTISED PLAN

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodge[redacted]
Name
Phone
Address: .....
Ref.: .....
Customer Code: 13756W

OFFICE OF TITLES S.H. VICTORIA

U407651F
160996 1151 45 1530

MADE AVAILABLE / CHANGE CONTROL
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*
Volume 10254 Folios 317 and 321, 322, 323, 324, 325, 326, 327 and 328

Estate and Interest: *(e.g. "all my estate in fee simple")*
all its estate and interest in fee simple

Consideration:
$1,530,000.00

DU407651F-1-1

Transferor: *(full name)*
HARREST NOMINEES PTY. LTD. ACN 004 691 481

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ADVERTISED PLAN

Transferee: *(full name and address including postcode)*
THE SOUTHERN SCHOOL OF NATURAL THERAPIES LIMITED ACN 005 894 477 of 43 Victoria Street, Fitzroy, 3065

AMENDED 24 OCT 1996 With consent of Solicitor for Transferee

Directing Party: *(full name)*

Dated: 13/8 August 1996

Execution and attestation:
THE COMMON SEAL of HARREST NOMINEES PTY. LTD. ACN 004 691 481 was hereunto affixed in accordance with its Articles of Association in the presence of:

. . . . [redacted] . . . Director

. . . . [redacted] . . . Secretary

Common Seal
HARREST NOMINEES PTY. LTD. A.C.N. 004 691 481

Approval No. 002926L

ORDER TO REGISTER
Please register and issue title to

T1

Signed Cust. Code:

OFFICE OF TITLES VICTORIA 19/9/96

STAMP DUTY USE ONLY
NOT CHARGEABLE WITH STAMP DUTY
15 AUG 1996
STATE REVENUE OFFICE 8 VICTORIA

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AUSDOC Office L70

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ADVERTISED
PLAN

Department of Sustainability and Environment

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ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page two of *Approved Form* T1 dated 13/8/96. between HARREST NOMINEES PTY LTD ACN 004 691 481 and THE SOUTHERN SCHOOL OF NATURAL THERAPIES LIMITED ACN 005 894 477
Signatures of the parties

Panel Heading

THE COMMON SEAL of THE SOUTHERN SCHOOL OF NATURAL THERAPIES LIMITED was hereunto affixed by Authority of a Resolution of Council in the presence of:

THE SOUTHERN SCHOOL OF NATURAL THERAPIES LIMITED
The Common Seal Of

[redacted]
..... Councillor

..... Secretary/Councillor

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ADVERTISED PLAN

DU407651F-2-9

29 OCT 1996

Approval No. 002926L

A1

OFFICE OF TITLES VICTORIA

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2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
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Department of Sustainability and Environment

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ADVERTISED PLAN

Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 03/09/2025 02:09:37 PM

Status	Registered	Dealing Number	AY874530M
Date and Time Lodged	13/02/2025 04:30:25 PM		

Lodger Details

Lodger Code	16804R
Name	TISHER LINER FC LAW
Address	
Lodger Box	
Phone	
Email	
Reference	242565caveat

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CAVEAT

Jurisdiction VICTORIA

Privacy Collection Statement
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Land Title Reference
11300/109
11300/110
11300/111
11300/112
11300/113
11300/114
11300/115
11300/116
11300/117

ADVERTISED PLAN

Caveator

Name	21 VICTORIA ST PTY LTD
ACN	682914816

Grounds of claim
Purchasers' contract with the following Parties and Date.

Parties
The Registered Proprietor(s)

Date
10/02/2025

Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Estate or Interest claimed
Freehold Estate

Prohibition
Absolutely

Name and Address for Service of Notice
Tisher Liner FC Law
Address

Floor Type	LEVEL
Floor Number	2
Street Number	333
Street Name	QUEEN
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

ADVERTISED PLAN

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	21 VICTORIA ST PTY LTD
Signer Name	JONATHAN PAUL TISHER
Signer Organisation	TISHER LINER FC LAW
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 FEBRUARY 2025

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Reference :242565caveat
Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

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Document Type	**Plan**
Document Identification	**PS341022M**
Number of Pages (excluding this cover sheet)	**2**
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ADVERTISED PLAN

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	PLAN OF SUBDIVISION	STAGE No. /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 341022 M

LOCATION OF LAND

PARISH: JIKA JIKA

TOWNSHIP: ———

SECTION: ———

CROWN ALLOTMENT: ———

CROWN PORTION: 71 (Part)

LTO BASE RECORD: CHART 97
TITLE REFERENCES: Vol. 9561 Fol. 379

LAST PLAN REFERENCE/S: Appn. 60073 Sec. 103

POSTAL ADDRESS: (At time of subdivision) 13-43 Victoria Street Fitzroy 3065

AMG Co-ordinates (of approx centre of land in plan) E 321 700 N 5 814 440 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: City of Yarra REF: 3352

1. This plan is certified under Section 6 of the Subdivision Act 1988.

~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under Section 6. / /~~

~~3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 ~~has~~/has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage~~ .....

Council Delegate
~~Council Seal~~
Date 13 / 7 / 95

Re-certified under Section 11(7) of the Subdivision Act 1988.
Council Delegate
Council Seal
Date / /

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	City of Yarra

NOTATIONS

STAGING This ~~is~~/is not a staged subdivision.
Planning permit No. 3352

DEPTH LIMITATION Does not apply.

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SURVEY. THIS PLAN IS/~~IS NOT~~ BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

LEGEND A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement (Road)

Section 12(2) of the Subdivision Act 1988 applies to the lots in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

LTO USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED ☑

DATE: 28 / 9 / 95

LTO USE ONLY

PLAN REGISTERED

TIME 10-10 AM.

DATE 17 / 10 / 95

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

beveridge williams & co. pty. ltd.
ACN 006 197 235
SURVEYORS ○ PLANNERS ○ ENGINEERS
○ Melbourne–554 High Street Prahran 3181 529 4022
○ Ballarat–48 Lydiard St. South 3350 (053) 31 3877
○ Leongatha–57 Bair Street 3953 (056) 62 2630
○ Traralgon–3/6-8 Grey Street 3844 (051) 74 5385
○ Wonthaggi–31 Murray Street 3995 (056) 72 1505

LICENSED SURVEYOR (PRINT) JOHN FRANCIS WILLIAMS

SIGNATURE ..... DATE 21 / 3 / 95

REF 6493 VERSION 2

..... DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Creffields PS01

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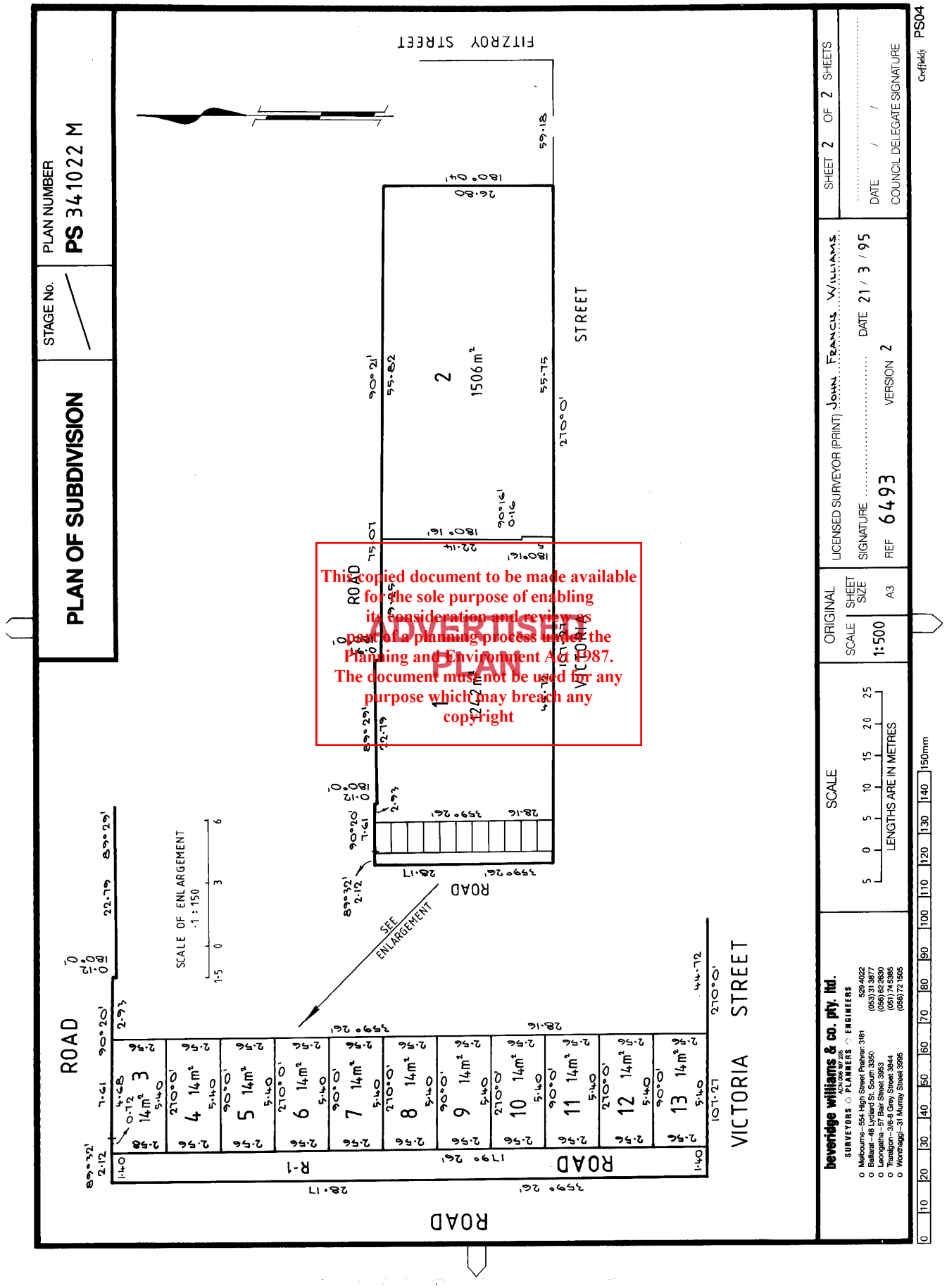

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PRIME
SURVEYING | LAND DEVELOPMENT

ABN: 68 808 463 717
W: www.primelandconsultants.com.au
M: 0466 967 303 T: 03 8316 1308
E: info@primelandconsultants.com.au

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18/11/2025

To Whom It May Concern,

Re: Planning Application at 21-43 Victoria Street, Fitzroy

We act as the licensed land surveyors for 21 Victoria Street Pty Ltd and have been engaged to survey the above property.

Our firm has undertaken a Title Re-Establishment Survey to determine the relationships between existing occupation and/or improvements and the title boundaries (see attached).

Along the Eastern boundary of the existing carparking area, identified as Lots 6-13 on PS341022M, the edge of the concrete ramp and guard rail have been measured coincident with the title boundary.

At the north eastern corner of these parcels, the edge of concrete ramp, which is elevated from ground level, crosses on an angle across the title boundaries. The ramp crosses 0.19m south and 0.13m west of the corner respectively.

The lines showing the guardrails either side of the ramp between the carpark titles and the building at 9-19 Victoria Street, Fitzroy are diagrammatic only and are not intended to represent the guardrail posts.

Should you require further clarification, please don't hesitate to contact our office.

Yours sincerely,

Jarrod Hill
Licensed Surveyor (Reg: 2089)

m: 0413 053 951 t: 03 8316 1308
e: jarrodh@primelandconsultants.com.au

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ADVERTISED PLAN

RECORD OF HAVING RE-ESTABLISHED A CADASTRAL BOUNDARY

Surveying (Cadastral Surveys) Regulations 2025 - Schedule 4, Regulation 16

LOCATION OF LAND

PROPERTY ADDRESS: **No. 21-43 VICTORIA STREET, FITZROY**
PARISH: **JIKA JIKA**
COUNTY: **BOURKE**
SECTION: **-**
CROWN ALLOTMENT: **-**
CROWN PORTION: **71 (PART)**
LAST PLAN REFERENCE: **LOTS 2 & 6-13 ON PS341022M**

NOTATIONS

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.
ROAD CONNECTIONS, REFERENCE MARKS & OCCUPATION FEATURES HAVE BEEN EXAGGERATED FOR CLARITY.
ONLY EXTERNAL CORNERS OF LOTS 6-13 HAVE BEEN MARKED

LAND SUBJECT TO EASEMENTS
IMPLIED SECTION 12(2) EASEMENTS APPLY TO ALL THE LAND IN PS341022M.

DATUM (and previous survey references)
'A'-'B'-'C' VIDE PS341022M. ADD 6°26' FOR PS507552J VIDE 'A'-'B'-'C'-'D'.
VICTORIA STREET ALIGNMENT & TITLE DIMENSIONS FIXED FROM 'A'.
CONFIRMED BY ETCHES FOUND AT 'E', 'F' & 'G'.

MGA COORDINATES (OF APPROX. CENTRE OF LAND IN PLAN)
E: 321 804 GDA: 2020
N: 5 814 604 ZONE: 55

ADVERTISED
PLAN

SEE SHEET 2 FOR DIAGRAM

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ORIGINAL SHEET SIZE: A3

SCALE
-

LENGTHS ARE IN METRES

SURVEYORS FILE REF: 241094-RE

PRIME
SURVEYING | TOWN PLANNING | LAND DEVELOPMENT
W: www.primelandconsultants.com.au
E: info@primelandconsultants.com.au
T: 03 8316 1308 | M: 0466 967 303
A: 110 Bakehouse Road, Kensington, 3031

CERTIFICATION BY SURVEYOR

I, JARROD STEPHEN HILL of 110 BAKEHOUSE ROAD, KENSINGTON 3031, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 18-11-2025, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2025.

Date: 18/11/2025

DIGITALLY SIGNED
Licensed Surveyor, Surveying Act 2004

VERSION No.02

SHEET 1 OF 2

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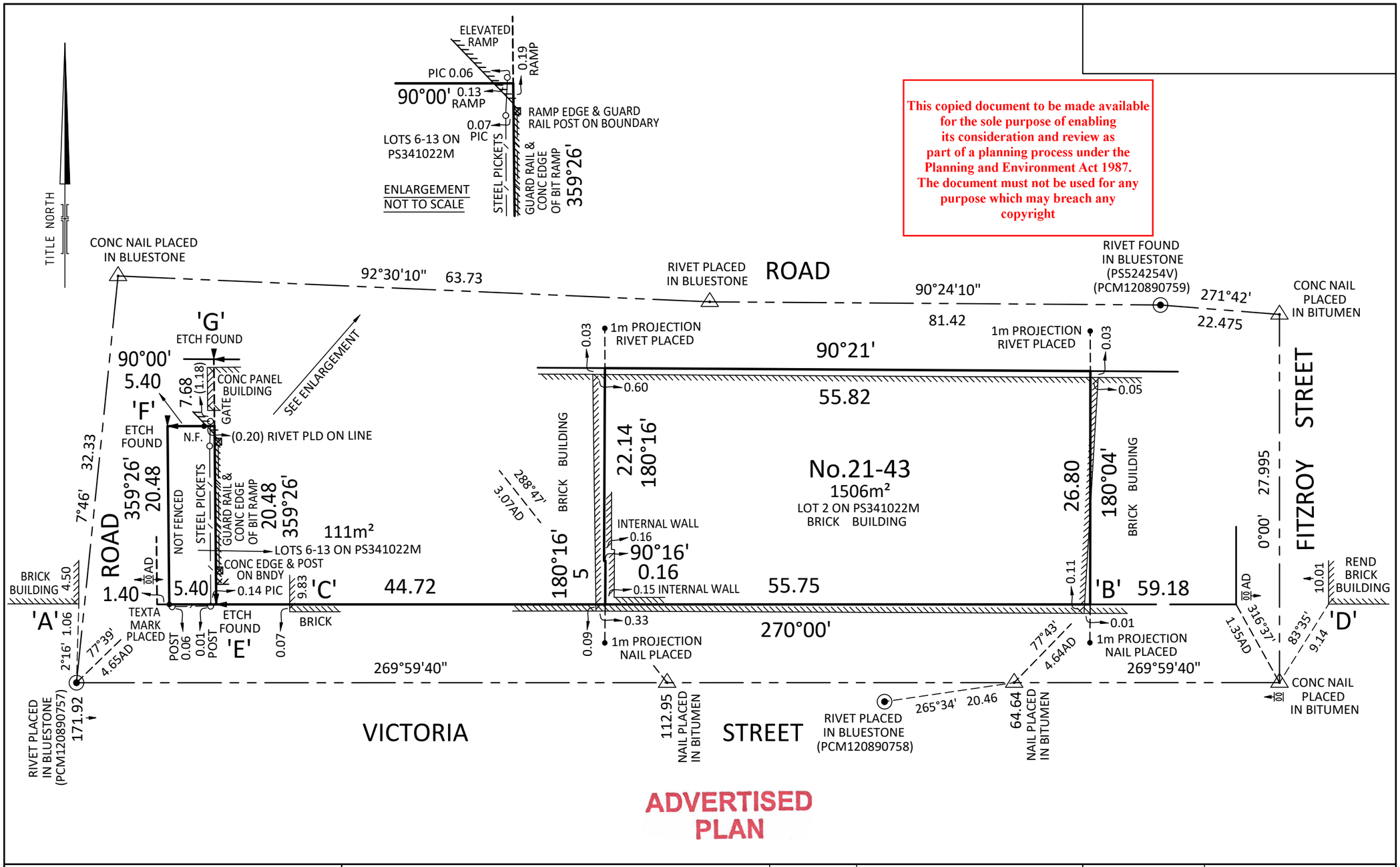

ADVERTISED PLAN

PRIME SURVEYING | TOWN PLANNING | LAND DEVELOPMENT W: www.primelandconsultants.com.au T: 03 8316 1308 | M: 0466 967 303 E: info@primelandconsultants.com.au A: 110 Bakehouse Rd, Kensington, 3031	SURVEYORS FILE REF: 241094-RE	SCALE 1:400	4 0 4 8 12 16 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
		VERSION 02			


No.236
NICHOLSON STREET
DOUBLE STOREY
RENDERED BRICK BUILDING
No.14
JOHNSTON STREET
DOUBLE STOREY
BRICK BUILDING
No.30
JOHNSTON STREET
DOUBLE STOREY
BRICK BUILDING
No.32
JOHNSTON STREET
DOUBLE STOREY
BRICK & RENDERED
BRICK BUILDING
No.34
JOHNSTON STREET
DOUBLE STOREY
BRICK BUILDING
No.36
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.38
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK,
BLOCK & BRICK
BUILDING
No.40
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.42
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.44
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.46
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.48-50
JOHNSTON STREET
DOUBLESTOREY
BRICK BUILDING
No.52
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.54
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.56
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.58
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.60
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.62-70
JOHNSTON STREET
DOUBLE STOREY
RENDERED BRICK &
BRICK BUILDING
No.218-222
NICHOLSON STREET
DOUBLE STOREY
BRICK BUILDING
No.9-19
VICTORIA STREET
TRIPLE STOREY
RENDERED BRICK, BRICK
& CLADDING BUILDING
No.25-43
VICTORIA STREET
UNDER CONSTRUCTION
TRIPLE STOREY
RENDERED BRICK, BRICK
& G.I. BUILDING
TOTLE AREA: 1326m²
No.51-59
VICTORIA STREET
TRIPLE STOREY
BRICK & G.I. BUILDING
ROAD
ROAD
ROAD
ROAD
VICTORIA
STREET
VICTORIA
STREET
CONCRETE DRIVEWAY
CONCRETE PARKING AREA
BRICK GARAGE
BRICK GARAGE
CONCRETE AREA
VERANDAH
BRICK GARAGE
BRICK BUILDING
BRICK SHED
WOODEN DECK
SHED
DECK
VERANDAH
BRICK GARAGE
CONC AREA
GARAGE
RENDERED BUILDING
BRICK BUILDING
VERANDAH
GARAGE UNDER
GARAGE UNDER
BALCONY OVER GARAGE
GARAGE UNDER
GARAGE UNDER
GATE
COLORBOND FENCE
BRICK WALL
GATE
GATE
GATE
SEWER MH
SEWER MH
SEWER MH
NAIL PLACED AT 1m PROJECTION
NAIL PLACED AT 1m PROJECTION
NAIL PLACED AT 1m PROJECTION
ROLLER DOOR
ROLLER DOOR
ROLLER DOOR



Sustainable Management Plan

ADVERTISED PLAN

Date: 31 October 2025

Assessment of: Proposed Mixed-Use Development | 25 – 37 Victoria Street, Fitzroy VIC 3065

Commissioned by: Victoria St JV Pty Ltd

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ESD Initiatives

ESD Initiatives	
Proposed Mixed-Use Development	25 – 37 Victoria Street, Fitzroy VIC 3065
Category	**Implementations**
ESD Professional	- An ESD professional been engaged to provide sustainability advice from schematic design to construction. - The ESD professional been involved in a pre-application meeting with Council.
Sub-Metering	- Separate metering facilities will be provided for individual apartments for all utilities (electricity and water). - Separate metering facilities will be provided for individual tenants and all central services for all utilities (electricity and water).
Rainwater harvesting and stormwater management system	- 22,000L Rainwater harvesting tanks for the Apartments and Commercial spaces. - A rainwater treatment system will be implemented to treat the water collected from all terrace area before/after it is directed into the rainwater tank for toilet flushing purposes. - All Rainwater tanks connected to toilet flushing throughout the building.
Water efficient fixtures / fittings	To ensure the efficient use of water and thereby reduce total operating potable water use, fixtures & fittings will have the following WELS ratings.
	- 4 Star WELS showerhead (> 6.0 but <= 7.5)
	- 5 Star WELS rated dishwasher, if installed
	- 4 Star WELS rated toilets
	- 6 Star WELS kitchen & bathroom taps
Fire water Re-use	- The fire testing system will collect and re-use 80% of the test water on site.
J1V3 Compliance	The Commercial area will achieve minimum NCC 2022 Volume 1 Section J compliance.
NatHERS compliance	7.0 Star minimum NatHERS rating will be achieved for each apartment with an average NatHERS rating of at least 8.2 stars. Each apartment will achieve a whole-of-home rating not less than 50/100.
POS Ecology	Tap will be provided in every POS.
Solar PV	23kW solar PV system will be provided on the roof of the development.
EV Charging	Parking for all apartments to be made 'EV Ready' by providing EV charging infrastructure i.e. appropriate substation sizing and capacity in distribution boards
Energy Efficiency	The development will be all electric with no use of gas on-site.

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ESD Initiatives	
Proposed Mixed-Use Development	25 – 37 Victoria Street, Fitzroy VIC 3065
Category	**Implementations**
HVAC System	Efficient heating and cooling system chosen within one star of the highest star rating possible depending on the product capacity for commercial spaces.
	3-Stars (2019 MEPS) - Reverse cycle space system is provided as the Heating system for apartments. 4-Stars (2019 MEPS) - Refrigerative space system is provided as the Cooling system for apartments.
Hot Water System	Efficient electric heat pump hot water system
Lighting	- Maximum illumination power density (W/m²) of the Office will meet the requirements in Table J7D3a of the NCC 2022 Vol 1. - The maximum illumination power density (W/m²) in at least 90% of the apartments will be 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9) - Energy efficient LED lights to be installed throughout.
Transport	**Commercial** - 2 x bicycle space will be provided for the staff and visitors.
	Apartments - 1 x bicycle space will be provided for each apartment (57 in total). - 21 Victoria St currently has 12 bicycle hoops on Victoria St in front of the proposed development. The project team intends to main these bike parks and use them for visitor bicycle parking
Building Materials	- Low VOC paints, adhesives and sealants to be used. - Aluminium framing for the windows. - All the carpets, engineered timber and adhesives/sealants meet the Green-star Benchmark for VOC's and emissions. - Use of engineered wood products of E1 or E0 grade (MDF, plywood, engineered-wood flooring).
IEQ	82.3% of the Living Rooms achieves compliant daylight access (1% daylight factor).
	95.4% of the Bedrooms achieves compliant daylight access (0.5% daylight factor).
	36.3% of the nominated floor area of Commercial space achieves compliant daylight access (2% daylight factor).
	63% of apartments will achieve effective natural ventilation.
	The HVAC system of the commercial spaces will provide 50% increase in outdoor air to regular use areas compared to the minimum required by AS 1668:2012.

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ESD Initiatives	
Proposed Mixed-Use Development	25 – 37 Victoria Street, Fitzroy VIC 3065
Category	**Implementations**
Waste	As this development includes a heritage facade, entirety of the existing heritage facade will be reused. Other than internal refurbishments, the entire heritage portion of the building will be re-used and as such will meet the intention of this credit.
	Each apartment, and the commercial development will be provided with a food/garden waste bin in addition to general waste and recycling bins.
	The recycling and general waste will be provided in the same storage area.
	The development is committed to recycling 80% of the construction and demolition waste.
Landscape	22% of the site area is covered with vegetation.
Urban Heat Island	Light or Medium coloured roof will be provided to mitigate urban heat island impact, where possible.

Table 1: ESD Initiatives

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1. Executive Summary

Hexicon has been engaged by Victoria St JV Pty Ltd to provide a Sustainable Management Plan (SMP) for the proposed Mixed-use development at 25 – 37 Victoria Street, Fitzroy VIC 3065.

The development is within the jurisdiction of the City of Yarra and for a development of this size, the council requires an SMP to be produced as part of its planning approval process. The requirements for an SMP are detailed on the Council website.

We have used BESS to support the proposed development planning application for ESD. The BESS (Built Environment Sustainability Scorecard) has been used to quantify all sustainable design criteria, with the exception of building materials. BESS is an online sustainability assessment tool purpose built for Sustainable Design Assessment in the planning process. The report summarises the sustainable design initiatives being incorporated in the proposed development and benchmarks them against industry best practice. The following table provides a summary of the BESS assessment targets and results for this project.

Categories	Minimum score required	Project's category score	Overall Contribution	Compliance
Management	-	99%	4.5%	-
Integrated Water Management	50% & 100%	76%	22.5%	**PASS**
Operational Energy	50%	92%	27.5%	**PASS**
Indoor Environment Quality (IEQ)	50%	57%	16.5%	**PASS**
Transport	-	76%	9.0%	-
Waste & Resource Recovery	-	100%	5.5%	-
Urban Ecology	-	44%	5.5%	-
Innovation	-	0%	9.0%	-
Overall BESS Score	**50%**	**71%**	**(PASS - Excellence)**	

Table 2: BESS Score Card

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It is also worth noting that the proposed mixed-use development achieve an 'Excellence' classification in the sustainability performance. This is because the BESS score achieved for the development is 70% which goes above and beyond the 'Best Practice' requirement of 50%. Not only does this signify the proposed development's intention to meet the minimum ESD requirements stipulated by the City of Yarra but 'push the envelope' to create a flagship project for sustainability standards in the City of Yarra jurisdiction.

This report describes an overall sustainable assessment and the ESD achievements of the proposed development.

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The Sustainable Management Plan is prepared to support the town planning application in accordance with the Clause 15.01-2L-01 for Environmentally Sustainable Development and Clause 53.18 for Stormwater Management as mentioned in the City of Yarra Planning Scheme.

2. Project Overview

The proposed development at 25 – 37 Victoria Street, Fitzroy VIC 3065 has been covered in this SMP report consisting a nine-storey residential project comprising of 2 levels of Basement, 1 x Office spaces, and 57 apartments. The following site plan indicates the location of the site.

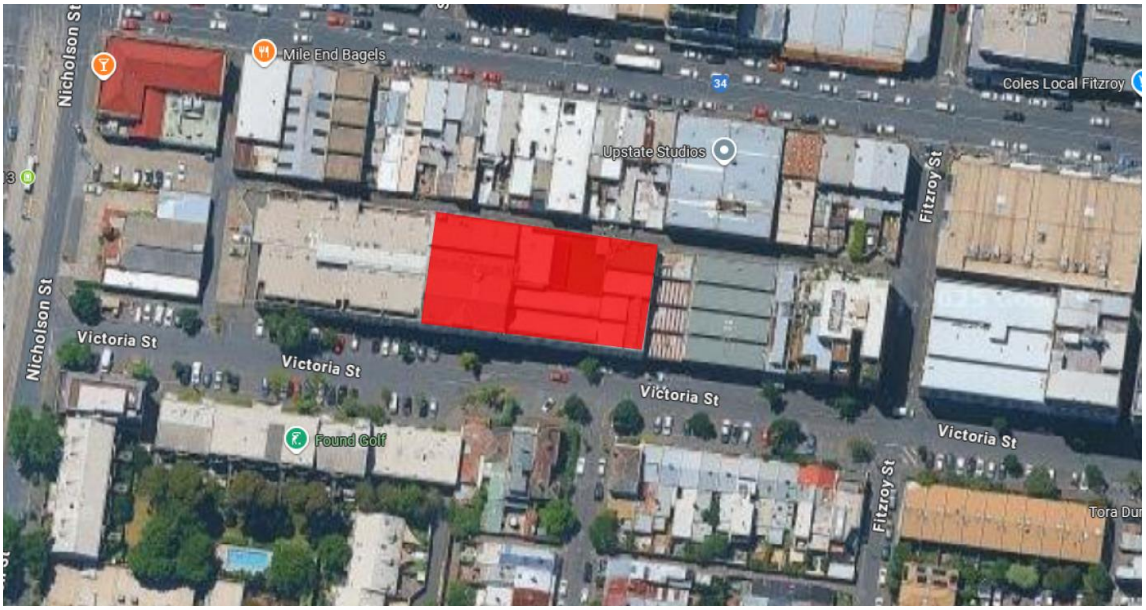

Figure 1. Locality view of the subject site

3. Assessment and Documentation

This report is based on the following.

- Project discussions and email correspondences with DKO Architectural Pty Ltd
- The architectural drawing by DKO Architectural Pty Ltd dated 30/10/2025.

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4. Development Summary

Project Details	
Site Area (m^2)	**1,506**
No. of Apartments	**57**
No. of Commercial Spaces (Class 5 - Office)	**1**

Table 3: Project Details

To quantify the project's sustainability performance against an industry benchmark, this report uses the Built Environment Sustainability Scorecard (BESS), released by CASBE to support the Sustainable Design Assessment in the Planning Process (SDAPP) program.

BESS assesses overall environmental sustainability performance of building projects. It was created to assist builders and developers to demonstrate that they meet sustainability best practice standards as part of planning permit applications.

As part of the BESS assessment, we have used HERO (Home Energy Rating and Optimisation) for undertaking preliminary NatHERS ratings and Melbourne Water's Blue Factor calculator to assess stormwater score of the site.

Results from both HERO and Blue Factor were entered in BESS to support the assessment.

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5. Sustainability Categories

This SMP addresses the 9 sustainability categories in line with the BESS tool and overall best practice ESD assessment guidelines, noted in the table below.

No.	SDAPP ESD CATEGORIES	BENCHMARK
1	Energy Efficiency	BESS (mandatory 50%)
2	Integrated Water Management (IWM)	BESS (Potable Water Use mandatory 50%) (Stormwater mandatory 100%)
3	Indoor Environment Quality (IEQ)	BESS (mandatory 50%)
4	Waste Management	BESS
5	Transport	BESS
6	Innovation	BESS
7	Construction & Building Management	BESS
8	Urban Ecology	BESS
9	Building Materials	Industry best practice

Table 4: Categories showing BESS best practice assessment guidelines

For this assessment, categories 1 to 8 have been assessed using BESS tool while the 9th category, building material, has been assessed against industry best practice standards.

As noted above, the BESS tool sets out minimum standards to achieve compliance for the four major categories:

- Integrated Water Management (IWM):
  - Potable Water Use: 50%
  - Stormwater: 100%
- Operational Energy: 50%
- Indoor Environment Quality (IEQ)

To comply, the development must achieve a minimum score of 50% in the categories mentioned above.

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6. ESD Assessment

The following is a summary of the ESD initiatives included in each of the BESS benchmark categories, as well as the scores obtained in the rating.

6.1 Management

The following describes items relating to building management that this project has committed. These are recognised by the BESS tool as leading to improved environmental sustainability outcomes.

BESS Credit	Management Initiatives	Responsibility
1.1	Whole Development: An ESD professional been engaged to provide sustainability advice from schematic design to construction. The ESD professional been involved in a pre-application meeting with Council.	**Developer**
2.2	Apartments: Preliminary NatHERS assessment have been undertaken for the nineteen thermally similar dwellings. The development is committed to achieving minimum **6.0-Star rating and an average of at least 7.5 Star rating** across the development. As per NCC 2022 Vol 2 S42C3, each apartment will achieve a whole-of-home rating not less than 50/100. Refer to 6.3.1 for NatHERS Ratings and Results.	**ESD Consultant**
3.1	Apartments: Separate metering facilities will be provided for individual apartments for all utilities (electricity and water).	**Developer**
3.2 & 3.3	Commercial Spaces: Separate metering facilities will be provided for individual tenants and all central services for all utilities (electricity and water). Effective metering ensures that tenants are responsible for their consumption and they can reduce their electricity and water consumption.	**Developer**
	Final Management Score	**99%**

Table 5: Management section compliance

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6.2 Integrated Water Management

We propose to use, water efficient fixtures and fittings throughout the development. The following is a summary of the water efficiency features in the proposed development.

BESS Credit	Water Efficiency Features	Responsibility
Potable Water Use		
1.1	To ensure the efficient use of water and thereby reduce total operating potable water use, fixtures & fittings will have the following WELS ratings.	**Architect/Builder**
	- 4 Star WELS showerhead (>= 6.0 but <= 7.5)	
	- 5 Star WELS rated dishwasher and washing machine (if installed)	
	- 4 Star WELS rated toilets	
	- 6 Star WELS kitchen & bathroom taps	
	Potable Water Use Score	**43%**
Stormwater Treatment		
2.1	To provide a 27% reduction in main water consumption, the building includes a rainwater harvesting tank and re-use system for each dwelling. 72.5% of the roof area drains to a 22,000L Rainwater tank(s). Captured rainwater will be used for toilet flushing to all toilets in the apartments and landscape irrigation.	**Builder**
	Stormwater Treatment Score	**100%**
4.1	The fire testing system will collect and re-use 80% of the test water on site.	**Builder**
	Final Integrated Water Management Score	**76%**

Table 6: Water Efficiency Features

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6.2.1 *Stormwater Management*

Melbourne water has developed the Blue Factor calculator to provide an assessment of the rainwater/stormwater treatment methods and design score. This calculator assesses quality and quantity of the stormwater runoff from the development.

The development is committed to achieving Best Practice outcome for stormwater management on site and as such includes WSUD assets such as rainwater tank and permeable paving to achieve 120% Blue Factor score.

Refer to Appendix D for the inputs to the Blue Factor Calculator

Stormwater Management Features		
Surface	**Area (m²)**	**Stormwater Treatment**
Site Area	1,506	
Roof Catchment Area to RWT*	798	22,000 L Rainwater Tank(s) connected to toilets and Landscape irriagtion
Impervious Area – Untreated	284	No Treatment.
Planter Box – Untreated	206	No Treatment.
Landscape Area – Planter Box	206	All Permeable area(s) are excluded from Blue Factor assessment as these areas do not require any treatment.
Landscape Area	15	
Final Blue Factor rating		**120%**

Table 7: Details of Stormwater Management calculations.

* Run-off from terrace is generally dirtier than other roof run-off. Terrace runoff should be treated prior to discharge to RWT(s) prior to reuse for toilet flushing. A rainwater treatment system will be implemented to treat the water collected from all terrace areas before/ after it is directed into the rainwater tank for toilet flushing purposes. The treatment process can include various components, including (but not limited) a floor drain, leaf strainer, gutter guards, debris screens, first flush inverters, UV filtration, etc.

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BPMEG stormwater quality management standards (Flow and pollutant load reductions)		
Item	**Result**	**Target**
Mean annual runoff volume harvested or evapotranspired (%)	83%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	55%	>80%
Total phosphorus (%)	54%	>45%
Total nitrogen (%)	54%	>45%
Total gross pollutants (%)	61%	>70%
Final Blue Factor Rating		**120%**

Table 9: Details Flow and pollutant load reductions

The result of the stormwater assessment using Blue Factor tool conducted is as per below. Refer to Appendix D for the inputs to the Blue Factor Calculator.

21-43 Victoria St, Fitzroy VIC 3065

120% SCORE

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant requirements for management of stormwater flows on-site.

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Project details

Name	21-43 Victoria St, Fitzroy VIC 3065
Street address	Victoria St, Fitzroy VIC 3065, Australia
Municipality	Melbourne
Site area	1506 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	53%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	55%	>80%
Total phosphorus (%)	54%	>45%
Total nitrogen (%)	54%	>45%
Total gross pollutants (%)	61%	>70%

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Figure 2. Blue Factor Report

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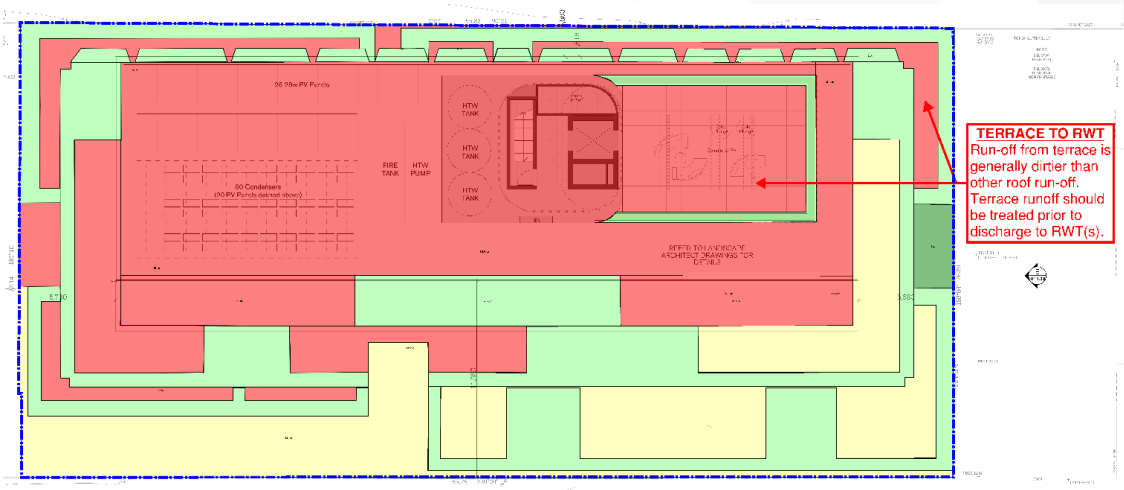

Legend			
Impervious Area - Untreated	284	sq m
Landscape Area	12	sq m
Landscape Area - Planter Box	412	sq m
Roof Catchment Area to RWT	798	sq m
Site Area	1,506	sq m

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Figure 3. Area delineation for Blue Factor assessment

The Planter boxes has been considered to have 50% permeability based on its depth (450 mm). Please refer to Landscape drawings for details on Planter boxes.

* Run-off from terrace is generally dirtier than other roof run-off. Terrace runoff should be treated prior to discharge to RWT(s) prior to reuse for toilet flushing. A rainwater treatment system will be implemented to treat the water collected from all terrace areas before/ after it is directed into the rainwater tank for toilet flushing purposes. The treatment process can include various components, including (but not limited) a floor drain, leaf strainer, gutter guards, debris screens, first flush inverters, UV filtration, etc.

Rainwater catchment from balcony areas of the mixed-use development at 21 Victoria St will be treated prior to discharge into 22kL rainwater for toilet flushing and landscape irrigation on site.

Please note that the above is subject to final drainage/civil/hydraulic design and location of the legal point of stormwater discharge. The full civil, hydraulic design and drainage plan will be carried out by the engineering consultants at the design development phase.

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6.3 Operational Energy

Below is a summary of the energy efficiency features & specification for each dwelling. Generally, the strategy includes efficient building services and design features that contributes to low energy consumption and decrease the greenhouse gas emissions.

BESS Credit	Energy Efficiency Features	Responsibility
1.1, 2.1 & 2.7	Commercial Space: The development commits to achieving NCC 2022 Volume 1 Section J compliance. At this stage indicative energy consumption values have been used to show commitment to comply with Section J requirements using the J1V3 methodology. This will be verified after detailed J1V3 energy modelling is undertaken at the building permit stage when detailed material constructions fabric is available.	**ESD Consultant / Services Engineer / Builder**
	Commercial Space: Heating and cooling systems will be chosen within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available.	
1.2, 2.1, 2.3, 2.4, 3.2	Apartments: Efficient electric heat pump hot water system	**Services Consultant**
	Apartments: 3-Stars (2019 MEPS) - Reverse cycle space system is provided as the Heating system. 4-Stars (2019 MEPS) - Refrigerative space system is provided as the Cooling system	
	Apartments: Preliminary NatHERS assessment have been undertaken for the nineteen thermally similar dwellings. The development is committed to achieving **at least 8.2-Star average** across the development with no individual apartment rated less than 7.0- Star. As per NCC 2022 Vol 2 S42C3, each apartment will achieve a whole-of-home rating not less than 50/100.	**ESD Consultant**

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	Refer to 6.3.1 for NatHERS Ratings and Results	
	Wall Insulation: Brick Veneer Stud Wall and Plasterboard Stud Wall with an added insulation of R2.7. Solar absorptance of all walls is considered as 0.50 (Medium). **Internal Walls:** Plasterboard Stud Wall with no added insulation. **Party Walls:** Plasterboard Stud Wall with an added insulation of R2.5 on either side.	
	Ceilings/Roofs: Suspended Concrete Slab with an added Insulation of R5.36 to roof. Solar absorptance of all roofs is considered as 0.50 (Medium).	
	Flooring: **Ground Level** is Suspended Concrete Slab with added insulation of R2.0.	
	Glazing: Double Glazing windows have been used in all habitable areas Solar absorptance of all window frames is considered as 0.30 (Light).	

Window Type	U-Value (W/ m²K)	SHGC
Sliding Door	2.89	0.48 ± 5%
Awning	2.84	0.49 ± 5%
Casement (Retained Heritage Window)	5.40	0.49 ± 5%
Fixed	2.78	0.45 ± 5%
The following specification is recommended for Apt A-201		
Fixed	2.95	0.39 ± 5%

2.6	The development will be all electric	**Builder**
3.6	Apartments: The maximum illumination power density (W/m²) in at least 90% of the relevant building class will be 20% lower	

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	than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9)	
3.7	Commercial Space: Maximum illumination power density (W/m²) in at least 90% of the relevant building class meeting the requirement by Table J7D3a of the NCC 2022 Volume 1. LED lighting will be installed throughout the development.	
4.2	Whole Development: 23kW solar PV system will be provided on the roof of the development. This will off-set a portion of greenhouse gas emissions and energy use for the project (lighting, pumps etc.). The solar panels will be North facing with a 15 degree tilt	**Builder**
	Final Operational Energy Score	**92%**

Table 9: Operational Energy Features

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Table J7D3a: Maximum illumination power density

Space	Maximum *illumination power density* (W/m²)
Auditorium, church and public hall	8
Board room and conference room	5
Carpark - general	2
Carpark - entry zone (first 15 m of travel) during the daytime	11.5
Carpark - entry zone (next 4 m of travel) during the day	2.5
Carpark - entry zone (first 20 m of travel) during night time	2.5
Common rooms, spaces and corridors in a Class 2 building	4.5
Control room, switch room and the like - intermittent monitoring	3
Control room, switch room and the like - constant monitoring	4.5
Corridors	5
Courtroom	4.5
Dormitory of a Class 3 building used for sleeping only	3
Dormitory of a Class 3 building used for sleeping and study	4
Entry lobby from outside the building	9
Health-care - infants' and children's wards and emergency department	4
Health-care - examination room	4.5
Health-care - examination room in intensive care and high dependency ward	6
Health-care - all other *patient care areas* including wards and corridors	2.5
Kitchen and food preparation area	4
Laboratory - artificially lit to an ambient level of 400 lx or more	6
Library - stack and shelving area	2.5
Library - reading room and general areas	4.5
Lounge area for communal use in a Class 3 or 9c building	4.5
Museum and gallery - circulation, cleaning and service lighting	2.5
Office - artificially lit to an ambient level of 200 lx or more	4.5
Office - artificially lit to an ambient level of less than 200 lx	2.5

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Space	Maximum *illumination power density* (W/m²)
Plant room where an average of 160 lx vertical illuminance is required on a vertical panel such as in switch rooms	4
Plant rooms with a horizontal illuminance target of 80 lx	2
Restaurant, café, bar, hotel lounge and a space for the serving and consumption of food or drinks	14
Retail space including a museum and gallery whose purpose is the sale of objects	14
School - general purpose learning areas and tutorial rooms	4.5
Sole-occupancy unit of a Class 3 or 9c building	5
Storage	1.5
Service area, cleaner's room and the like	1.5
Toilet, locker room, staff room, rest room and the like	3
Wholesale storage area with a vertical illuminance target of 160 lx	4
Stairways, including *fire-isolated stairways*	2
Lift cars	3

Table Notes

(1) In areas not listed above, the maximum *illumination power density* is—

(i) for an illuminance not more than 80 lx, 2 W/m²; and

(ii) for an illuminance more than 80 lx and not more than 160 lx, 2.5 W/m²; and

(iii) for an illuminance more than 160 lx and not more than 240 lx, 3 W/m²; and

(iv) for an illuminance more than 240 lx and not more than 320 lx, 4.5 W/m²; and

(v) for an illuminance more than 320 lx and not more than 400 lx, 6 W/m²; and

(vi) for an illuminance more than 400 lx and not more than 600 lx, 10 W/m²; and

(vii) for an illuminance more than 600 lx and not more than 800 lx, 11.5 W/m².

Figure 6: Maximum Illumination power density

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6.3.1 NatHERS Ratings for Apartments

The preliminary NatHERS modellings has been undertaken in accordance with NCC 2022 Vol 2 part H6. The NatHERS rating have been completed for nineteen thermally unique dwellings. HERO output has been entered in the BESS tool. The ratings achieved exceeded the requirement of NCC 2022 Volume 2 Part H6. The development is committed to achieving **at least 8.2-Star average** across the development with no individual apartment rated less than 7.0- Star. As per NCC 2022 Vol 2 S42C3, each dwelling will achieve a whole-of-home rating not less than 50/100.

Units	Star Rating	Heating Load (MJ/m^2)	Cooling Load (MJ/m^2)
G-01	7.4	47.8	6.7
G-03	6.9	50.6	13.7
A-102	9.4	7.1	12.1
A-201	8.1	16.9	25.2
A-202	7.6	43.0	7.4
B-206	8.7	15.5	15.6
B-301	8.9	17.6	9.8
B-303	8.7	21.6	8.6
B-304	7.6	30.9	18.9
B-305	8.9	7.1	19.2
A-701	7.8	37.9	8.9
A-702	7.9	33.6	10.4
B-701	8.7	23.5	7.6
B-703	7.8	38.7	7.9
B-801	9.0	13.7	10.9
B-802	7.3	42.6	12.6
B-803	8.6	16.7	16.0
B-901	7.5	38.6	13.3
B-902	8.7	21.6	8.7
Average	**8.2**	**28.4**	**11.6**

Table 10: NatHERS Rating and Results

As noted in the table above, the ratings achieve the energy efficiency requirements of NCC 2022 Volume 2 Part H6.
Please refer to Appendix A for NatHERS Summary Certificate of the development.

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6.4 Indoor Environment Quality

Below is a summary of the dwelling's performance against indoor environment quality benchmarks.

BESS Credit	Indoor Environment Quality Performance & Features	Responsibility
Daylight & Thermal Comfort		
1.1 & 1.2	Apartments: - 82.3% of the Living Rooms achieves a daylight factor of 1.0 - 95.4% of the Bedrooms achieves a daylight factor of 0.5 - The VLT of glazing shall be a minimum of 0.75 for glazing to winter gardens and window seating and 0.60 for all glazing to living and bedrooms. Refer to Section 6.4.1 for details	**ESD Consultant & Architect**
1.4	Commercial Space: - 36.3% of the floor area of the proposed development has at least 2% daylight factor. The VLT of Non-residential glazing shall be minimum of 0.75 Refer to Section 6.4.2 for details	**ESD Consultant & Architect**
Ventilation		
2.1	Apartments: - 63% of apartments will achieve effective natural ventilation by utilizing single sided ventilation and cross flow ventilation strategies. - Refer to Section 6.4.3 for details	
2.3	Commercial Space: - The HVAC system will provide 50% increase in outdoor air to regular use areas compared to the minimum required by AS 1668:2012.	**ESD Consultant & Architect**
Air Quality - Indoor Materials		
4.1	Whole Development: - All paints, sealants and adhesives will meet the maximum total indoor pollutant emission limits. - All carpet will meet the maximum total indoor pollutant emission limits. - All engineered wood will meet the maximum total indoor pollutant emission limits. Accepted standards include meeting current GECA, Global GreenTag GreenRate, Carpet Institute Australia Environmental Classification Scheme Level 2, Green Star or WELL standards for TVOC in paints, adhesives and sealants (by volume) and	**ESD Consultant & Architect**

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	carpets (by area) as well as for Formaldehyde in engineered wood (by area). Refer to Appendix C for VOC and Formaldehyde emission limits.	
	Final IEQ Score	**57%**

Table 11: Indoor Environmental Quality Features

6.4.1 Daylight Modelling for Apartments

Yarra City Council's Sustainable Design Assessment in the Planning Process (SDAPP) detail's the minimum requirements and Best Practice Standard. The daylight section details the internal daylight levels required and as such provides the following Best Practice Standard for daylight levels which is what the proposed design has being assessed against:

- Bedrooms: Achieve a daylight factor (DF) of 0.5 or more for at least 90% of the floor area for at-least 80% of the number of Bedrooms in the whole development;
- Living Areas: Achieve a daylight factor (DF) of 1.0 or more for at least 90% of the floor area for at-least 80% of the number of the Living Areas in the whole development.

The open plan living space was modelled as one room to allow accurate representation of the daylight factor contour plots. This includes living, kitchen and dining area around it. Similarly, in bedrooms that have an entry/door swing area is consider in the main bedroom area, with the functional bedroom floor area which has been assessed; only the WIR and cupboards are been excluded for accurate results.

The assessment has been undertaken using Design Builder and the Radiance toolkit with Moorabbin Airport Test Reference Year (TRY) weather data.

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The following assumptions have been made in daylight modelling:

Building material assumptions for daylight modelling	
External Glazing VLT: 0.60 (Living and Bedrooms)	Wall reflectivity: 0.70
External Glazing VLT: 0.75 (Window Seating and Winter Garden)	Ceiling reflectivity: 0.80
Internal Glazing VLT: 0.60	Floor reflectivity: 0.30
Skylight VLT: 0.55	Ground Reflectance: 0.10
	Neighbouring Buildings: 0.40
	External Walls and Obstructions: 0.40

Table 12: Building material assumptions for daylight modelling for Apartments

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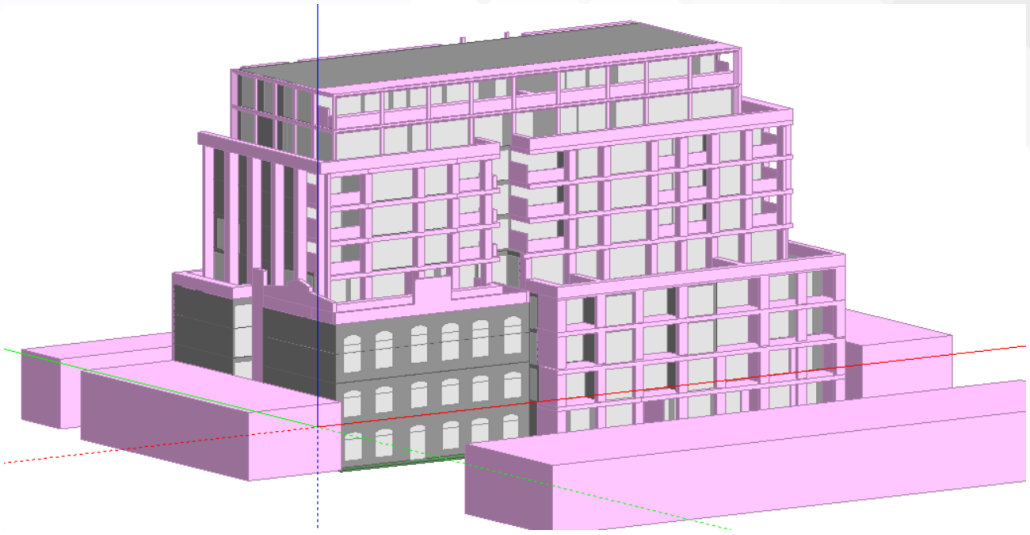

Figure 7a. Daylight Model (1/4)

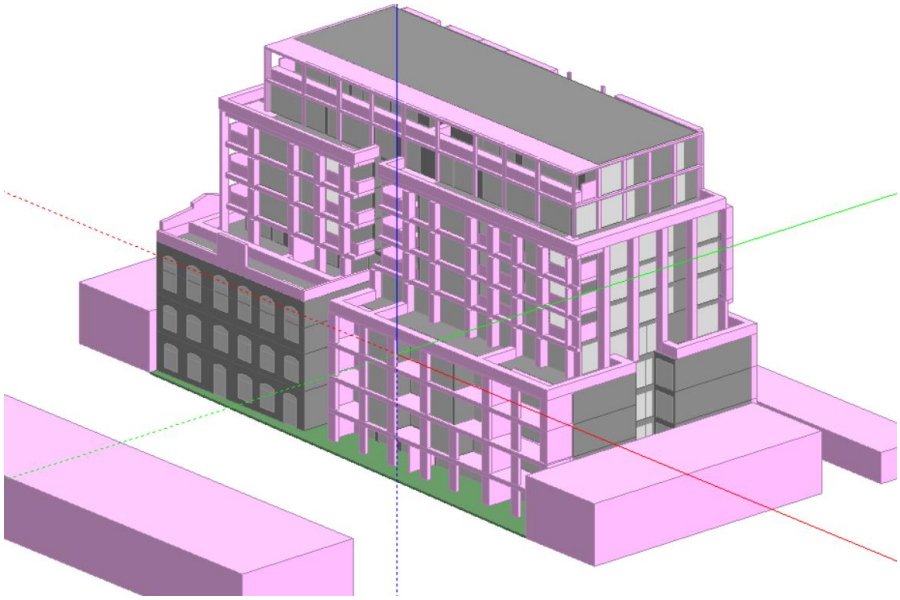

Figure 7b. Daylight Model (2/4)

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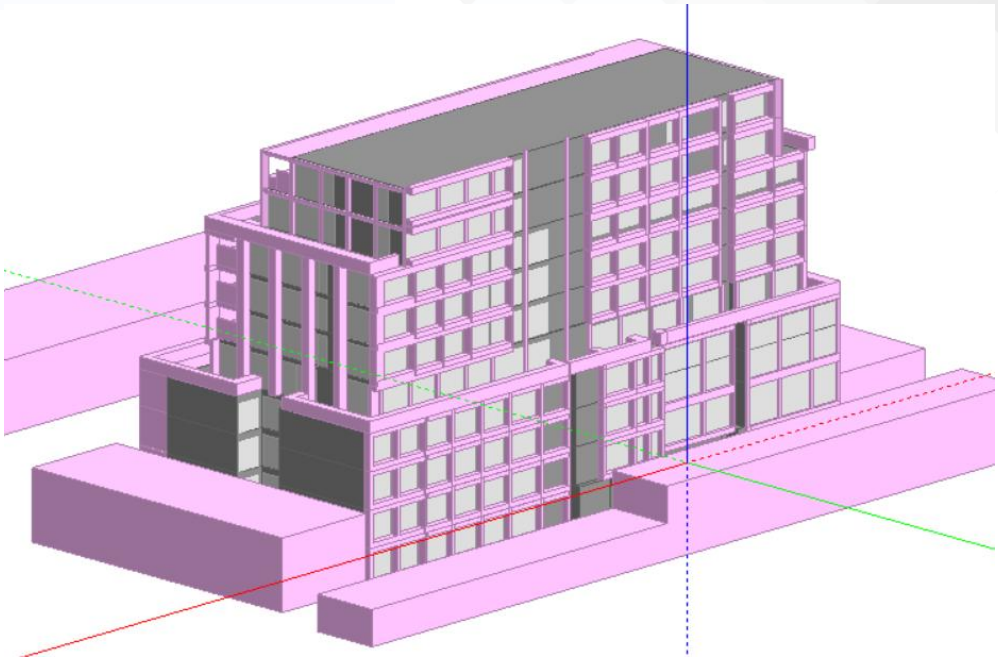

Figure 7c. Daylight Model (3/4)

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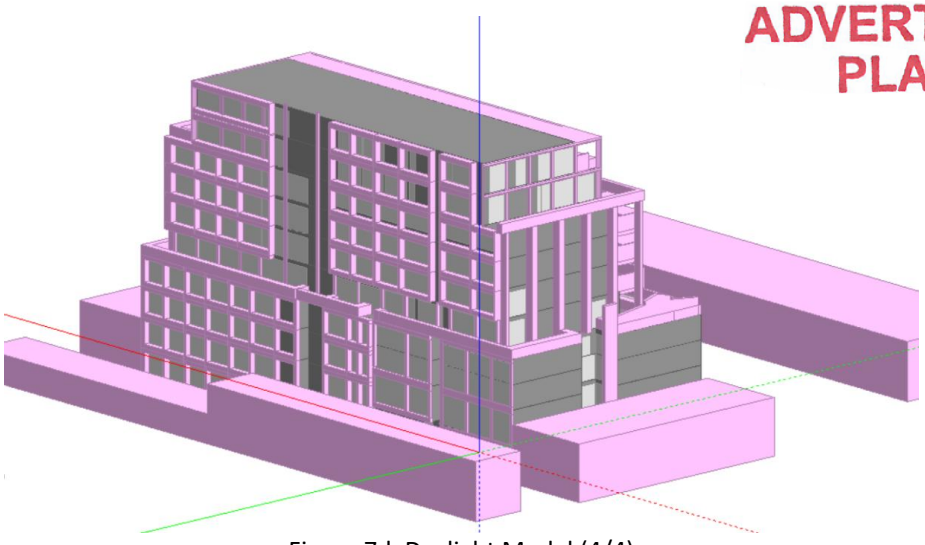

Figure 7d. Daylight Model (4/4)

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Daylight modelling results are summarized as follows:

Nominated Space	Area Modelled (Floor Area) (m²)	Area with Daylight factor >1 (m²)	Compliance %
G.01 - Living	58.4	18.0	30.7 %
G.02 - Living	38.1	20.5	53.7 %
G.03 - Living	57.3	31.0	54.0 %
G.04 - Living	29.0	10.6	36.5 %
G.05 - Living	25.7	13.7	53.3 %
A-101 – Living 1	58.8	58.7	99.9 %
A-101 – Living 2	21.7	21.2	97.9 %
A-102 - Living	57.0	57.0	100 %
B-101 - Living	36.7	36.7	100 %
B-102 - Living	37.5	17.3	46.2 %
B-103 - Living	40.4	19.2	47.6 %
B-104 - Living	50.8	50.8	100 %
B-105 - Living	29.4	27.0	91.9 %
B-106 - Living	23.8	23.4	98.2 %
A-201 – Living 1	58.7	58.7	100 %
A-201 – Living 2	14.0	13.8	98.7 %
A-202 - Living	77.9	77.6	99.6 %
A-203 - Living	68.1	68.0	99.9 %
B-201 - Living	35.1	35.1	100 %
B-202 - Living	37.5	20.6	54.9 %
B-203 - Living	40.4	25.5	63.0 %
B-204 - Living	57.0	57.0	100 %
B-205 - Living	29.4	27.0	91.9 %
B-206 - Living	23.8	23.8	100 %
B-301 - Living	34.2	34.2	100 %
B-302 - Living	37.5	22.1	58.9 %
B-303 - Living	40.4	27.6	68.3 %
B-304 - Living	50.8	50.8	100 %
B-305 - Living	29.4	27.0	91.9 %
B-306 - Living	24.2	24.2	100 %
A-401 - Living	35.1	35.1	100 %
A-402 - Living	28.3	27.4	96.6 %
B-401 - Living	52.2	50.1	96.1 %

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B-402 - Living	42.0	42.0	100 %
B-403 - Living	37.9	37.9	100 %
B-404 - Living	27.0	27.0	100 %
A-501- Living	40.0	40.0	100 %
A-502 - Living	33.9	30.9	91.2 %
B-501 - Living	32.1	32.1	99.9 %
B-502 - Living	48.2	48.2	100 %
B-503 - Living	28.8	28.8	100 %
B-504 - Living	26.7	26.7	100 %
A-601 - Living	40.0	40.0	100 %
A-602 - Living	33.9	30.9	91.2 %
B-601 - Living	32.1	32.1	100 %
B-602 - Living	48.2	48.2	100 %
B-603 - Living	28.9	28.9	100 %
B-604 - Living	26.7	26.7	100 %
A-701 - Living	40.0	40.0	100 %
A-702 - Living	33.9	30.9	91.2 %
B-701 - Living	32.1	32.1	99.9 %
B-702 - Living	48.2	48.2	100 %
B-703 - Living	29.1	29.1	100 %
B-704 - Living	26.7	26.7	100 %
B-801 – Living 1	88.0	88.0	100 %
B-801 – Living 2	17.5	17.5	100 %
B-802 - Living	50.8	50.8	100 %
B-803 – Living 1	65.9	65.9	100 %
B-803 – Living 2	36.3	36.3	100 %
B-901 – Living 1	71.7	71.7	100 %
B-901 – Living 2	12.0	12.0	100 %
B-902 - Living	65.7	65.7	100 %
Total No of Living rooms	**62**		
Total No of Living Rooms achieving compliance		**51**	**82.3%**

Table 13: Daylight Calculation results for Living Areas

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Nominated Space	Area Modelled (Floor Area) (m²)	Area with Daylight factor >0.5 (m²)	Compliance %
G.01 - Bed 1	10.8	10.8	99.9 %
G.01 - Bed 2	10.6	10.6	100 %
G.02 - Bed 1	15.0	15.0	99.7 %
G.02 - Bed 2	12.7	12.7	100 %
G.03 - Bed 1	11.3	11.3	100 %
G.03 - Bed 2	13.8	13.8	100 %
G.03 - Bed 3	14.0	14.0	100 %
G.04 - Bed 1	12.6	12.6	100 %
G.05 - Bed 1	11.4	11.4	100 %
G.05 - Bed 2	9.9	8.2	83.0 %
A-101 - Bed 1	14.2	14.2	100 %
A-101 - Bed 2	14.0	14.0	100 %
A-101 - Bed 3	14.2	14.2	100 %
A-102 - Bed 1	13.2	13.2	100 %
A-102 - Bed 2	10.1	10.1	100 %
A-102 - Bed 3	11.8	11.8	100 %
B-101 - Bed 1	10.7	10.7	100 %
B-101 - Bed 2	15.0	15.0	100 %
B-101 - Bed 3	15.1	15.1	100 %
B-102 - Bed 1	10.8	6.0	55.7 %
B-102 - Bed 2	10.5	10.5	100 %
B-103 - Bed 1	9.7	5.0	87.4 %
B-103 - Bed 2	10.9	10.9	100 %
B-104 - Bed 1	11.0	11.0	100 %
B-104 - Bed 2	13.8	13.8	100 %
B-104 - Bed 3	14.0	14.0	100 %
B-105 - Bed 1	12.6	12.6	100 %
B-106 - Bed 1	11.4	11.4	100 %
B-106 - Bed 2	9.9	9.7	97.5 %
A-201 - Bed 1	15.2	15.2	100 %
A-201 - Bed 2	11.3	11.3	100 %
A-201 - Bed 3	38.8	38.8	100 %
A-201 - Bed 4	9.5	9.5	100 %
B-201 - Bed 1	10.7	10.7	100 %

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B-201 - Bed 2	15.0	15.0	100 %
B-201 - Bed 3	15.1	15.1	100 %
B-202 - Bed 1	10.8	6.7	61.8 %
B-202 - Bed 2	10.5	10.5	100 %
B-203 - Bed 1	8.7	8.0	91.8 %
B-203 - Bed 2	10.9	10.9	100 %
B-204 - Bed 1	11.0	11.0	100 %
B-204 - Bed 2	13.8	13.8	100 %
B-204 - Bed 3	14.0	14.0	100 %
B-205 - Bed 1	12.6	12.6	100 %
B-206 - Bed 1	11.4	11.4	100 %
B-206 - Bed 2	9.9	9.8	98.9 %
A-201 - Bed 3	14.2	14.2	100 %
A-201 - Bed 5	11.3	11.3	100 %
A-202 - Bed 1	13.2	3.3	24.8 %
A-202 - Bed 2	13.2	3.3	25.1 %
A-203 – Bed 1	18.0	18.0	100 %
A-203 - Bed 2	10.1	10.1	100 %
A-203 - Bed 3	11.3	11.3	100 %
A-203 - Bed 4	11.3	11.3	100 %
B-301 - Bed 1	10.7	10.7	100 %
B-301 - Bed 2	15.0	15.0	100 %
B-301 - Bed 3	15.1	15.1	100 %
B-302 - Bed 1	10.8	7.0	64.7 %
B-302 - Bed 3	10.5	10.5	100 %
B-303 - Bed 1	8.7	8.0	91.7 %
B-303 - Bed 2	10.9	10.9	100 %
B-304 - Bed 1	11.0	11.0	100 %
B-304 - Bed 2	13.8	13.8	100 %
B-304 - Bed 3	14.0	14.0	100 %
B-305 - Bed 1	12.6	12.6	100 %
B-306 - Bed 1	11.4	11.4	100 %
B-306 - Bed 2	9.9	9.9	99.3 %
A-401 - Bed 1	10.5	10.5	100 %
A-401 - Bed 2	12.3	12.3	100 %
A-401 - Bed 3	16.3	16.3	100 %

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A-402 - Bed 1	11.0	11.0	100 %
A-402 - Bed 2	15.3	15.3	100 %
A-402 - Bed 3	18.4	18.4	100 %
B-401 - Bed 1	12.6	12.6	100 %
B-401 - Bed 2	14.7	14.7	100 %
B-401 - Bed 3	14.7	14.7	100 %
B-402 - Bed 1	10.3	10.3	100 %
B-402 - Bed 2	10.3	10.3	100 %
B-402 - Bed 3	11.6	11.6	100 %
B-403 - Bed 1	12.9	12.9	100 %
B-403 - Bed 2	12.9	12.9	100 %
B-403 - Bed 3	13.4	13.4	100 %
B-404 - Bed 1	11.0	11.0	100 %
B-404 - Bed 2	11.7	11.7	100 %
A-501 - Bed 1	12.4	12.4	100 %
A-501 - Bed 2	15.7	15.7	100 %
A-501 - Bed 3	18.3	18.3	100 %
A-502 - Bed 1	9.2	9.2	100 %
A-502 - Bed 2	15.7	15.7	100 %
A-502 - Bed 3	18.3	18.3	100 %
B-501 - Bed 1	10.9	10.9	100 %
B-501 - Bed 2	14.6	14.6	100 %
B-501 - Bed 3	12.9	12.9	100 %
B-502 - Bed 2	18.5	18.5	100 %
B-502 - Bed 3	17.4	17.4	100 %
B-502- Bed 1	11.7	11.7	100 %
B-503 - Bed 1	10.1	10.1	100 %
B-503 - Bed 2	12.5	12.5	100 %
B-503 - Bed 3	12.9	12.9	100 %
B-504 - Bed 1	10.5	10.5	100 %
B-504 - Bed 2	11.2	11.2	100 %
A-601 - Bed 1	12.4	12.4	100 %
A-601 - Bed 2	15.7	15.7	100 %
A-601 - Bed 3	18.3	18.3	100 %
B-601 - Bed 1	10.9	10.9	100 %
B-601 - Bed 2	14.6	14.6	100 %

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B-601 - Bed 3	12.9	12.9	100 %
A-602 - Bed 1	9.2	9.2	100 %
A-602 - Bed 2	18.5	18.5	100 %
A-602 - Bed 3	17.4	17.4	100 %
B-602 - Bed 2	10.8	10.8	100 %
B-602 - Bed 3	9.6	9.6	100 %
B-603 - Bed 1	12.5	12.5	100 %
B-603 - Bed 2	12.5	12.5	100 %
B-603 - Bed 3	13.2	13.2	100 %
B-604 – Bed 1	10.9	10.9	100 %
B-604 – Bed 2	10.5	10.5	100 %
A-701 - Bed 1	12.4	12.4	100 %
A-701 - Bed 2	15.7	15.7	100 %
A-701 - Bed 3	18.3	18.3	100 %
A-702 - Bed 1	9.2	9.2	100 %
A-702 - Bed 2	14.8	14.8	100 %
A-702 - Bed 3	14.5	14.5	100 %
B-601 - Bed 3	10.6	10.6	100 %
B-602 - Bed 1	11.7	11.7	100 %
B-701 - Bed 1	10.9	10.9	100 %
B-701 - Bed 2	14.6	14.6	100 %
B-701 - Bed 3	12.9	12.9	100 %
B-702 - Bed 1	11.7	11.7	100 %
B-702 - Bed 2	18.5	18.5	100 %
B-702 - Bed 3	17.4	17.4	100 %
B-703 - Bed 1	10.1	10.1	100 %
B-703 - Bed 2	13.6	13.6	100 %
B-703 - Bed 3	12.8	12.8	100 %
B-704 - Bed 1	10.5	10.5	100 %
B-704 - Bed 2	12.1	12.1	100 %
B-801 - Bed 1	27.2	27.2	100 %
B-801 - Bed 2	12.4	12.4	100 %
B-801 - Bed 3	12.5	12.5	100 %
B-802 - Bed 1	9.4	9.4	100 %
B-802 - Bed 2	9.2	9.2	100 %
B-802 - Bed 3	9.0	9.0	100 %

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B-803 - Bed 1	9.2	9.2	100 %
B-803 - Bed 2	13.7	13.7	100 %
B-803 - Bed 3	11.4	11.4	100 %
B-901 - Bed 1	15.3	15.3	100 %
B-901 - Bed 2	11.9	11.9	100 %
B-901 - Bed 3	14.0	14.0	100 %
B-901 - Bed 4	14.0	13.7	97.9 %
B-902 - Bed 1	13.3	13.3	100 %
B-902 - Bed 2	13.7	13.7	100 %
B-902 - Bed 3	11.4	11.4	100 %
B-902 - Bed 4	10.8	10.8	100 %
Total No of Bedrooms	**153**		
Total No of Bedrooms achieving compliance		**142**	**95.4%**

Table 14: Daylight Calculation results for Bedrooms

The daylight map shown on Figure 8 - 17 indicates the areas of low, medium and high intensity through a gradient colour palette of red to black, where red is used for the brightest parts and black is used for the darkest parts.

The legends for the daylight map have been shown in Figure 18

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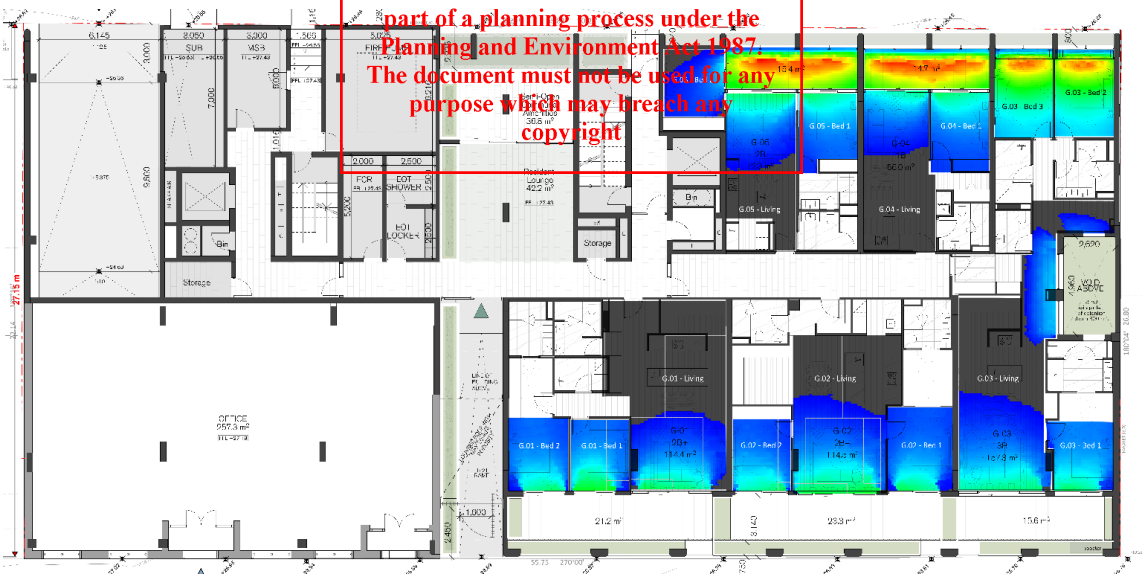

Figure 8. Daylight mapping for the apartments on Ground Floor

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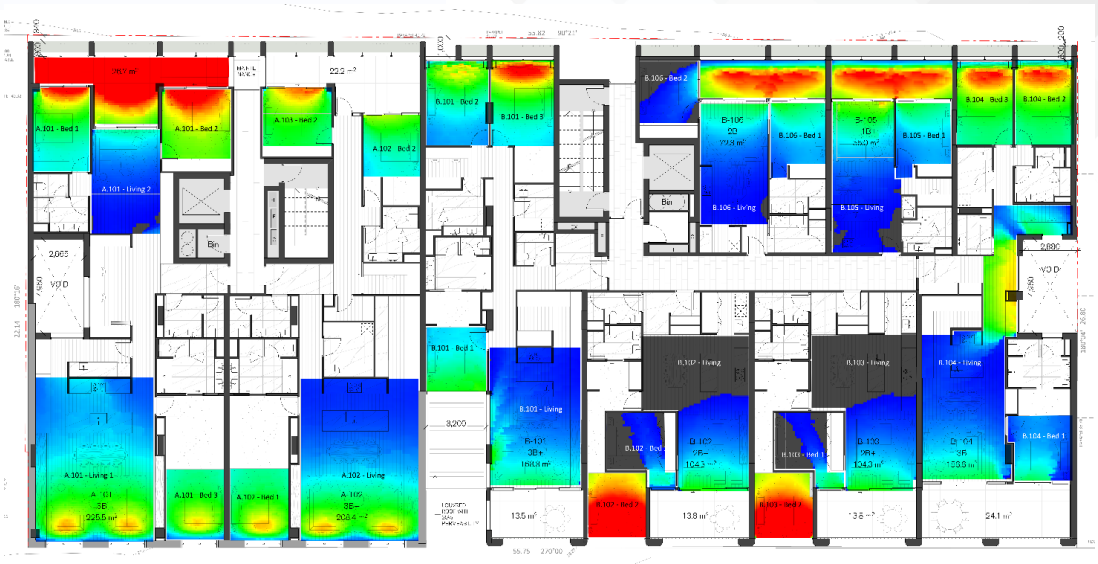

Figure 9. Daylight mapping for the proposed development on First Floor

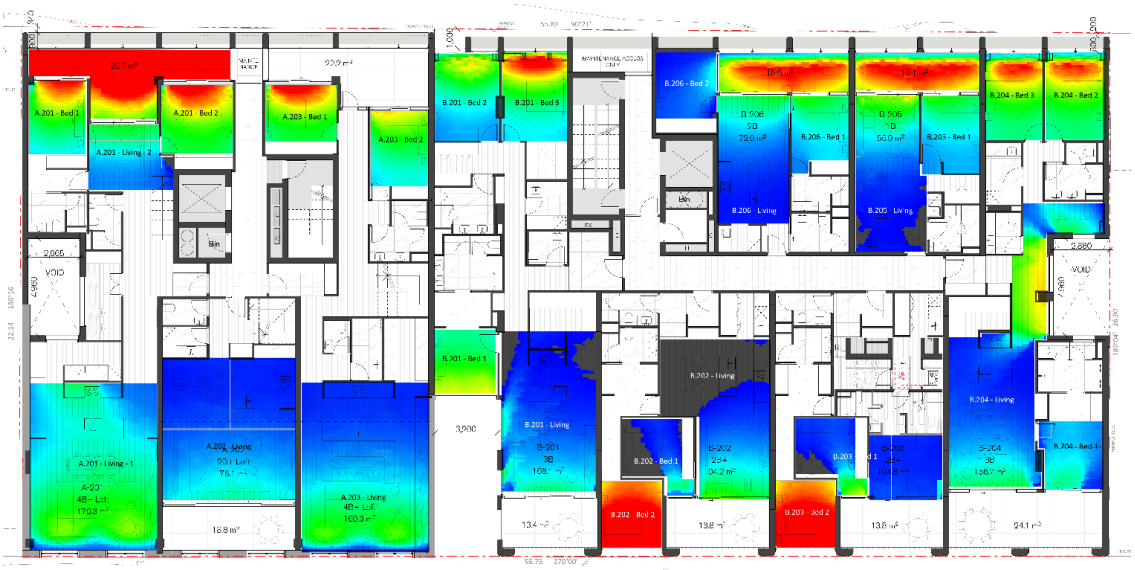

Figure 10. Daylight mapping for the proposed development on Second Floor

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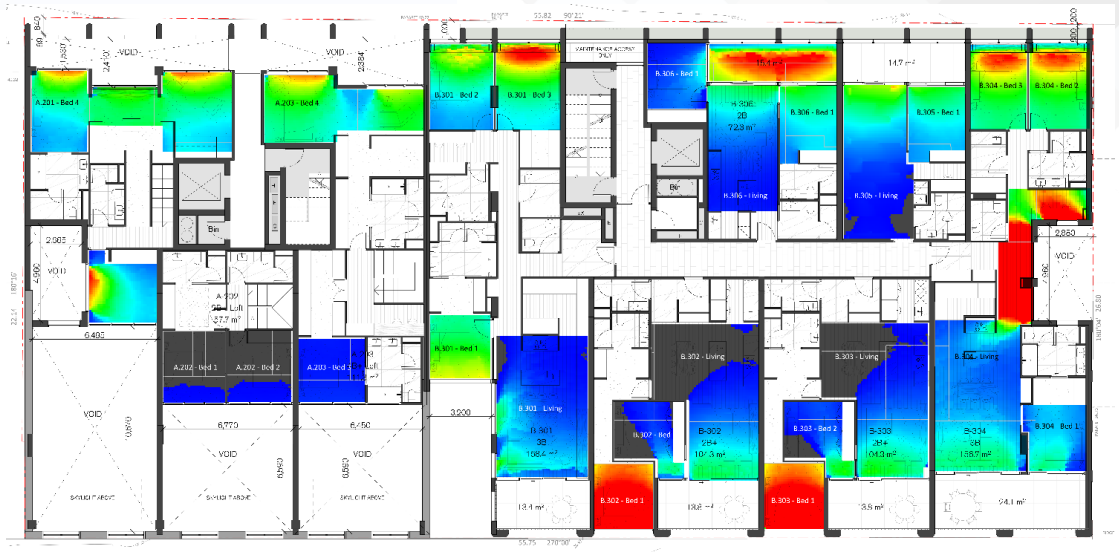

Figure 11. Daylight mapping for the proposed development on Third Floor

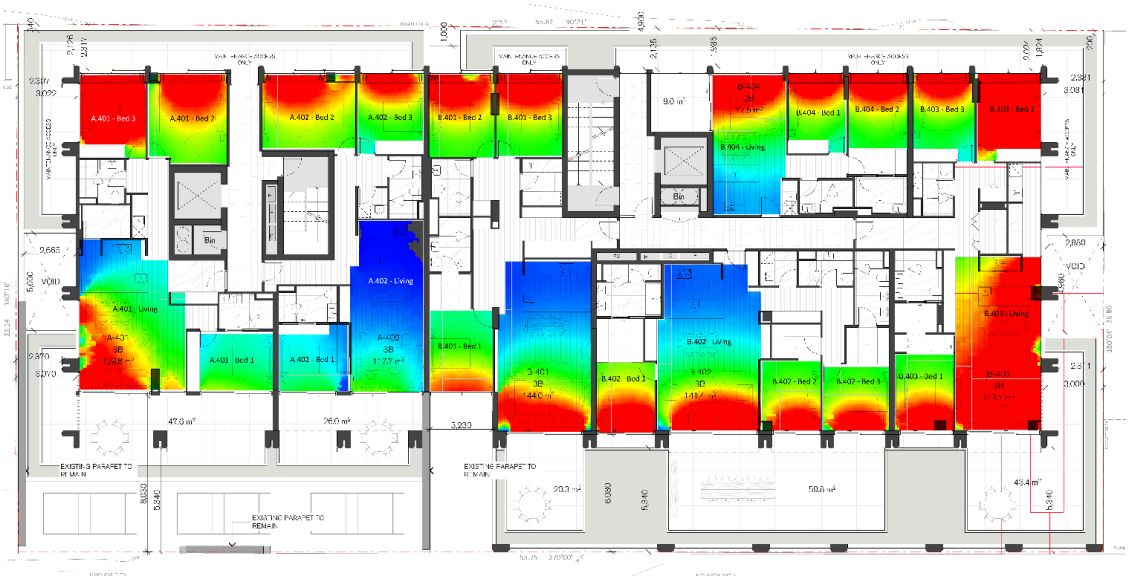

Figure 12. Daylight mapping for the proposed development on Fourth Floor

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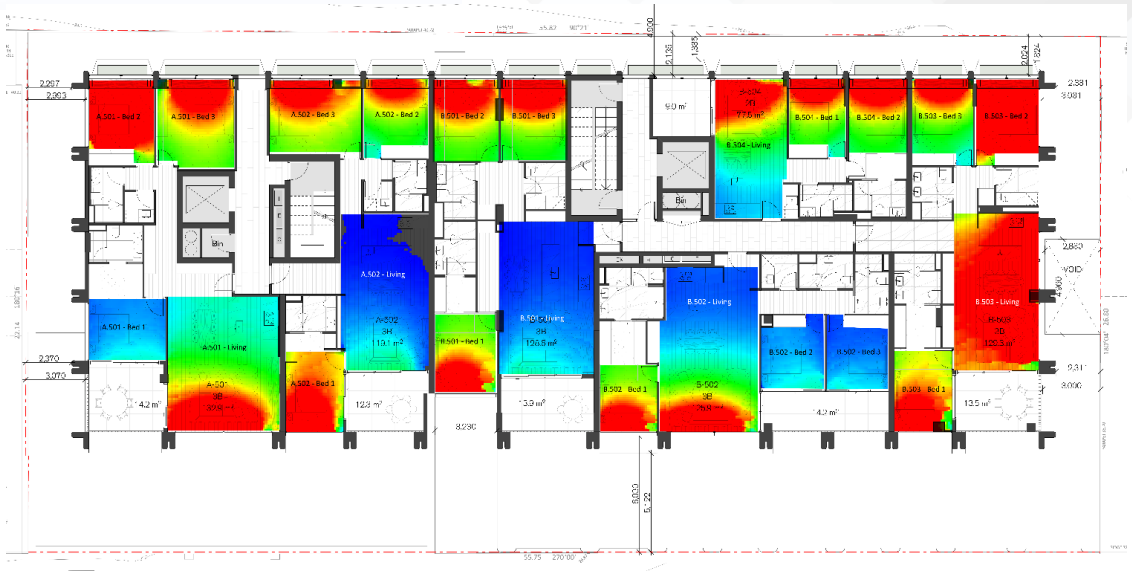

Figure 13. Daylight mapping for the proposed development on Fifth Floor

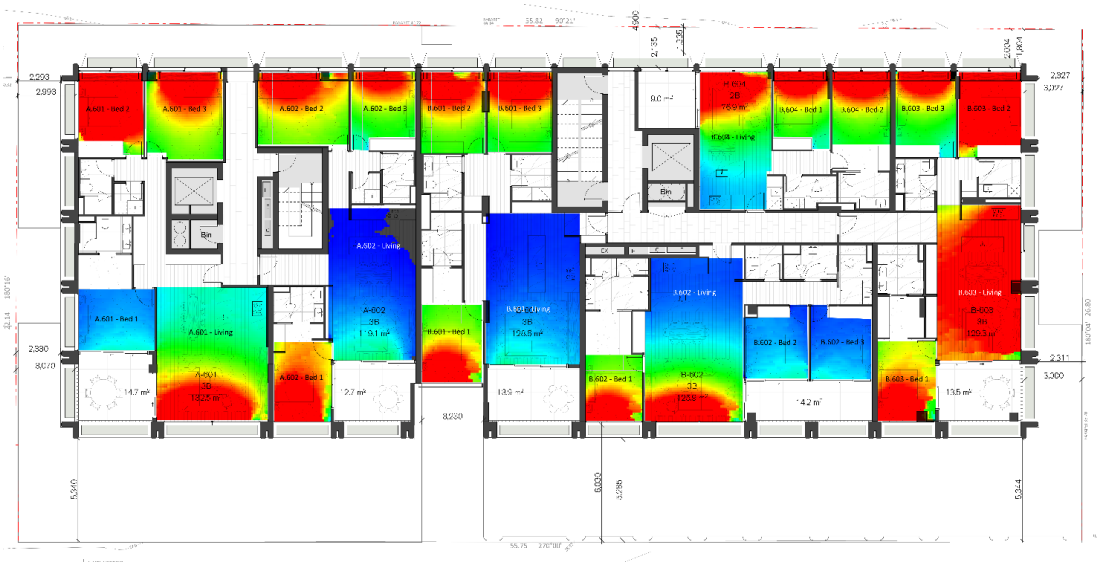

Figure 14. Daylight mapping for the proposed development on Sixth Floor

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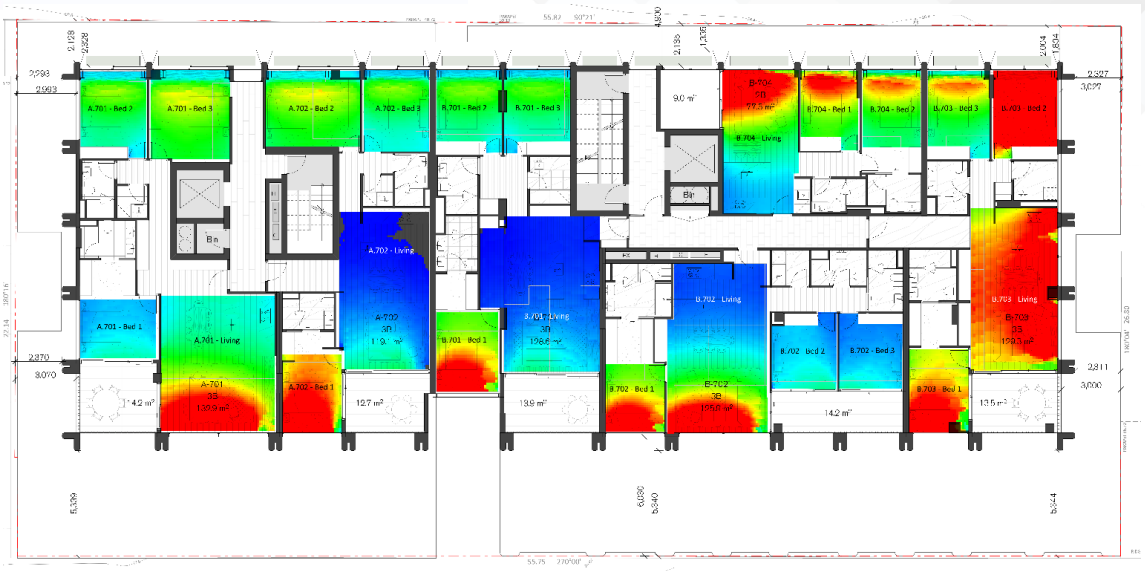

Figure 15. Daylight mapping for the proposed development on Seventh Floor

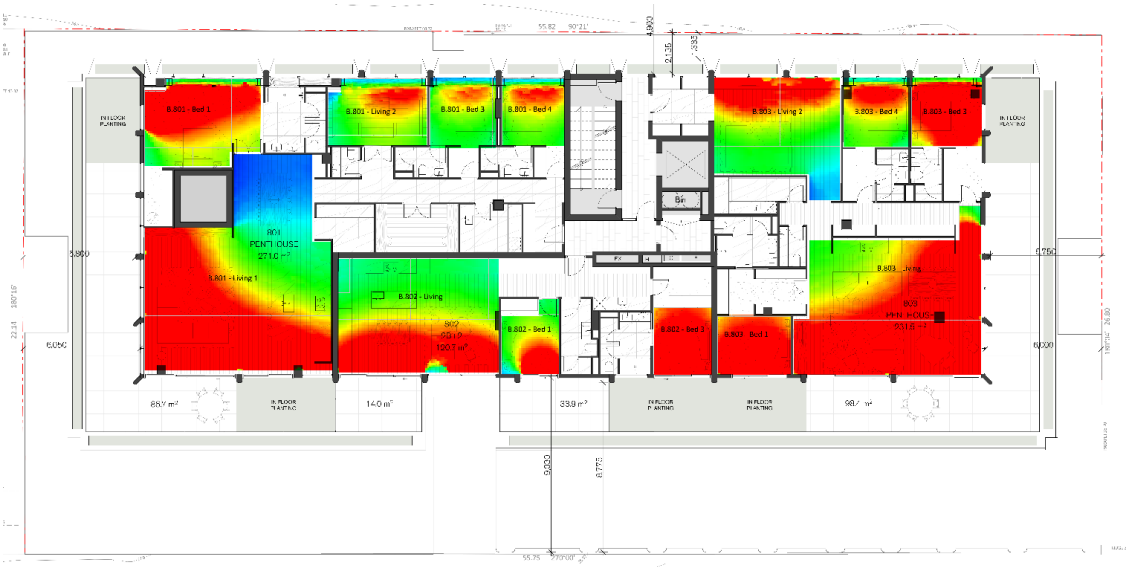

Figure 16. Daylight mapping for the proposed development on Eighth Floor

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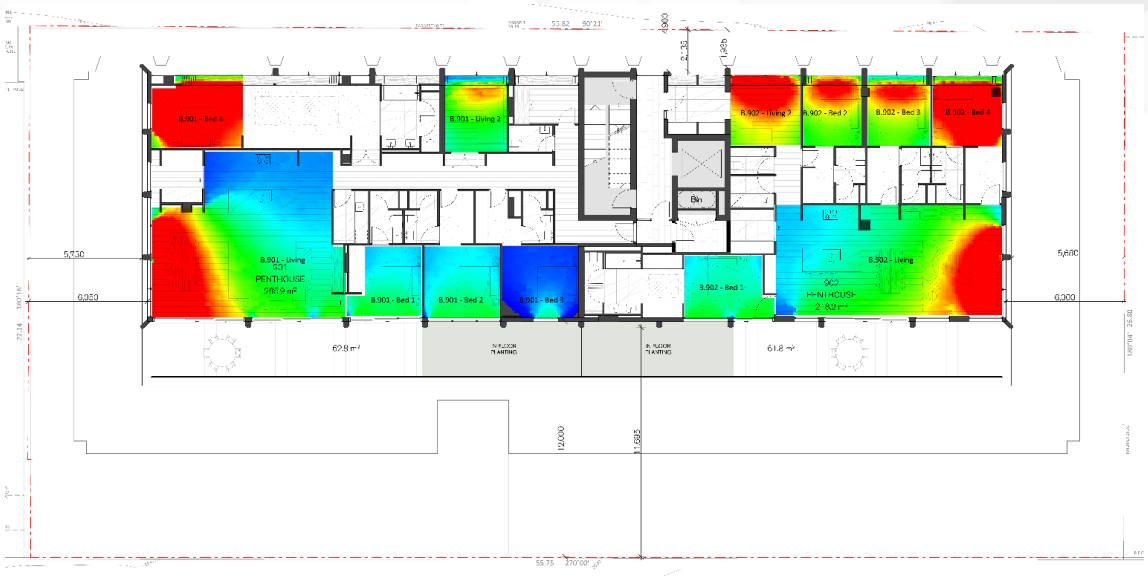

Figure 17. Daylight mapping for the proposed development on Nineth Floor

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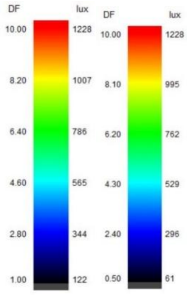

Figure 18. Scales measuring the Daylight Factor for Living Rooms and Bedrooms, (1.0 – Living rooms and 0.5 – Bedrooms)

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6.4.2 *Daylight Modelling for Commercial spaces*

The following assumptions have been made in the daylight modelling of the commercial spaces (Office):

Building material assumptions for daylight modelling	
Working Plane Height: 0.70m	Wall reflectivity: 0.70
External Glazing VLT: 0.75	Ceiling reflectivity: 0.80
Internal Glazing VLT: 0.75	Floor reflectivity: 0.30
Neighbouring Buildings: 0.40	Ground Reflectance: 0.10

Table 15: Building material assumptions for daylight modelling

Daylight modelling results are summarized as follows for the Commercial spaces:

Nominated Space	Area Modelled (Floor Area) (m²)	Area with Daylight factor >2 (m²)	Compliance %
Commercial space	260	94.2	36.3 %
Total	**260**	**94.2**	**36.3%**

Table 16: Daylight Calculation results



Figure 19. Daylight mapping for the Commercial space on Ground Floor

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6.4.3 *Effective Natural Ventilation*

Openable windows will provide fresh air and passive cooling opportunities to the development. 63% of the apartments will achieve crossflow ventilation through a combination of single sided and crossflow ventilation requirements.
Results are summarized as follows:

Level	Apartment Number	Effective Ventilation Achieved
Ground Floor	G-01	Y
	G-02	Y
	G-03	Y
	G-04	Y
	G-05	Y
First Floor	A-101	Y
	A-102	Y
	B-101	N
	B-102	N
	B-103	N
	B-104	Y
	B-105	Y
	B-106	Y
Second Floor	A-201	N
	A-202	N
	A-203	N
	B-201	N
	B-202	N
	B-203	N
	B-204	Y
	B-205	Y
	B-206	Y
Third Floor	B-301	N
	B-302	N
	B-303	N
	B-304	Y
	B-305	Y
	B-306	Y
Fourth Floor	A-401	Y
	A-402	N

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	B-401	N
	B-402	N
	B-403	Y
	B-404	N
Fifth Floor	B-501	N
	B-502	Y
	A-501	Y
	A-502	Y
	A-503	Y
	A-504	Y
Sixth Floor	B-601	N
	B-602	Y
	A-601	Y
	A-602	Y
	A-603	Y
	A-604	Y
Seventh Floor	B-701	N
	B-702	Y
	A-701	Y
	A-702	Y
	A-703	Y
	A-704	Y
Eighth Floor	B-801	N
	B-802	N
	B-803	Y
Nineth Floor	B-901	Y
	B-902	Y
Total Percentage of Compliant Apartments		**63%**

Table 17: Cross Ventilation Calculations – Apartments

Please note that all doors facilitating cross flow ventilation shall be provided with Door Catchers

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Figure 20. Effective ventilation on Ground Floor

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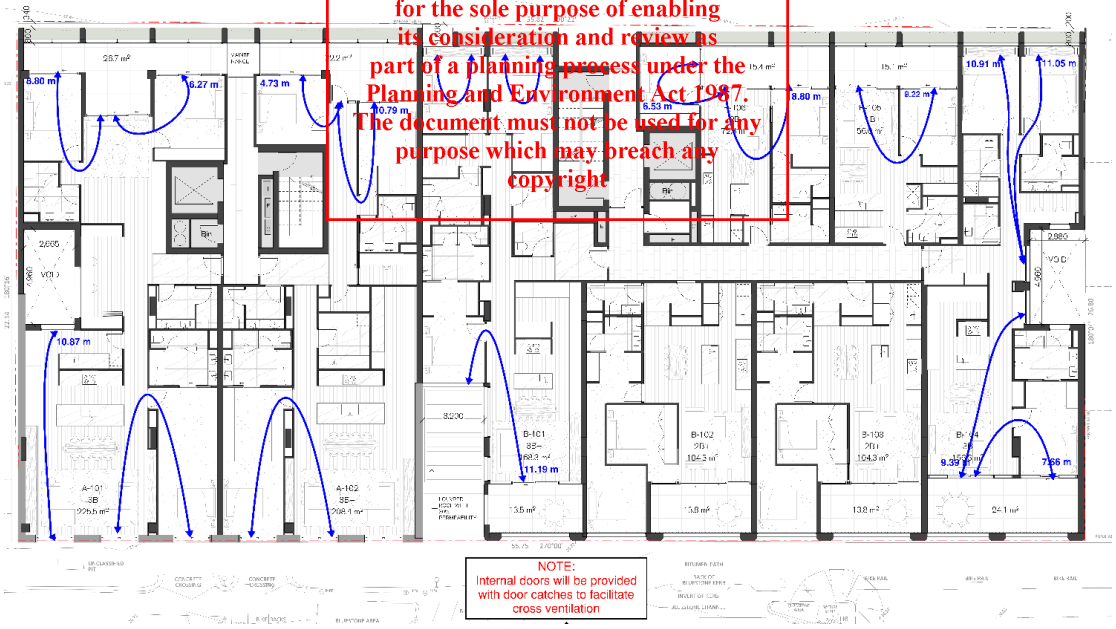

Figure 21. Effective ventilation on First Floor

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Figure 22. Effective ventilation on Second Floor

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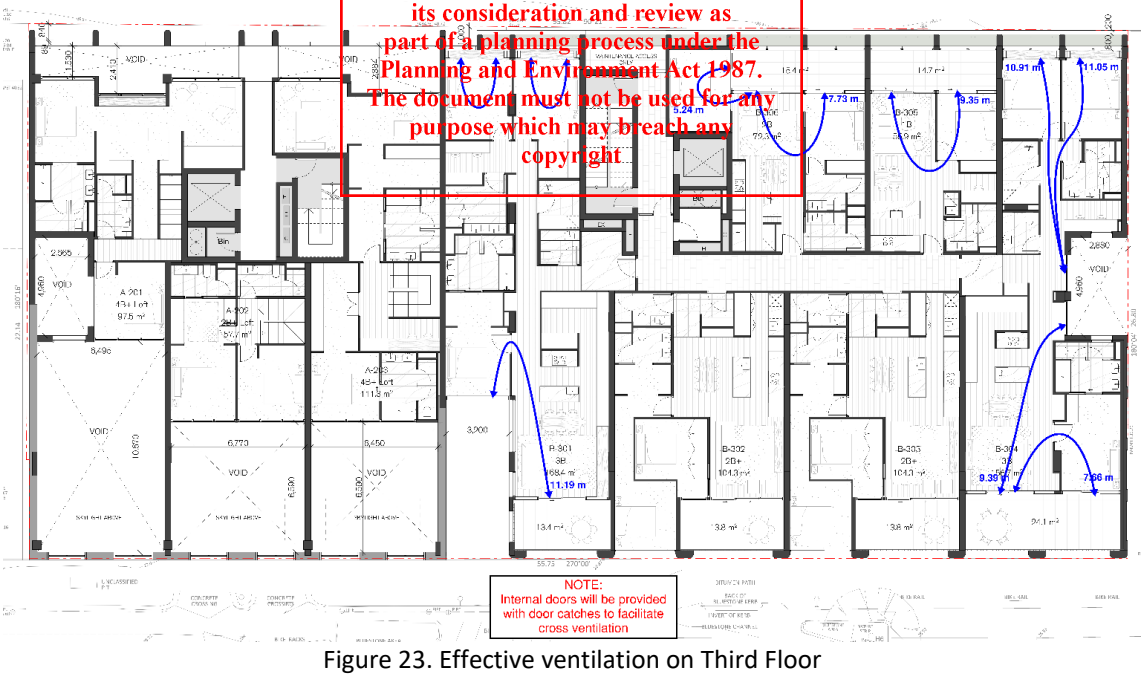

Figure 23. Effective ventilation on Third Floor

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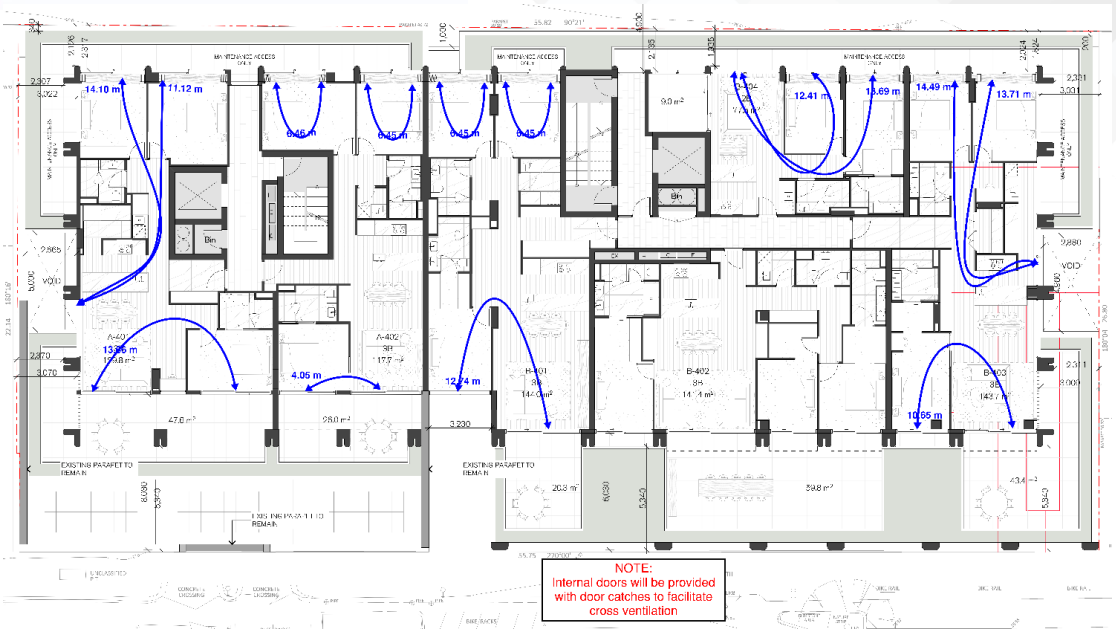

Figure 24. Effective ventilation on Fourth Floor



Figure 25. Effective ventilation on Fifth Floor

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Figure 26. Effective ventilation on Sixth Floor



Figure 27. Effective ventilation on Seventh Floor

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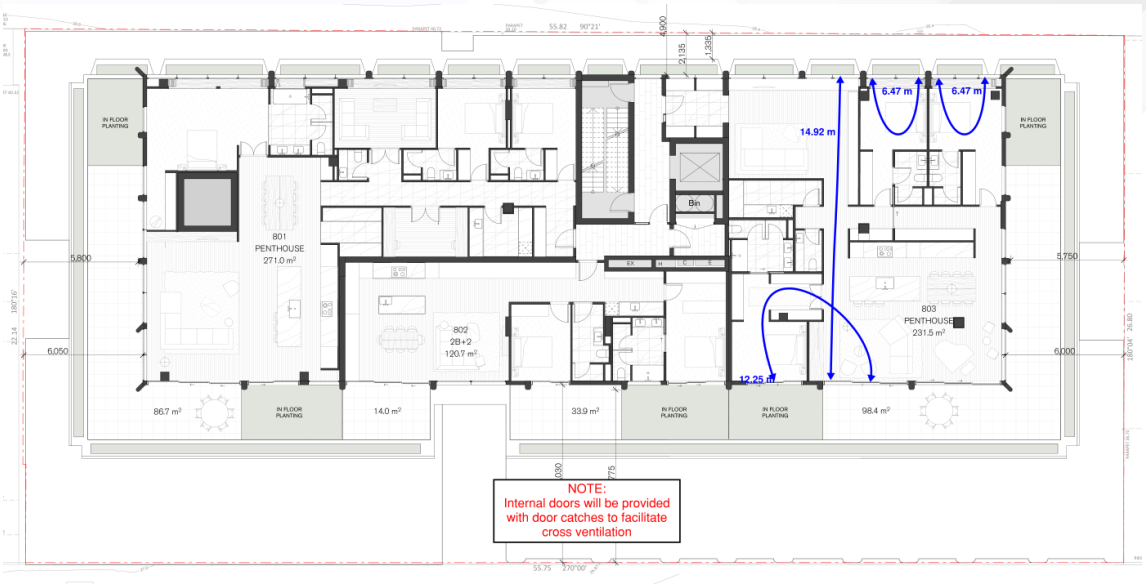

Figure 28. Effective ventilation on Eighth Floor

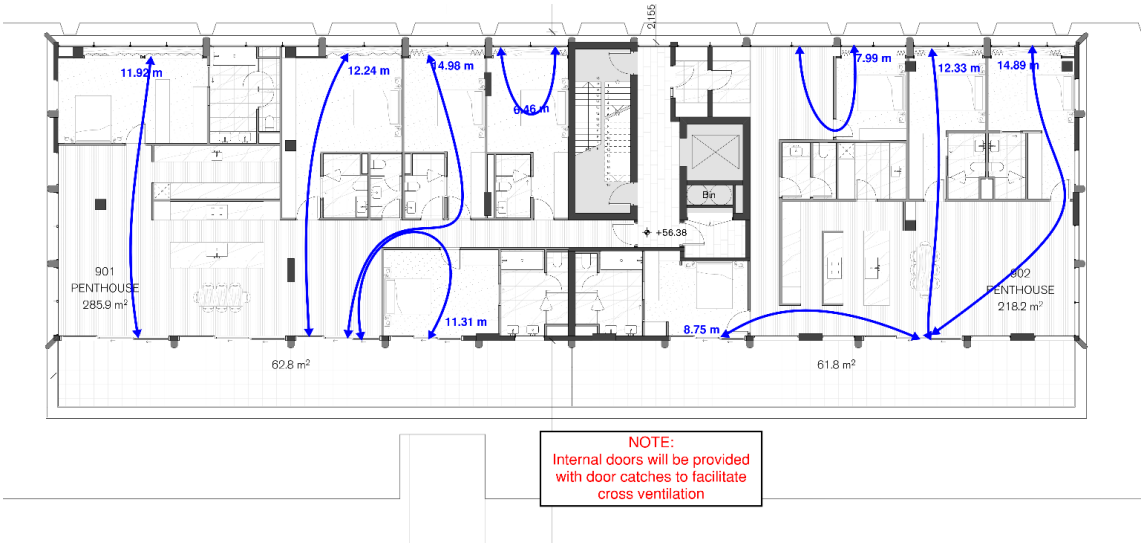

Figure 29. Effective ventilation on Nineth Floor

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6.5 Transport

Below is a summary of the dwelling's performance against transport benchmarks.

BESS Credit	Transport Features	Responsibility
1.1	Apartments: 57 x bicycle parking will be provided in Basement 01 – 02, (1 for each apartment).	**Architect / Builder**
1.2	Apartments: 21 Victoria St currently has 12 bicycle hoops on Victoria St in front of the proposed development. The project team intends to main these bike parks and use them for visitor bicycle parking	**Architect / Builder**
1.4	Commercial Spaces: 2 x bicycle spaces will be provided for the employees and visitors of Commercial space	**Architect / Builder**
1.6	Commercial Spaces: - 1 x Shower spaces will be provided for the employees. - 5 x lockers will be provided for the employees at close proximity to the shower space.	**Architect / Builder**
2.1	- Parking for all apartments to be made 'EV Ready' by providing EV charging infrastructure i.e. appropriate substation sizing and capacity in distribution boards.	**Builder**
	Final Transport Score	**76%**

Table 18: Transport Features

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6.6 Waste Resource Recovery

Below is a summary of the dwelling's performance against waste benchmarks.

BESS Credit	Waste Features	Responsibility
1.1	As this development includes a heritage facade, entirety of the existing heritage facade will be reused. Other than internal refurbishments, the entire heritage portion of the building will be re-used and as such will meet the intention of this credit.	**Architect & Builder**
2.1	Each apartment, and the commercial development will be provided with a food/garden waste bin in addition to general waste and recycling bins. City of Yarra now provide food/garden waste collection services.	**Architect & Builder**
2.2	The recycling and general waste will be provided in the same storage area.	**Waste Consultant**
-	The development is committed to recycling 80% of the construction and demolition waste.	**Builder**
	Final Waste Resource and Recovery Score	**100%**

Table 19: Waste Management Features

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6.7 Urban Ecology

Below is a summary of Urban Ecology features used in the proposed development.

BESS Credit	Urban Ecology Features	Responsibility
1.1	Communal space are places where people gather for social exchange. 178 m^2 of communal space consists of common amenities on Ground floor and Terrace	**Architect & Builder**
2.1	The site is covered with 22% of vegetation in the proposed development	**Landscape Architect & Architect**
2.4	Tap and floor waste will be provided on every balcony / in every courtyard to encourage plants to be grown	**Architect & Builder**
	Final Urban Ecology Score	**44%**

Table 20: Urban Ecology Features

6.8 Innovation

We have not aimed to target any points in the innovation category.

6.9 Building Material

BESS does not include a category dealing with sustainable building materials. As such, the project has reverted to the previous benchmark which was the STEPS tool. Refer to Appendix C for more information.

The following material specification achieves the minimum score under STEPS:

- Low VOC paints and sealants
- Aluminium framing for the windows
- All the carpets, engineered timber and adhesives/sealants meet the Green-star Benchmark for VOC's and emissions.
- Use of engineered wood products of E1 or E0 grade (MDF, plywood, engineered-wood flooring)
- Light colored roofs and concrete driveways are considered in the development to help mitigate the Urban heat island effect, where possible.

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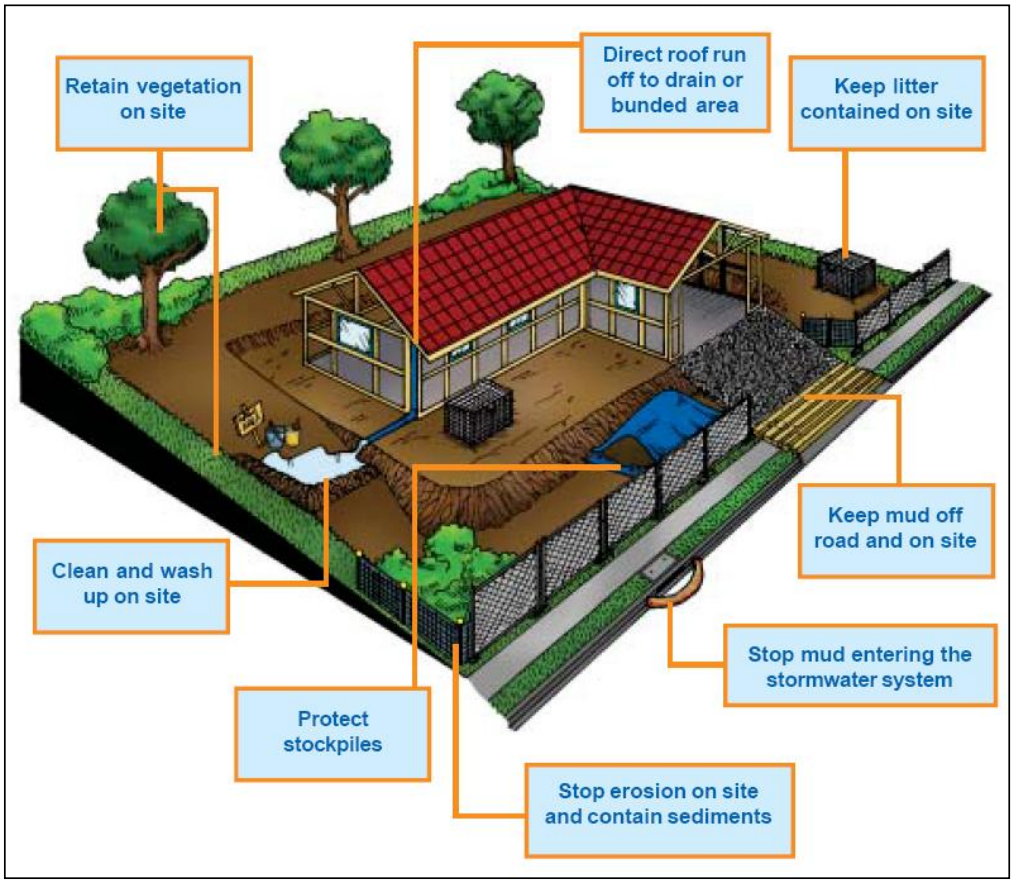
7 Stormwater Management at Construction Site

To manage stormwater management in the construction stage, measures will be put in place to minimize the likelihood of contaminating stormwater. This will mean ensuring buffer strips are in place, sediment traps are installed, and the site will be kept clean from any loose rubbish. The builder will follow the process outlined in "Keeping Our Stormwater Clean – A Builder's Guide".



Copies of "Keeping Our Stormwater Clean – A Builder's Guide" booklet can be obtained from Melbourne Water by ringing on 131 722 or can be downloaded from the following website.
https://www.clearwatervic.com.au/user-data/resource-files/Keeping_Our_Stormwater_Clean-A_Builders_Guide[1].pdf

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8 Conclusion

The project achieves all the minimum requirements under BESS, the new industry ESD best practice benchmark, achieving a rating of 71%. For items not covered by BESS, performance was shown to be in line with industry best practice. The proposed mixed-use development located at 25 – 37 Victoria Street, Fitzroy VIC 3065 has a minimum scoring under the BESS assessment. The assessment results demonstrate that the design achieves the best practice standard established by the BESS.

The Sustainable Management Plan is prepared to support the town planning application in accordance with the Clause 15.01-2L-01 for Environmentally Sustainable Development and Clause 53.18 for Stormwater Management as mentioned in the City of Yarra Planning Scheme.

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Appendix A – BESS Output Report and NatHERS Summary Certificate

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BESS, 21-43 Victoria Street, Fitzroy VIC 3065 Victoria St, Fitzroy 3065

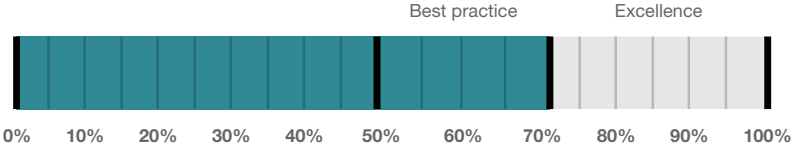
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at Victoria St Fitzroy Victoria 3065. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Melbourne City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score



71%

Project details

Name	21-43 Victoria Street, Fitzroy VIC 3065
Address	Victoria St Fitzroy Victoria 3065
Project ID	DC624400-R1
BESS Version	BESS-9
Site type	Mixed use development
Account	esd@hexicon.com.au
Application no.	
Site area	1,506 m²
Building floor area	7,635 m²
Date	31 October 2025
Software version	2.2.0-B.627

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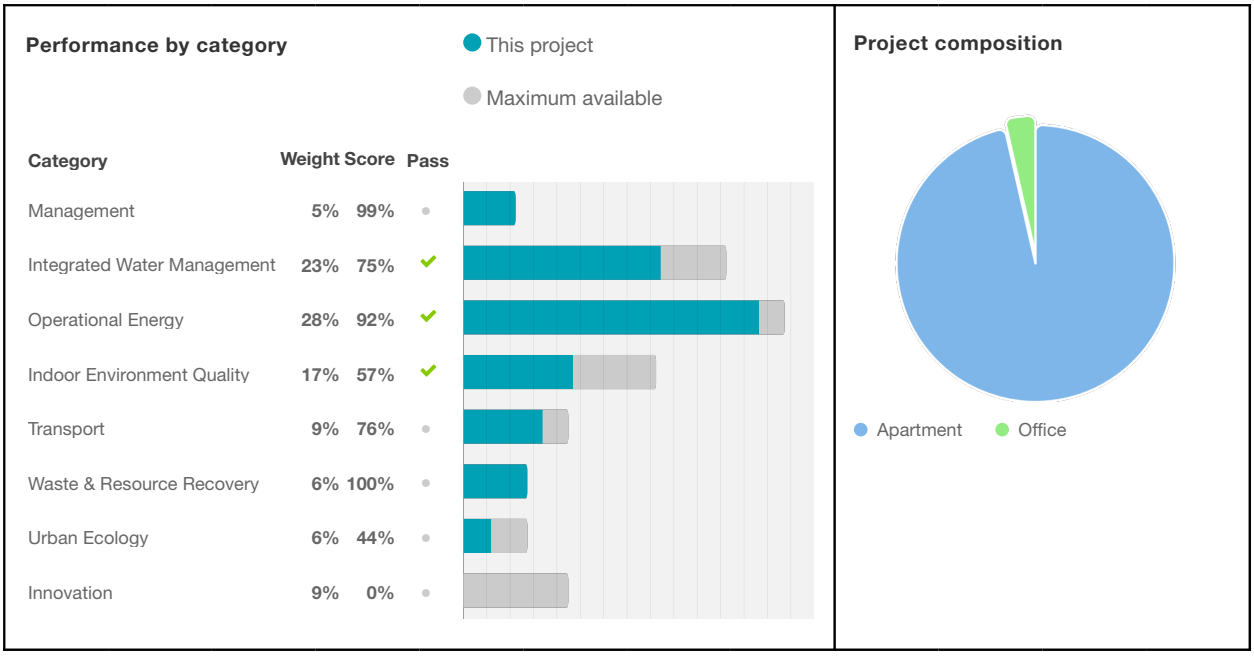

Buildings

Name	Height	Footprint	% of total footprint
Proposed Mixed-Use Development	10	1,412 m²	100%

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Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
B-102, B-103, B-202, B-203, B-302, B-303	6	104 m²	Proposed Mixed-Use Development	8%
A-401, B-503, B-603, B-703	4	130 m²	Proposed Mixed-Use Development	6%
B-104, B-204, B-304	3	156 m²	Proposed Mixed-Use Development	6%
B-101, B-201, B-301	3	168 m²	Proposed Mixed-Use Development	6%
B-501, B-601, B-701	3	128 m²	Proposed Mixed-Use Development	5%
A-501, A-601, A-701	3	133 m²	Proposed Mixed-Use Development	5%
B-502, B-602, B-702	3	126 m²	Proposed Mixed-Use Development	4%
A-502, A-602, A-702	3	119 m²	Proposed Mixed-Use Development	4%

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B-404, B-504, B-604, B-704	4	77.0 m²	Proposed Mixed-Use Development	4%
901	1	286 m²	Proposed Mixed-Use Development	3%
803	1	237 m²	Proposed Mixed-Use Development	3%
801	1	271 m²	Proposed Mixed-Use Development	3%
902	1	219 m²	Proposed Mixed-Use Development	2%
A-203	1	160 m²	Proposed Mixed-Use Development	2%
A-201	1	176 m²	Proposed Mixed-Use Development	2%
B-106, B-206, B-306	3	72.0 m²	Proposed Mixed-Use Development	2%
B-105, B-205, B-305	3	56.0 m²	Proposed Mixed-Use Development	2%
A-102	1	208 m²	Proposed Mixed-Use Development	2%
A-101	1	225 m²	Proposed Mixed-Use Development	2%
G03	1	157 m²	Proposed Mixed-Use Development	2%
G01, G02	2	114 m²	Proposed Mixed-Use Development	2%
802	1	120 m²	Proposed Mixed-Use Development	1%
B-403	1	144 m²	Proposed Mixed-Use Development	1%
B-402	1	141 m²	Proposed Mixed-Use Development	1%
B-401	1	144 m²	Proposed Mixed-Use Development	1%
A-402	1	118 m²	Proposed Mixed-Use Development	1%
A-202	1	76.0 m²	Proposed Mixed-Use Development	< 1%
G05	1	72.0 m²	Proposed Mixed-Use Development	< 1%
G04	1	56.0 m²	Proposed Mixed-Use Development	< 1%
Total	**57**	**7,364 m²**	**96%**	

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Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Office				
Office	1	271 m²	Proposed Mixed-Use Development	3%
Total	**1**	**271 m²**	**3%**	

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Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.1	Annotation: Individual utility meters to be provided to all individual dwellings		-
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)		-
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Operational Energy 3.1	Carpark with natural ventilation or CO monitoring system		-
Operational Energy 3.4	Location of clothes line (if proposed)		-
Operational Energy 4.2	Location and size of solar photovoltaic system		-
Indoor Environment Quality 1.1	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
Indoor Environment Quality 1.2	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
Indoor Environment Quality 2.1	Dwellings meeting the requirements for being 'naturally ventilated'		-
Transport 1.1	Location of residential bicycle parking spaces		-
Transport 1.2	Location of residential visitor bicycle parking spaces		-
Transport 1.3	Residential bicycle parking spaces at ground level		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Waste & Resource Recovery 2.1	Location of food and garden waste facilities		-
Waste & Resource Recovery 2.2	Location of recycling facilities		-
Urban Ecology 1.1	Location and size of communal spaces		-
Urban Ecology 2.1	Location and size of vegetated areas		-

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Supporting Documentation

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments		-
Integrated Water Management 2.1	STORM report or MUSIC model		-
Operational Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Operational Energy 3.1	Details of either the fully natural carpark ventilation or CO monitoring system proposed		-
Operational Energy 3.6	Average lighting power density and lighting type(s) to be used		-
Operational Energy 4.2	Specifications of the solar photovoltaic system(s)		-
Indoor Environment Quality 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 1.4	A short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 2.1	A list of naturally ventilated dwellings		-
Waste & Resource Recovery 1.1	Details regarding how the existing building is being reused on-site		-

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Credit summary

Management Overall contribution 4.5%

	99%	
1.1 Pre-Application Meeting	100%	
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	100%	
2.3 Thermal Performance Modelling - Non-Residential	0%	
3.1 Metering - Residential	100%	
3.2 Metering - Non-Residential	100%	
3.3 Metering - Common Areas	100%	
4.1 Building Users Guide	100%	

IWM Overall contribution 22.5%

	75%	✔ Pass
1.1 Potable Water Use	42%	✔ Achieved
2.1 Stormwater Treatment	100%	✔ Achieved
3.1 Water Efficient Landscaping	0%	
4.1 Building Systems Water Use	100%	

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Operational Energy Overall contribution 27.5%

	Minimum required 50%	**92%**	✔ **Pass**
1.1 Thermal Performance Rating - Non-Residential		12%	
1.2 Thermal Performance Rating - Residential		70%	✔ Achieved
2.1 Greenhouse Gas Emissions		100%	
2.2 Peak Demand		0%	
2.6 Electrification		100%	
2.7 Energy consumption		100%	
3.1 Carpark Ventilation		100%	
3.2 Hot Water - Non-Residential		100%	
3.4 Clothes Drying		100%	
3.6 Internal Lighting - Apartments		100%	
3.7 Internal Lighting - Non-Residential		0%	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A	✣ Scoped Out
		No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		96%	
4.4 Renewable Energy Systems - Other		N/A	✣ Scoped Out
		No other (non-solar PV) renewable energy is in use.	

IEQ Overall contribution 16.5%

	Minimum required 50%	**57%**	✔ **Pass**
1.1 Daylight Access - Living Areas		66%	
1.2 Daylight Access - Bedrooms		66%	
1.3 Winter Sunlight		0%	
1.4 Daylight Access - Non-Residential		36%	✔ Achieved
2.1 Ventilation - Natural - Apartments		66%	
2.3 Ventilation - Non-Residential		33%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential		0%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	
4.1 Air Quality - Non-Residential		0%	

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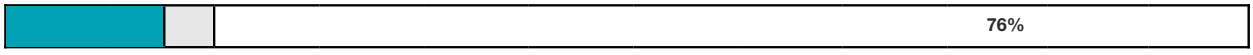
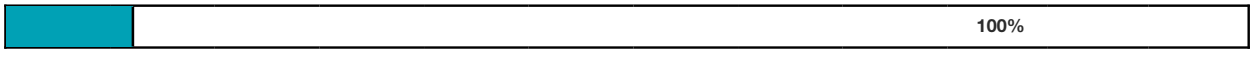
Transport Overall contribution 9.0%



1.1 Bicycle Parking - Residential	100%
1.2 Bicycle Parking - Residential Visitor	100%
1.3 Bicycle Parking - Convenience Residential	100%
1.4 Bicycle Parking - Non-Residential	100%
1.5 Bicycle Parking - Non-Residential Visitor	0%
1.6 End of Trip Facilities - Non-Residential	0%
2.1 Electric Vehicle Infrastructure	100%
2.2 Car Share Scheme	0%
2.3 Motorbikes / Mopeds	0%

Waste & Resource Recovery Overall contribution 5.5%



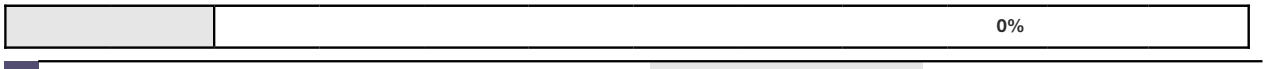
1.1 Construction Waste - Building Re-Use	100%
2.1 Operational Waste - Food & Garden Waste	100%
2.2 Operational Waste - Convenience of Recycling	100%

Urban Ecology Overall contribution 5.5%



1.1 Communal Spaces	96%
2.1 Vegetation	75%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
2.4 Balconies, Courtyards & Roof terraces	0%
3.1 Food Production - Residential	0%
3.2 Food Production - Non-Residential	0%

Innovation Overall contribution 9.0%



1.1 Innovation	0%

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Credit breakdown

Management Overall contribution 4.5%

99%

1.1 Pre-Application Meeting		100%
Score Contribution	This credit contributes 37.5% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		100%
Score Contribution	This credit contributes 24.1% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
2.3 Thermal Performance Modelling - Non-Residential		0%
Score Contribution	This credit contributes 0.9% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?	
Question	Criteria Achieved ?	
Office	No	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Office	No	
3.1 Metering - Residential		100%
Score Contribution	This credit contributes 12.1% towards the category score.	
Criteria	Have utility meters been provided for all individual dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.2 Metering - Non-Residential		100%
Score Contribution	This credit contributes 0.4% towards the category score.	
Criteria	Have utility meters been provided for all individual commercial tenants?	
Question	Criteria Achieved ?	
Office	Yes	
3.3 Metering - Common Areas		100%

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Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have all major common area services been separately submetered?
Question	Criteria Achieved ?
Apartment	Yes
Office	Yes

4.1 Building Users Guide 100%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	Yes

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BESS, 21-43 Victoria Street, Fitzroy VIC 3065 Victoria St, Fitzroy 3065

IWM Overall contribution 22.5%

75% ✔ Pass

Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Stormwater profile	
Which stormwater modelling software are you using?:	Melbourne Water STORM tool
STORM score achieved:	120
Flow:	-
Total Suspended Solids:	-
Total Phosphorus:	-
Total Nitrogen:	-
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?: Rainwater Tank 1	798 m²
Tank Size: Rainwater Tank 1	22,000 Litres
Irrigation area connected to tank: Rainwater Tank 1	341 m²
Is connected irrigation area a water efficient garden?: Rainwater Tank 1	No
Other external water demand connected to tank?: Rainwater Tank 1	-
Fixtures, fittings & connections profile	
Building: All	Proposed Mixed Use Development
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Scope out
Kitchen Taps: All	>= 6 Star WELS rating
Bathroom Taps: All	>= 6 Star WELS rating
Dishwashers: All	Default or unrated
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Occupant to Install
Which non-potable water source is the dwelling/space connected to?: All	235746
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
1.1 Potable Water Use	42% ✔ Achieved

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Score Contribution	This credit contributes 31.2% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	10066 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	7723 kL
Output	Proposed (including rainwater and recycled water use)
Project	7325 kL
Output	% Reduction in Potable Water Consumption
Project	27 %
Output	% of connected demand met by rainwater
Project	31 %
Output	How often does the tank overflow?
Project	Never / Rarely
Output	Opportunity for additional rainwater connection
Project	3678 kL

2.1 Stormwater Treatment	100% ✔ Achieved
Score Contribution	This credit contributes 6.2% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Output	MUSIC Rating
Project	100
Output	STORM Score
Project	120

3.1 Water Efficient Landscaping	0%
Score Contribution	This credit contributes 6.2% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	No

4.1 Building Systems Water Use	100%
Score Contribution	This credit contributes 6.2% towards the category score.
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?
Question	Criteria Achieved ?
Project	Yes

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Operational Energy Overall contribution 27.5%

	Minimum required 50%	92% ✔ Pass

Project profile	
Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	No
Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric
Solar Photovoltaic system profile	
System Size (lesser of inverter and panel capacity): Solar Photovoltaic system 1	23.0 kW peak
Orientation (which way is the system facing)?: Solar Photovoltaic system 1	North-East
Inclination (angle from horizontal): Solar Photovoltaic system 1	15.0 Angle (degrees)
Which Building Class does this apply to?: Solar Photovoltaic system 1	Apartment
Dwellings profile	
Building: All	Proposed Mixed-Use Development

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Below the floor is:	
G01, G02	Ground or Carpark
G03	
G04	
G05	
A-101	Another Occupancy
A-102	
B-101, B-201, B-301	
B-102, B-103, B-202, B-203, B-302, B-303	
B-104, B-204, B-304	
B-105, B-205, B-305	
B-106, B-206, B-306	
A-201	
A-202	
A-203	
A-401, B-503, B-603, B-703	
A-402	
B-401	
B-402	
B-403	
B-404, B-504, B-604, B-704	
A-501, A-601, A-701	
A-502, A-602, A-702	
B-501, B-601, B-701	
B-502, B-602, B-702	
801	
802	
803	
901	
902	

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Above the ceiling is:	
G01, G02	Another Occupancy
G03	
G04	
G05	
A-101	
A-102	
B-101, B-201, B-301	
B-102, B-103, B-202, B-203, B-302, B-303	
B-104, B-204, B-304	
B-105, B-205, B-305	
B-106, B-206, B-306	
A-201	
A-202	
A-203	
A-401, B-503, B-603, B-703	
A-402	
B-401	
B-402	
B-403	
B-404, B-504, B-604, B-704	
A-501, A-601, A-701	
A-502, A-602, A-702	
B-501, B-601, B-701	
B-502, B-602, B-702	
801	
802	
803	
901	Outside
902	

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Exposed sides:	
G01, G02 G04 G05 B-102, B-103, B-202, B-203, B-302, B-303 B-105, B-205, B-305 B-106, B-206, B-306 A-202 B-402 B-404, B-504, B-604, B-704 B-502, B-602, B-702 802	1
G03 A-101 B-104, B-204, B-304 A-201 A-401, B-503, B-603, B-703 B-403 A-501, A-601, A-701 801 803 901 902	3
A-102 B-101, B-201, B-301 A-203 A-402 B-401 A-502, A-602, A-702 B-501, B-601, B-701	2

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NatHERS Annual Energy Loads - Heat:	
G01, G02	47.8 MJ/sqm
G03	50.6 MJ/sqm
G04 G05 A-101 A-203 A-402 B-401 B-402 B-403 B-404, B-504, B-604, B-704 B-502, B-602, B-702 901 902	28.0 MJ/sqm
A-102 B-105, B-205, B-305	7.1 MJ/sqm
B-101, B-201, B-301	17.6 MJ/sqm
B-102, B-103, B-202, B-203, B-302, B-303	21.6 MJ/sqm
B-104, B-204, B-304	30.9 MJ/sqm
B-106, B-206, B-306	15.5 MJ/sqm
A-201	16.9 MJ/sqm
A-202	43.0 MJ/sqm
A-401, B-503, B-603, B-703	38.7 MJ/sqm
A-501, A-601, A-701	37.9 MJ/sqm
A-502, A-602, A-702	33.6 MJ/sqm
B-501, B-601, B-701	23.5 MJ/sqm
801	13.7 MJ/sqm
802	42.6 MJ/sqm
803	16.7 MJ/sqm

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NatHERS Annual Energy Loads - Cool:	
G01, G02	6.7 MJ/sqm
G03	13.7 MJ/sqm
G04 G05 A-101 A-203 A-402 B-401 B-402 B-403 B-404, B-504, B-604, B-704 B-502, B-602, B-702 901 902	10.0 MJ/sqm
A-102	12.1 MJ/sqm
B-101, B-201, B-301	9.8 MJ/sqm
B-102, B-103, B-202, B-203, B-302, B-303	8.6 MJ/sqm
B-104, B-204, B-304	18.9 MJ/sqm
B-105, B-205, B-305	19.2 MJ/sqm
B-106, B-206, B-306	15.6 MJ/sqm
A-201	25.2 MJ/sqm
A-202	7.4 MJ/sqm
A-401, B-503, B-603, B-703	7.9 MJ/sqm
A-501, A-601, A-701	8.9 MJ/sqm
A-502, A-602, A-702	10.4 MJ/sqm
B-501, B-601, B-701	7.6 MJ/sqm
801	10.9 MJ/sqm
802	12.6 MJ/sqm
803	16.0 MJ/sqm

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NatHERS star rating:	
G01, G02	7.4
G03	6.9
G04 G05 A-101 B-106, B-206, B-306 A-202 A-203 A-402 B-401 B-402 B-403 B-404, B-504, B-604, B-704 B-502, B-602, B-702 901 902	7.5
A-102	9.4
B-101, B-201, B-301	8.9
B-102, B-103, B-202, B-203, B-302, B-303 B-501, B-601, B-701	8.7
B-104, B-204, B-304	8.1
B-105, B-205, B-305	7.6
A-201 A-401, B-503, B-603, B-703 A-501, A-601, A-701	7.8
A-502, A-602, A-702	7.9
801	9.0
802	7.3
803	8.6
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	3 Stars (2019 MEPS)
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	4 Stars (2019 MEPS)
Type of Hot Water System: All	Electric Heat Pump Band 1
Is the hot water system shared by multiple dwellings?: All	Yes
% Contribution from solar hot water system: All	0 %
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	Occupant to install

Non-residential buildings profile	
Heating, Cooling & Comfort Ventilation Electricity Reference fabric and Reference services:	2,000 kWh
Heating, Cooling & Comfort Ventilation Electricity Proposed fabric and Reference services:	2,000 kWh

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BESS, 21-43 Victoria Street, Fitzroy VIC 3065 Victoria St, Fitzroy 3065

Heating, Cooling & Comfort Ventilation Electricity Proposed fabric and Proposed services:	2,000 kWh
Heating Wood Reference fabric and Reference services:	0.0 MJ
Heating Wood Proposed fabric and Reference services:	0.0 MJ
Heating Wood Proposed fabric and Proposed services:	0.0 MJ
Hot Water Electricity - Reference:	1,000 kWh
Hot Water Electricity - Proposed:	1,000 kWh
Lighting Electricity - Reference:	1,500 kWh
Lighting Electricity - Proposed:	1,500 kWh
Peak Thermal Cooling Load Reference:	0.0 kW
Peak Thermal Cooling Load Proposed:	0.0 kW

1.1 Thermal Performance Rating - Non-Residential		12%
Score Contribution	This credit contributes 1.6% towards the category score.	
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?	
Output	Total Improvement	
Office	0 %	

1.2 Thermal Performance Rating - Residential		70% ✔ Achieved
Score Contribution	This credit contributes 16.8% towards the category score.	
Criteria	What is the average NatHERS rating?	
Output	Average NATHERS Rating (Weighted)	
Apartment	7.9 Stars	

2.1 Greenhouse Gas Emissions	100%

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Score Contribution	This credit contributes 17.2% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Apartment	128,074 kg CO2
Office	84.1 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Apartment	90,833 kg CO2
Office	84.1 kg CO2
Output	% Reduction in GHG Emissions
Apartment	29 %
Office	0 %

2.2 Peak Demand	0%

Score Contribution	This credit contributes 0.2% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?

2.6 Electrification	100%

Score Contribution	This credit contributes 17.4% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes

2.7 Energy consumption	100%

Score Contribution	This credit contributes 23.2% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Apartment	1,196,345 MJ
Office	383 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Apartment	413,923 MJ
Office	383 MJ
Output	% Reduction in total energy
Apartment	65 %
Office	0 %

3.1 Carpark Ventilation	100%

Score Contribution	This credit contributes 5.8% towards the category score.
Criteria	If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?
Question	Criteria Achieved ?
Project	Yes

3.2 Hot Water - Non-Residential	100%

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Score Contribution	This credit contributes 0.2% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?
Output	Reference
Office	128 MJ
Output	Proposed
Office	128 MJ
Output	Improvement
Office	0 %

3.4 Clothes Drying 100%

Score Contribution	This credit contributes 5.6% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Apartment	29,394 kWh
Output	Proposed
Apartment	5,879 kWh
Output	Improvement
Apartment	80 %

3.6 Internal Lighting - Apartments 100%

Score Contribution	This credit contributes 5.6% towards the category score.
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9)?
Question	Criteria Achieved ?
Apartment	Yes

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3.7 Internal Lighting - Non-Residential 0%

Score Contribution	This credit contributes 0.4% towards the category score.
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?
Question	Criteria Achieved ?
Office	-

4.1 Combined Heat and Power (cogeneration / trigeneration) N/A Scoped Out

No cogeneration or trigeneration system in use.

This credit was scoped out	No cogeneration or trigeneration system in use.

4.2 Renewable Energy Systems - Solar 96%

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Score Contribution	This credit contributes 5.8% towards the category score.
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?
Output	Solar Power - Energy Generation per year
Apartment	27,498 kWh
Output	% of Building's Energy
Apartment	23 %

4.4 Renewable Energy Systems - Other N/A Scoped Out

No other (non-solar PV) renewable energy is in use.

This credit was scoped out	No other (non-solar PV) renewable energy is in use.

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BESS, 21-43 Victoria Street, Fitzroy VIC 3065 Victoria St, Fitzroy 3065

IEQ Overall contribution 16.5%

	Minimum required 50%	**57%**	✔ **Pass**

Use the BESS Deemed to Satisfy (DtS) method for daylight to Dwellings?:	No		
What approach do you want to use for daylight to Dwellings?:	Provide our own calculations		
1.1 Daylight Access - Living Areas		66%	
Score Contribution	This credit contributes 28.2% towards the category score.		
Criteria	What % of living areas achieve the daylight criteria?		
Question	Percentage Achieved ?		
Apartment	90 %		
1.2 Daylight Access - Bedrooms		66%	
Score Contribution	This credit contributes 28.2% towards the category score.		
Criteria	What % of bedrooms achieve the daylight criteria?		
Question	Percentage Achieved ?		
Apartment	80 %		
1.3 Winter Sunlight		0%	
Score Contribution	This credit contributes 9.4% towards the category score.		
Criteria	Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas between 9am and 3pm in mid-winter?		
Question	Criteria Achieved ?		
Apartment	No		
1.4 Daylight Access - Non-Residential		36%	✔ Achieved
Score Contribution	This credit contributes 2.1% towards the category score.		
Criteria	What % of the nominated floor area has at least 2% daylight factor?		
Question	Percentage Achieved?		
Office	36 %		
2.1 Ventilation - Natural - Apartments		66%	
Score Contribution	This credit contributes 28.2% towards the category score.		
Criteria	What % of dwellings are effectively naturally ventilated?		
Question	Percentage Achieved?		
Apartment	83 %		
2.3 Ventilation - Non-Residential		33%	✔ Achieved
Score Contribution	This credit contributes 2.1% towards the category score.		
Criteria	What % of the regular use areas are effectively naturally ventilated?		
Question	Percentage Achieved?		
Office	-		

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Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?
Question	Percentage Achieved?
Office	50 %

Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?
Question	Value
Office	-

3.4 Thermal comfort - Shading - Non-Residential	0%
Score Contribution	This credit contributes 1% towards the category score.

Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?
Question	Percentage Achieved?
Office	-

3.5 Thermal Comfort - Ceiling Fans - Non-Residential	0%
Score Contribution	This credit contributes 0.3% towards the category score.
Criteria	What percentage of regular use areas of tenancies have ceiling fans?
Question	Percentage Achieved?
Office	-

4.1 Air Quality - Non-Residential	0%
Score Contribution	This credit contributes 0.3% towards the category score.

Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	-

Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	-

Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	-

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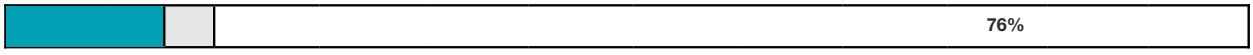
Transport Overall contribution 9.0%



1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 21.5% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there for residents?	
Question	Bicycle Spaces Provided ?	
Apartment	57	
Output	Min Bicycle Spaces Required	
Apartment	57	
1.2 Bicycle Parking - Residential Visitor		100%
Score Contribution	This credit contributes 21.5% towards the category score.	
Criteria	How many secure bicycle spaces are there for visitors?	
Question	Visitor Bicycle Spaces Provided ?	
Apartment	12	
Output	Min Visitor Bicycle Spaces Required	
Apartment	12	
1.3 Bicycle Parking - Convenience Residential		100%
Score Contribution	This credit contributes 10.8% towards the category score.	
Criteria	Are bike parking facilities for residents located at ground or entry level?	
Question	Criteria Achieved ?	
Apartment	Yes	
1.4 Bicycle Parking - Non-Residential		100%
Score Contribution	This credit contributes 0.8% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Question	Bicycle Spaces Provided ?	
Office	2	
1.5 Bicycle Parking - Non-Residential Visitor		0%
Score Contribution	This credit contributes 0.4% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	-	
Question	Bicycle Spaces Provided ?	
Office	-	
1.6 End of Trip Facilities - Non-Residential		0%

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Score Contribution	This credit contributes 0.4% towards the category score.
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?
Question	Number of showers provided ?
Office	-
Question	Number of lockers provided ?
Office	-
Output	Min Showers Required
Office	1
Output	Min Lockers Required
Office	2

2.1 Electric Vehicle Infrastructure	100%
Score Contribution	This credit contributes 22.3% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	Yes

2.2 Car Share Scheme	0%
Score Contribution	This credit contributes 11.2% towards the category score.
Criteria	Has a formal car sharing scheme been integrated into the development?
Question	Criteria Achieved ?
Project	No

2.3 Motorbikes / Mopeds	0%
Score Contribution	This credit contributes 11.2% towards the category score.
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?
Question	Criteria Achieved ?
Project	No

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Waste & Resource Recovery **Overall contribution 5.5%**

100%

1.1 Construction Waste - Building Re-Use		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	Yes	
2.1 Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

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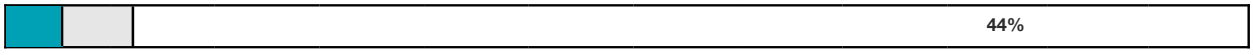
Urban Ecology Overall contribution 5.5%



1.1 Communal Spaces		96%
Score Contribution	This credit contributes 11.2% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Question	Common space provided	
Apartment	178 m²	
Office	-	
Output	Minimum Common Space Required	
Apartment	101 m²	
Office	21 m²	
2.1 Vegetation		75%
Score Contribution	This credit contributes 44.6% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	22%	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 11.2% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 11.2% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
2.4 Balconies, Courtyards & Roof terraces		0%
Score Contribution	This credit contributes 10.8% towards the category score.	
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?	
Question	Criteria Achieved ?	
Apartment	-	
3.1 Food Production - Residential		0%

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Score Contribution	This credit contributes 10.8% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Apartment	-
Output	Min Food Production Area
Apartment	39 m²

3.2 Food Production - Non-Residential	0%
Score Contribution	This credit contributes 0.4% towards the category score.
Criteria	What area of space per occupant is dedicated to food production?
Question	Food Production Area
Office	-
Output	Min Food Production Area
Office	6 m²

Innovation Overall contribution 9.0%

	0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

Disclaimer

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

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Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1

Property

Address 21 - 43 Victoria Street , Fitzroy, VIC, 3065

Lot/DP

NatHERS climate zone 21 - Melbourne RO

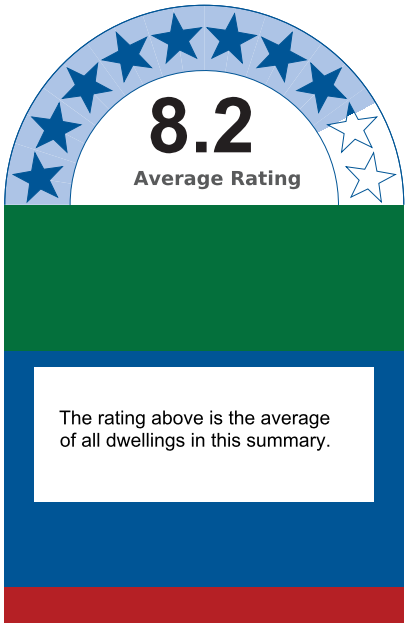
Accredited assessor

Name Dhvanit Shah
Business name Hexicon ESD Consulting
Email esd@hexicon.com.au
Phone +61 430019014
Accreditation No. 10238
Assessor Accrediting Organisation HERA

Verification

DRAFT PREVIEW ISSUE - NOT TO BE USED FOR CERTIFICATION

Thermal performance Star rating



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NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	28.4	11.6
Maximum load	52.0	25.2
Average limit	48.0	32.0
Maximum limit	55.0	38.0

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

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Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
	A-102	8.2 (55)	11.2 (38)	19.4	9.4	n/a
	A-201	16.9 (55)	25.2 (38)	42.1	8.1	n/a
	A-202	44.3 (55)	7.3 (38)	51.5	7.5	n/a

 # NatHERS Certificate **8.2 Average Star Rating** as of 12 May 2025

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
	A-701	39.4 (55)	8.3 (38)	47.7	7.8	n/a
	A-702	35.0 (55)	9.9 (38)	45.0	7.9	n/a
	B-206	16.6 (55)	15.5 (38)	32.1	8.6	n/a
	B-301	17.9 (55)	9.3 (38)	27.2	8.9	n/a
	B-303	22.2 (55)	8.3 (38)	30.5	8.7	n/a
	B-304	32.0 (55)	17.4 (38)	49.4	7.7	n/a
	B-305	7.6 (55)	18.1 (38)	25.7	8.9	n/a
	B-701	24.4 (55)	7.3 (38)	31.7	8.6	n/a
	B-703	39.3 (55)	7.3 (38)	46.7	7.8	n/a
	B-801	14.1 (55)	10.2 (38)	24.3	9.1	n/a
	B-802	44.3 (55)	11.6 (38)	55.9	7.3	n/a
	B-803	17.5 (55)	15.4 (38)	32.9	8.6	n/a
	B-901	38.5 (55)	11.8 (38)	50.3	7.6	n/a
	B-902	21.1 (55)	8.1 (38)	29.1	8.8	n/a
	G-01	49.0 (55)	6.0 (38)	55.0	7.3	n/a
	G-03	52.0 (55)	12.9 (38)	64.9	6.8	n/a
Averages	19x (Total)	28.4	11.6	40.1	8.2	n/a
Maximum Loads and Minimum Ratings		52.0	25.2	64.9	6.8	n/a

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Explanatory notes

About the ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the *'Summary of all dwellings'* section of this Certificate.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes societal cost.
For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	G-01, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	3 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	101.9	Suburban
Unconditioned*	4.1	**NatHERS climate zone**
Total	106.0	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

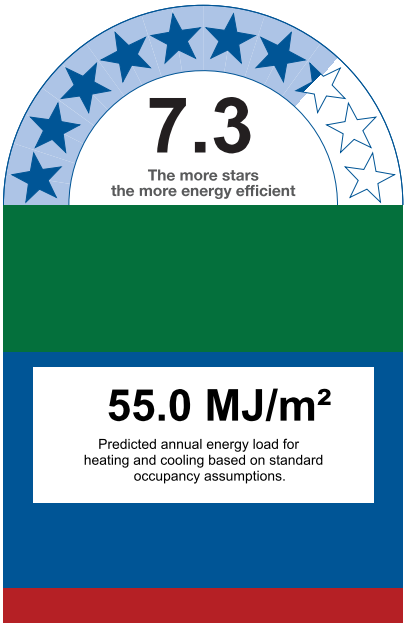
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

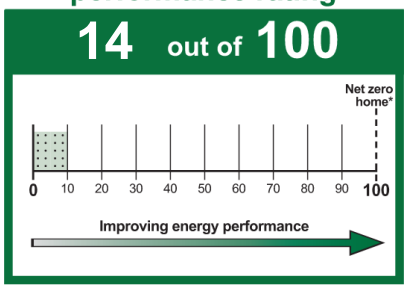
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	49.0	6.0
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **14 out of 100**

This home's annual greenhouse emissions:
7319 kg CO2e (with solar)
7319 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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* Refer to glossary.

NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Certificate check

Continued

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	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
WIR	Night Time	7.52
Kitchen/Living	Kitchen/Living	58.07
Bath	Unconditioned	4.14
Pantry	Day Time	5.43
ENS	Night Time	6.60
Bed 1	Bedroom	12.08
Bed 2	Bedroom	12.18

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	ALS-019-035	W02	3000	3025	Sliding Door	45	S	None
Bed 2	ALS-019-035	W01	3000	2360	Sliding Door	45	S	None
Kitchen/Living	ALS-019-035	W03	3000	4364	Sliding Door	45	S	None

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* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

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None

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

None

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade

None

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Skylight *type and performance*

Skylight ID	Skylight description

None

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Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance

None

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	N

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes

* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	BV-REFL-CAV	3000	3026	S	2783	Yes
Bed 2	BV-REFL-CAV	3000	2360	S	2783	Yes
Bed 2	BV-REFL-CAV	3000	3991	W		Yes
Bed 2	BV-REFL-CAV	3000	691	S		No
Kitchen/Living	BV-REFL-CAV	3000	417	S		No
Kitchen/Living	BV-REFL-CAV	3000	4364	S	2783	Yes
Kitchen/Living	CONC-200-PB	3000	1073	N		No
WIR	BV-REFL-CAV	3000	3058	W		Yes

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	37.1	2.50
INT-PB	Internal Plasterboard Stud Wall	80.4	0.00
INT-PW	Internal Party Wall	29.8	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.1	N/A	2.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.1	N/A	2.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.2	N/A	2.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	6.6	N/A	2.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	58.1	N/A	2.00	Timber (12mm)

* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Pantry	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.4	N/A	2.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	7.5	N/A	2.00	Timber (12mm)

Ceiling *type*

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Location	Construction	Bulk insulation (R-value)	Reflective wrap*
None			

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	1	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed
Pantry	1	Exhaust Fan	350	Sealed

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Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
None			

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity

* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Bed 1 / Bed 2 / WIR / ENS / Pantry / Kitchen /Living	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Bed 1 / Bed 2 / WIR / ENS / Pantry / Kitchen /Living	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	103

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved under test conditions for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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* Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	G-03, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	3 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	133.8	Suburban
Unconditioned*	4.6	**NatHERS climate zone**
Total	138.4	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

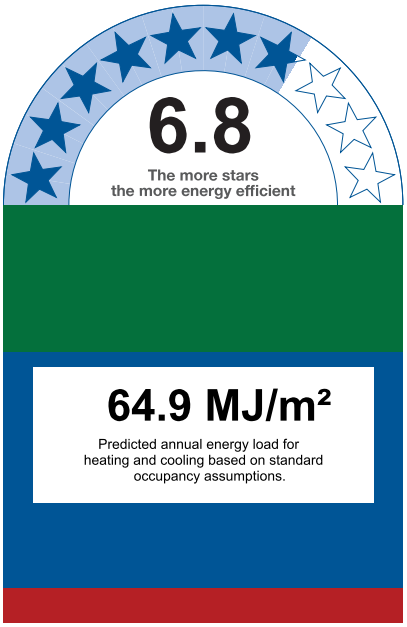
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	52.0	12.9
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

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* Refer to glossary.

 # NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

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 # NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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* Refer to glossary.

NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

ADVERTISED PLAN

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	75.03
Bath	Unconditioned	4.55
ENS	Night Time	6.42
Bed 2	Bedroom	12.04
Bed 3	Bedroom	12.06
ENS	Night Time	7.62
ENS	Night Time	5.76
Bed 1	Bedroom	10.07
WIR	Night Time	4.83

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	ALS-019-035	W04	3000	2278	Sliding Door	45	S	None
Bed 2	ALS-019-035	W01	3000	3020	Sliding Door	45	N	None
Bed 3	ALS-019-035	W02	3000	2995	Sliding Door	45	N	None

* Refer to glossary.

NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

ADVERTISED PLAN

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Kitchen/Living	BRD-090-062	W06	3000	2595	Fixed	0	S	None
Kitchen/Living	BRD-090-062	W05	3000	4960	Fixed	0	E	None
Kitchen/Living	ALS-019-035	W03	3000	4751	Sliding Door	45	S	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

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Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	W

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*

* Refer to glossary.

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 # NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	BV-REFL-CAV	3000	3283	E		Yes
Bed 1	BV-REFL-CAV	3000	789	S		No
Bed 1	BV-REFL-CAV	3000	2278	S	2783	Yes
Bed 2	INT-PB	3000	3021	N	543	Yes
Bed 3	INT-PB	3000	3028	N	543	Yes
Bed 3	BV-REFL-CAV	3000	3984	E		Yes
ENS	BV-REFL-CAV	3000	2989	E		Yes
ENS	BV-REFL-CAV	3000	2315	N		No
ENS	BV-REFL-CAV	3000	2486	E		Yes
Kitchen/Living	BV-REFL-CAV	3000	1213	E		Yes
Kitchen/Living	BV-REFL-CAV	3000	209	S		No
Kitchen/Living	BV-REFL-CAV	3000	291	E		No
Kitchen/Living	BV-REFL-CAV	3000	2819	S		No
Kitchen/Living	BV-REFL-CAV	3000	5473	E		Yes
Kitchen/Living	BV-REFL-CAV	3000	586	N		No
Kitchen/Living	BV-REFL-CAV	3000	4755	S	2783	Yes
Kitchen/Living	CONC-200-PB	3000	1105	W		No
WIR	BV-REFL-CAV	3000	2086	E		Yes

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* Refer to glossary.

 # NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

ADVERTISED PLAN

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	8.4	2.50
INT-PB	Internal Plasterboard Stud Wall	104.4	0.00
INT-PW	Internal Party Wall	60.2	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.6	N/A	2.00	Timber (12mm)
Bed 1	CSOG-200: Concrete Slab on Ground (200mm)	10.1	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.0	N/A	2.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	9.7	N/A	2.00	Timber (12mm)
Bed 3	CSOG-200: Concrete Slab on Ground (200mm)	2.4	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	16.5	N/A	2.00	Timber (12mm)
ENS	CSOG-200: Concrete Slab on Ground (200mm)	2.7	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.6	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	67.6	N/A	2.00	Timber (12mm)
Kitchen/Living	CSOG-200: Concrete Slab on Ground (200mm)	6.2	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	1.2	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	3.3	N/A	2.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.8	N/A	0.00	Timber (12mm)
WIR	CSOG-200: Concrete Slab on Ground (200mm)	0.7	N/A	0.00	Timber (12mm)

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
None			

* Refer to glossary.

 # NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	3	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

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Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
None			

Thermal bridging *schedule for steel frame elements*

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Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

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Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity

* Refer to glossary.

 # NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

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* Refer to glossary.

 # NatHERS Certificate **6.8 Star Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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* Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

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Property

Address	A-102, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	4 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	200.6	Suburban
Unconditioned*	8.0	**NatHERS climate zone**
Total	208.5	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

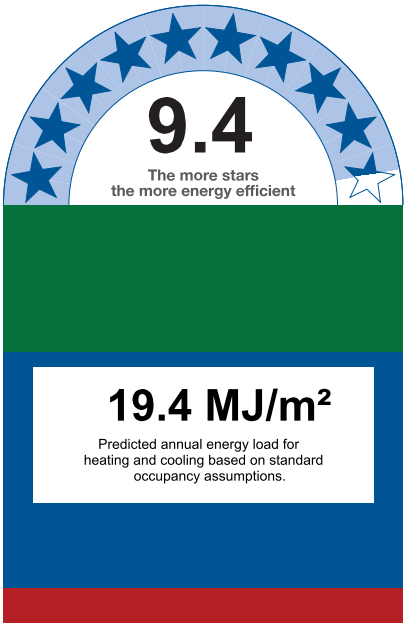
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

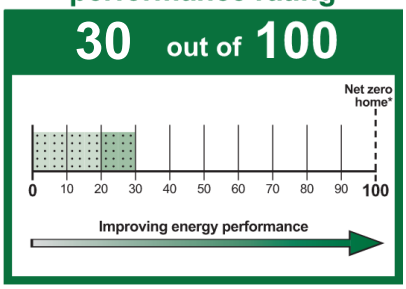
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	8.2	11.2
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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* Refer to glossary.

 # NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **30 out of 100**

This home's annual greenhouse emissions:
8519 kg CO2e (with solar)
8519 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

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Greenhouse gas emissions:

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Cost:

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Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

* Refer to glossary.

 # NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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* Refer to glossary.

NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen / Living	Kitchen/Living	76.94
Bed 1	Bedroom	12.83
WIR	Night Time	12.01
ENS	Night Time	8.01
Pantry	Unconditioned	7.95
Bed 2	Bedroom	10.77
Walkway	Day Time	52.80
Bed 2	Bedroom	10.13
ENS	Night Time	3.86
Bed 4	Bedroom	13.21

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALM-001-03 A	Aluminium A SG High Solar Gain Low-E	5.40	0.49	0.47	0.51

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	ALM-001-03 A	W14	1800	1900	Casement	45	S	None
Bed 2	BRD-090-062	W05	3000	2685	Fixed	0	S	None

* Refer to glossary.

 # NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 2	ALS-019-035	W01	3000	2575	Sliding Door	45	N	None
Bed 4	ALS-019-035	W03	3000	3529	Sliding Door	45	N	None
Kitchen / Living	BRD-090-062	W07	3000	2800	Fixed	0	N	None
Kitchen / Living	ALM-001-03 A	W12	1800	1900	Casement	45	S	None
Kitchen / Living	ALM-001-03 A	W13	1800	1900	Casement	45	S	None
Walkway	BRD-090-062	W06	3000	3540	Fixed	0	W	None
Walkway	ALS-019-035	W02	3000	2930	Sliding Door	45	N	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

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* Refer to glossary.

 # NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Walkway	2040	1000	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	BV-REFL-CAV	3000	3205	S		No
Bed 2	BV-REFL-CAV	3000	3019	W		Yes
Bed 2	BV-REFL-CAV	3000	2974	S		No
Bed 2	INT-PB	3000	2974	N		Yes
Bed 2	BV-REFL-CAV	3000	2982	W		Yes
Bed 2	INT-PB	3000	868	E		Yes
Bed 2	INT-PB	3000	595	N		Yes
Bed 4	INT-PB	3000	3607	N		Yes
Bed 4	INT-PB	3000	795	W		Yes
ENS	BV-REFL-CAV	3000	1492	W		No
Kitchen / Living	BV-REFL-CAV	3000	3026	N		No
Kitchen / Living	BV-REFL-CAV	3000	6971	S		No
Kitchen / Living	BV-REFL-CAV	3000	11037	W		Yes
Walkway	BV-REFL-CAV	3000	5106	W		Yes
Walkway	INT-PB	3000	3102	N		Yes

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 # NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Walkway	CONC-200-PB	3000	1137	E		No

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	46.4	2.50
INT-PB	Internal Plasterboard Stud Wall	117.6	0.00
INT-PW	Internal Party Wall	38.4	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.8	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	20.9	N/A	0.00	Timber (12mm)
Bed 4	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.2	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	11.9	N/A	0.00	Timber (12mm)
Kitchen / Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	76.9	N/A	0.00	Timber (12mm)
Pantry	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	8.0	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.0	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	52.8	N/A	0.00	Timber (12mm)

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Kitchen / Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
ENS	2	Exhaust Fan	350	Sealed
Kitchen / Living	1	Exhaust Fan	350	Sealed

* Refer to glossary.

 # NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Pantry	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Kitchen / Living	1	1200

Roof *type*

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Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

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Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Bed 4 / Bed 2 / ENS / Bed 2 / Bed 1 / WIR / ENS / Kitchen / Living / Walkway	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Bed 4 / Bed 2 / ENS / Bed 2 / Bed 1 / WIR / ENS / Kitchen / Living / Walkway	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	144

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity

* Refer to glossary.

 # NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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 # NatHERS Certificate **9.4 Star Rating and 30 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The cooling output (in watts) achieved under standard conditions for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	A-201, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	5 of 2 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	237.9	Suburban
Unconditioned*	3.9	**NatHERS climate zone**
Total	241.7	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

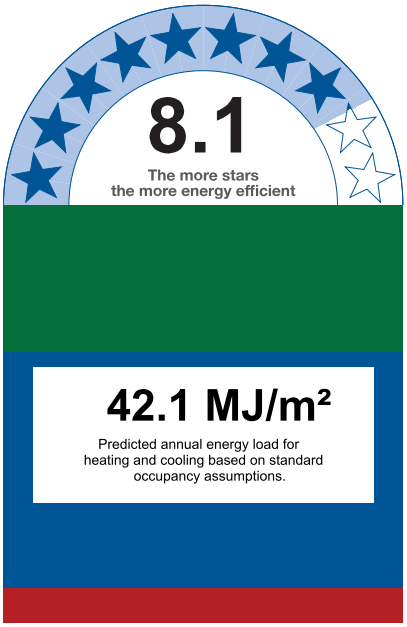
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

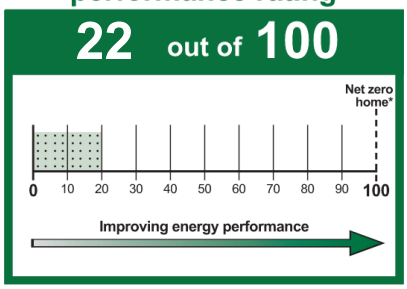
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	16.9	25.2
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



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 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **22 out of 100**

This home's annual greenhouse emissions:
9910 kg CO2e (with solar)
9910 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Bed 3	Bedroom	13.21
Bed 2	Bedroom	10.13
Bath	Unconditioned	3.86
Bed 1	Bedroom	10.77
Kitchen/Living	Kitchen/Living	74.05
Walkway	Day Time	51.87
WIR	Night Time	4.40
Bed 4	Bedroom	10.69
Bed 5	Bedroom	12.97
ENS	Night Time	5.64
Walkway	Day Time	49.80

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALM-001-03 A	Aluminium A SG High Solar Gain Low-E	5.40	0.49	0.47	0.51

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47
BRD-091-023	COM Front Pocket (100mm) - Double Glazed - Residential Size	2.95	0.39	0.37	0.41

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*

* Refer to glossary.

 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	BRD-090-062	W10	3000	2632	Fixed	0	S	None
Bed 2	ALS-019-035	W01	3000	2563	Sliding Door	45	N	None
Bed 3	ALS-019-035	W03	3000	3529	Sliding Door	45	N	None
Bed 4	BRD-090-062	W04	3000	2575	Fixed	0	N	None
Bed 5	BRD-090-062	W06	3000	3529	Fixed	0	N	None
ENS	BRD-090-062	W12	3000	2685	Fixed	0	S	None
Kitchen/Living	BRD-090-062	W09	3000	2670	Fixed	0	N	None
Kitchen/Living	BRD-090-062	W22	450	1900	Fixed	0	S	None
Kitchen/Living	BRD-090-062	W23	450	1900	Fixed	0	S	None
Kitchen/Living	BRD-091-023	W13	3000	2625	Fixed	0	N	None
Kitchen/Living	ALM-001-03 A	W24	1800	1900	Casement	45	S	None
Kitchen/Living	ALM-001-03 A	W25	1800	1900	Casement	45	S	None
Walkway	BRD-090-062	W11	3000	3596	Fixed	0	W	None
Walkway	ALS-019-035	W02	3000	2920	Sliding Door	45	N	None
Walkway	BRD-091-023	W14	3000	3557	Fixed	0	W	None
Walkway	BRD-091-023	W05	3000	3155	Fixed	0	N	None

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Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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* Refer to glossary.

Generated on 12 May 2025 using Hero 4.1 for A-201, 21 - 43 Victoria Street , Fitzroy, VIC, 3065 Page 6 of 12

 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Walkway	2040	1000	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

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External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	BV-REFL-CAV	3000	1492	W		No
Bed 1	BV-REFL-CAV	3000	3019	W		No
Bed 1	BV-REFL-CAV	3000	2974	S		No
Bed 2	INT-PB	3000	2974	N	1566	Yes
Bed 2	BV-REFL-CAV	3000	2982	W		No
Bed 2	INT-PB	3000	868	E	2142	Yes
Bed 2	INT-PB	3000	595	N	2434	Yes
Bed 3	INT-PB	3000	3607	N	1566	Yes

* Refer to glossary.

 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 3	INT-PB	3000	795	W	1527	Yes
Bed 4	INT-PB	3000	2974	N	2486	Yes
Bed 4	BV-REFL-CAV	3000	3595	W		No
Bed 4	INT-PB	3000	766	E	7585	Yes
Bed 5	INT-PB	3000	3607	N	2486	Yes
Bed 5	INT-PB	3000	766	W	6974	Yes
ENS	BV-REFL-CAV	3000	2974	S		No
ENS	BV-REFL-CAV	3000	1896	W		No
Kitchen/Living	BV-REFL-CAV	3000	3037	N		No
Kitchen/Living	BV-REFL-CAV	3000	6700	S		No
Kitchen/Living	BV-REFL-CAV	3000	11052	W		No
Kitchen/Living	BV-REFL-CAV	3000	3037	N		No
Kitchen/Living	BV-REFL-CAV	3000	6700	S		No
Kitchen/Living	BV-REFL-CAV	3000	11037	W		No
WIR	BV-REFL-CAV	3000	1920	W		No
Walkway	BV-REFL-CAV	3000	5011	W		Yes
Walkway	INT-PB	3000	3102	N	2361	Yes
Walkway	CONC-200-PB	3000	1175	E		No
Walkway	BV-REFL-CAV	3000	93	N		No
Walkway	BV-REFL-CAV	3000	5091	W		Yes
Walkway	INT-PB	3000	3704	N	3252	Yes

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Internal wall *type*

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Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	23.1	2.50
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	58.8	0.00

* Refer to glossary.

 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

Internal wall *type*

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Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	100.2	0.00
INT-PW	Internal Party Wall	93.4	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	3.9	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.8	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.1	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.2	N/A	0.00	Timber (12mm)
Bed 4	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.7	N/A	0.00	Timber (12mm)
Bed 5	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.9	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.6	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	47.0	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.4	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	101.7	N/A	0.00	Timber (12mm)

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bed 4	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
ENS	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
WIR	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Walkway	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed

* Refer to glossary.

 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	1	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

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Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

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Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Bed 3 / Bed 2 / Bed 1 / Kitchen/Living / Walkway / VOID / WIR / Bed 4 / Bed 5 / ENS / Walkway	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Bed 3 / Bed 2 / Bed 1 / Kitchen/Living / Walkway / VOID / WIR / Bed 4 / Bed 5 / ENS / Walkway	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	154

* Refer to glossary.

 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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 # NatHERS Certificate **8.1 Star Rating and 22 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window production whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by a unit of air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	A-202, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	5 of 2 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	128.0	Suburban
Unconditioned*	6.7	**NatHERS climate zone**
Total	134.7	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

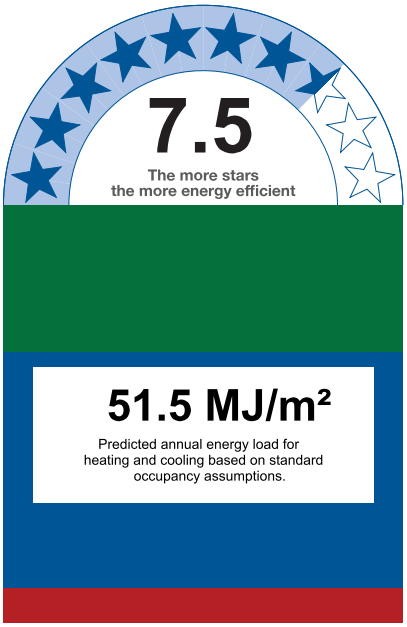
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

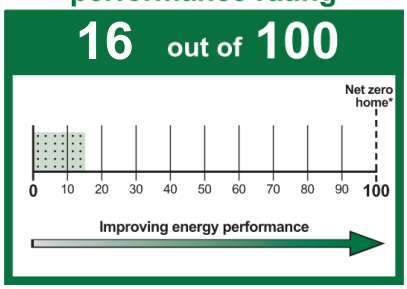
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	44.3	7.3
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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 # NatHERS Certificate **7.5 Star Rating and 16 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **16 out of 100**

This home's annual greenhouse emissions:
8154 kg CO2e (with solar)
8154 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **7.5 Star Rating and 16 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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* Refer to glossary.

NatHERS Certificate **7.5 Star Rating and 16 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **7.5 Star Rating and 16 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Bath	Unconditioned	6.69
Kitchen/Living	Kitchen/Living	56.75
Staircase	Day Time	5.75
ENS	Night Time	5.67
Bath	Day Time	5.72
Bed 2	Bedroom	13.00
WIR	Night Time	5.32
Wakway	Day Time	10.07
Bed 1	Bedroom	11.79
VOID	Day Time	45.76
Living 1	Living	15.96

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALM-001-03 A	Aluminium A SG High Solar Gain Low-E	5.40	0.49	0.47	0.51

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Living 1	BRD-090-062	W01	450	1900	Fixed	0	S	None
Living 1	BRD-090-062	W02	450	1900	Fixed	0	S	None

* Refer to glossary.

 # NatHERS Certificate **7.5 Star Rating and 16 Whole of Home Rating** as of 12 May 2025

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
VOID	ALM-001-03 A	W03	1800	1900	Casement	45	S	None
VOID	ALM-001-03 A	W04	1800	1900	Casement	45	S	None

Roof window *type and performance value*

ADVERTISED PLAN

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

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Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	743	90	N

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes

* Refer to glossary.

 # NatHERS Certificate **7.5 Star Rating and 16 Whole of Home Rating** as of 12 May 2025

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONC-200-PB-A	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
CONC-200-PB-B	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	0.00	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Kitchen/Living	CONC-200-PB-A	3000	743	N		No
Living 1	CONC-200-PB-B	3000	6775	S		No
VOID	BV-REFL-CAV	3000	6775	S		No

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	13.0	2.50
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	12.9	0.00
INT-PB	Internal Plasterboard Stud Wall	115.7	0.00
INT-PW	Internal Party Wall	173.1	5.00

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Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.4	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	11.8	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.0	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.6	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	56.7	N/A	0.00	Timber (12mm)
Living 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	15.9	N/A	0.00	Timber (12mm)
Staircase	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.7	N/A	0.00	Timber (12mm)
VOID	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	45.7	N/A	0.00	Timber (12mm)

* Refer to glossary.

Generated on 12 May 2025 using Hero 4.1 for A-202, 21 - 43 Victoria Street , Fitzroy, VIC, 3065

 # NatHERS Certificate **7.5 Star Rating and 16 Whole of Home Rating** as of 12 May 2025

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.3	N/A	0.00	Timber (12mm)
Wakway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.0	N/A	0.00	Timber (12mm)

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 2	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
VOID	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	2	Exhaust Fan	350	Sealed
ENS	1	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

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Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

ADVERTISED PLAN

* Refer to glossary.

 # NatHERS Certificate **7.5 Star Rating and 16 Whole of Home Rating** as of 12 May 2025

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Staircase / ENS / Bath / Bed 2 / WIR / Wakway / Bed 1 / VOID / Living 1	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Staircase / ENS / Bath / Bed 2 / WIR / Wakway / Bed 1 / VOID / Living 1	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	118

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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* Refer to glossary.

 # NatHERS Certificate **7.5 Star Rating and 16 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

ADVERTISED PLAN

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-206, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	5 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	60.2	Suburban
Unconditioned*	4.5	**NatHERS climate zone**
Total	64.7	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

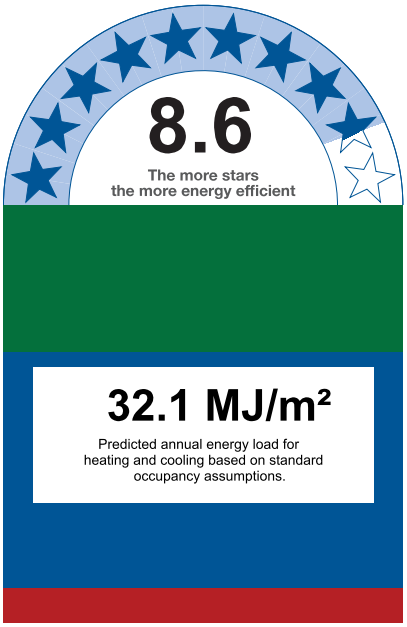
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

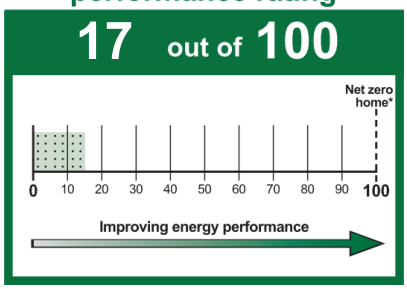
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	16.6	15.5
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **17 out of 100**

This home's annual greenhouse emissions:
5671 kg CO2e (with solar)
5671 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **8.6 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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PLANNING

* Refer to glossary.

NatHERS Certificate **8.6 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	31.10
Bed 2	Bedroom	12.40
Bed 1	Bedroom	12.09
ENS	Night Time	4.63
Bath	Unconditioned	4.49

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
CAP-127-027	Urban 284 (584) Sliding Door	2.84	0.49	0.47	0.52

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Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	ALS-019-035	W03	3000	3000	Sliding Door	45	N	None
Bed 2	CAP-127-027	W04	2450	2990	Awning	10	N	None
Bed 2	ALS-019-035	W01	3000	1790	Sliding Door	45	E	None
Kitchen/Living	ALS-019-035	W02	3000	3425	Sliding Door	45	N	None

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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

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None

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

None

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade

None

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Skylight *type and performance*

Skylight ID	Skylight description

None

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Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance

None

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	S

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes

* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	INT-PB	3000	3002	N	2152	Yes
Bed 2	BV-REFL-CAV	3000	3111	N	731	Yes
Bed 2	INT-PB	3000	2187	E	6693	Yes
Bed 2	BV-REFL-CAV	3000	1042	W		Yes
Kitchen/Living	INT-PB	3000	3598	N	2152	Yes
Kitchen/Living	CONC-200-PB	3000	1414	S		No

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	25.3	2.50
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	28.0	0.00
INT-PB	Internal Plasterboard Stud Wall	40.2	0.00
INT-PW	Internal Party Wall	23.4	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.5	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.1	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.4	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.6	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	31.1	N/A	0.00	Timber (12mm)

* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Ceiling *type*

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Location	Construction	Bulk insulation (R-value)	Reflective wrap*
None			

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	1	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

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Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
None			

Thermal bridging *schedule for steel frame elements*

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Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 2 / Bed 1 / ENS	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 2 / Bed 1 / ENS	Electricity	0 stars	n/a

* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	73

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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 # NatHERS Certificate **8.6 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window production whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in BTUs) to electrical input (in watts) for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-301, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	6 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	142.4	Suburban
Unconditioned*	8.1	**NatHERS climate zone**
Total	150.6	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

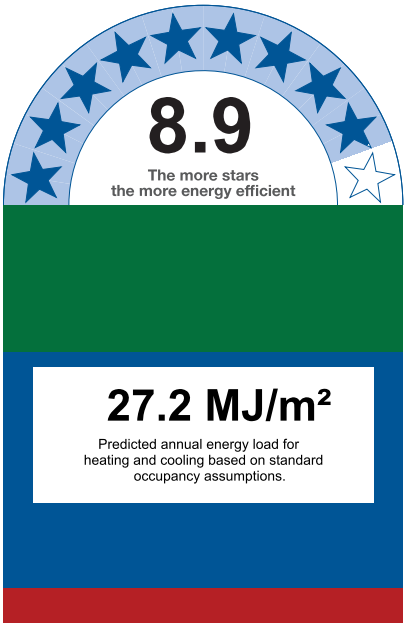
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

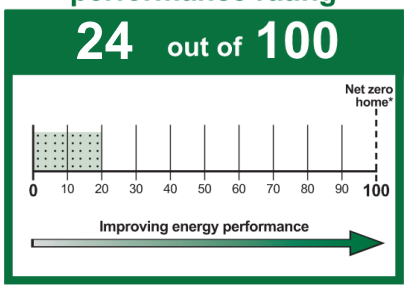
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	17.9	9.3
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating and 24 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **24 out of 100**

This home's annual greenhouse emissions:
7729 kg CO2e (with solar)
7729 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **8.9 Star Rating and 24 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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* Refer to glossary.

NatHERS Certificate **8.9 Star Rating and 24 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating and 24 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	50.37
ENS	Night Time	5.65
Bed 1	Bedroom	10.22
WIR	Night Time	7.01
ENS	Night Time	6.30
Bath	Unconditioned	8.12
Bed 2	Bedroom	13.36
Bed 3	Bedroom	13.34
WIR	Night Time	3.51
Walkway	Day Time	32.67

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
CAP-127-027	Urban 284 (584) Sliding Door	2.84	0.49	0.47	0.52

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	CAP-127-027	W04	2600	3240	Awning	10	S	None
Bed 2	ALS-019-035	W01	3000	3260	Sliding Door	45	N	None

* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating and 24 Whole of Home Rating** as of 12 May 2025

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 3	ALS-019-035	W02	3000	3259	Sliding Door	45	N	None
Kitchen/Living	ALS-019-035	W03	3000	4848	Sliding Door	45	S	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Walkway	2040	1000	90	E

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 # NatHERS Certificate **8.9 Star Rating and 24 Whole of Home Rating** as of 12 May 2025

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	BV-REFL-CAV	3000	3240	S		Yes
Bed 2	INT-PB	3000	3345	N	559	Yes
Bed 3	INT-PB	3000	3342	N	559	Yes
Bed 3	BV-REFL-CAV	3000	530	E		Yes
Kitchen/Living	BV-REFL-CAV	3000	4848	S	2755	Yes
Kitchen/Living	BV-REFL-CAV	3000	3594	W		Yes
Walkway	CONC-200-PB	3000	1126	E		No

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	35.5	0.00
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	2.0	2.50
INT-PB	Internal Plasterboard Stud Wall	124.0	0.00
INT-PW	Internal Party Wall	84.6	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	8.1	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.2	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.4	N/A	0.00	Timber (12mm)

* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating and 24 Whole of Home Rating** as of 12 May 2025

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.3	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.0	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	50.4	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.5	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	32.7	N/A	0.00	Timber (12mm)

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 2	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 3	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

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Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	2	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

ADVERTISED PLAN

* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating and 24 Whole of Home Rating** as of 12 May 2025

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / ENS / Bed 1 / WIR / ENS / Bed 2 / Bed 3 / WIR / Walkway	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / ENS / Bed 1 / WIR / ENS / Bed 2 / Bed 3 / WIR / Walkway	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	124

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating and 24 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The cooling output rating of an air conditioner under specified conditions for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-303, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	6 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	90.1	Suburban
Unconditioned*	4.6	**NatHERS climate zone**
Total	94.7	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

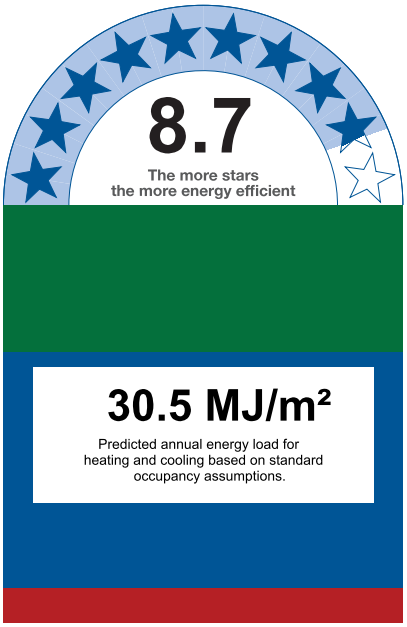
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

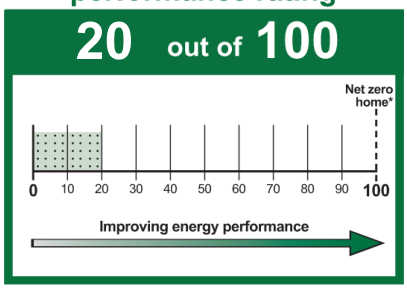
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	22.2	8.3
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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 # NatHERS Certificate **8.7 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **20 out of 100**

This home's annual greenhouse emissions:
6562 kg CO2e (with solar)
6562 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **8.7 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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PLANNER

* Refer to glossary.

NatHERS Certificate **8.7 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **8.7 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Bath	Unconditioned	4.61
Bed 1	Bedroom	10.46
ENS	Night Time	3.77
Bed 2	Bedroom	13.49
WIR	Night Time	9.51
Kitchen/Living	Kitchen/Living	52.88

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47
CAP-127-027	Urban 284 (584) Sliding Door	2.84	0.49	0.47	0.52

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Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	CAP-127-027	W03	2600	3085	Awning	10	S	None
Bed 2	BRD-090-062	W02	3000	1175	Fixed	0	S	None
Kitchen/Living	ALS-019-035	W01	3000	3830	Sliding Door	45	S	None

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* Refer to glossary.

 # NatHERS Certificate **8.7 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

ADVERTISED PLAN

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

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Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	N

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature

* Refer to glossary.

 # NatHERS Certificate **8.7 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	BV-REFL-CAV	3000	3087	S		No
Bed 1	BV-REFL-CAV	3000	2844	W	5216	Yes
Bed 1	BV-REFL-CAV	3000	2844	E	8299	No
Bed 2	BV-REFL-CAV	3000	1397	S	2698	No
Kitchen/Living	BV-REFL-CAV	3000	3898	S	2698	Yes
Kitchen/Living	CONC-200-PB	3000	1217	N		No

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	21.7	2.50
INT-PB	Internal Plasterboard Stud Wall	71.1	0.00
INT-PW	Internal Partywall	59.9	5.00

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Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.6	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.5	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.5	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	3.8	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	52.9	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	9.5	N/A	0.00	Timber (12mm)

Ceiling *type*

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Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 2	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

* Refer to glossary.

 # NatHERS Certificate **8.7 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

ADVERTISED PLAN

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
WIR	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	1	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

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Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

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Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Bed 1 / ENS / Bed 2 / WIR / Kitchen/Living	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity

* Refer to glossary.

 # NatHERS Certificate **8.7 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Bed 1 / ENS / Bed 2 / WIR / Kitchen/Living	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	96

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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* Refer to glossary.

 # NatHERS Certificate **8.7 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in BTUs) achieved under test conditions for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-304, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	6 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	134.4	Suburban
Unconditioned*	3.8	**NatHERS climate zone**
Total	138.3	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

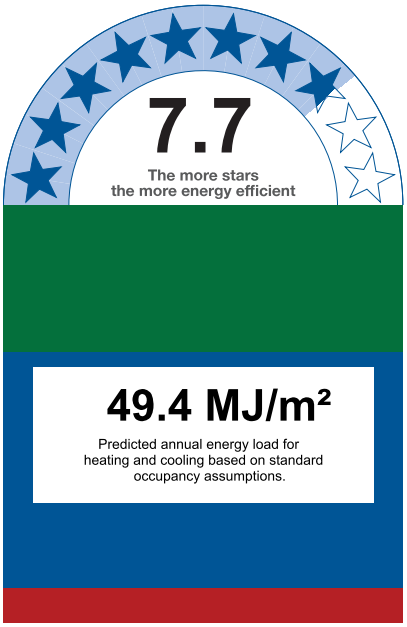
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	32.0	17.4
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

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 # NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

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 # NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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 # NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

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Room *schedule*

Room	Zone Type	Area (m²)
Bed 2	Bedroom	12.08
Bed 3	Bedroom	12.17
WIR	Night Time	5.49
ENS	Night Time	7.57
Bath	Unconditioned	3.83
Kitchen/Living	Kitchen/Living	63.45
ENS	Night Time	5.69
WIR	Night Time	4.91
Bed 1	Bedroom	9.63
Walkway	Day Time	13.44

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	ALS-019-035	W04	3000	2960	Sliding Door	45	S	None
Bed 2	ALS-019-035	W01	3000	3025	Sliding Door	45	N	None

* Refer to glossary.

NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

ADVERTISED PLAN

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 3	ALS-019-035	W02	3000	3015	Sliding Door	45	N	None
Kitchen/Living	BRD-090-062	W05	3000	4035	Fixed	0	E	None
Kitchen/Living	ALS-019-035	W03	3000	4720	Sliding Door	45	S	None
Walkway	BRD-090-062	W06	3000	2738	Fixed	0	S	None
Walkway	BRD-090-062	W07	3000	900	Fixed	0	E	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	W

* Refer to glossary.

 # NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	BV-REFL-CAV	3000	3194	E		No
Bed 1	BV-REFL-CAV	3000	3016	S	2755	Yes
Bed 2	INT-PB	3000	3026	N	458	Yes
Bed 2	BV-REFL-CAV	3000	1672	W	6507	Yes
Bed 3	INT-PB	3000	3048	N	458	Yes
Bed 3	BV-REFL-CAV	3000	3993	E		No
ENS	BV-REFL-CAV	3000	2973	E		No
ENS	BV-REFL-CAV	3000	2297	N		No
ENS	BV-REFL-CAV	3000	2475	E		No
Kitchen/Living	BV-REFL-CAV	3000	4158	E		Yes
Kitchen/Living	BV-REFL-CAV	3000	629	N		No
Kitchen/Living	BV-REFL-CAV	3000	4720	S	2755	No
Kitchen/Living	CONC-200-PB	3000	1232	W		No
WIR	BV-REFL-CAV	3000	2137	E		No
Walkway	BV-REFL-CAV	3000	1484	E		No
Walkway	BV-REFL-CAV	3000	3048	S		No
Walkway	BV-REFL-CAV	3000	36	E		No
Walkway	BV-REFL-CAV	3000	1164	E		Yes

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 # NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	1.3	2.50
INT-PB	Internal Plasterboard Stud Wall	104.5	0.00
INT-PW	Internal Party Wall	58.2	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	3.8	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	9.6	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.1	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.2	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.3	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	63.5	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.4	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.4	N/A	0.00	Timber (12mm)

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 2	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 3	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
ENS	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
WIR	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Walkway	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

* Refer to glossary.

 # NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	2	Exhaust Fan	350	Sealed
WIR	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

ADVERTISED PLAN

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

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Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity

* Refer to glossary.

 # NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

ADVERTISED PLAN

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* Refer to glossary.

 # NatHERS Certificate **7.7 Star Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

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Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

ADVERTISED PLAN

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved under test conditions for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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* Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-305, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	6 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	45.4	Suburban
Unconditioned*	4.7	**NatHERS climate zone**
Total	50.1	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

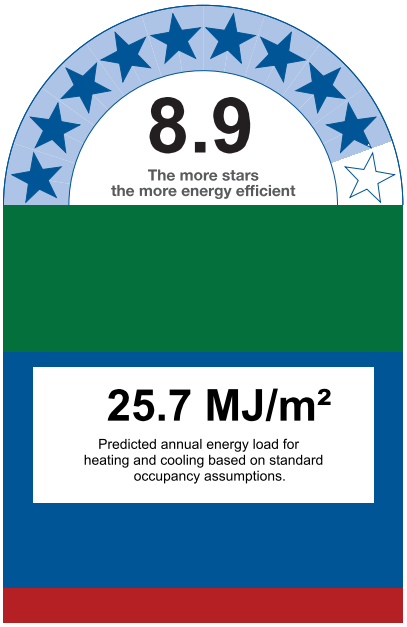
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	7.6	18.1
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

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ADVERTISED PLAN

* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

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* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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PLANNER

* Refer to glossary.

NatHERS Certificate **8.9 Star Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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ADVERTISED PLAN

* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating** as of 12 May 2025

ADVERTISED PLAN

Room *schedule*

Room	Zone Type	Area (m²)
Bed 1	Bedroom	12.06
Bath	Unconditioned	4.68
Kitchen/Living	Kitchen/Living	33.36

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51

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Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	ALS-019-035	W02	3000	2934	Sliding Door	45	N	None
Kitchen/Living	ALS-019-035	W01	3000	3290	Sliding Door	45	N	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

* Refer to glossary.

NatHERS Certificate **8.9 Star Rating** as of 12 May 2025

ADVERTISED PLAN

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

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External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	S

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

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External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	INT-PB	3000	2993	N	2131	Yes
Kitchen/Living	INT-PB	3000	3290	N	2185	Yes
Kitchen/Living	CONC-200-PB	3000	1144	S		No

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation

* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating** as of 12 May 2025

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	10.2	2.50
INT-PB	Internal Plasterboard Stud Wall	31.4	0.00
INT-PW	Internal Party Wall	52.0	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.7	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.1	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	33.4	N/A	0.00	Timber (12mm)

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
None			

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Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

ADVERTISED PLAN

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
None			

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)

* Refer to glossary.

 # NatHERS Certificate **8.9 Star Rating** as of 12 May 2025

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

ADVERTISED PLAN

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

DRAFT

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

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ADVERTISED PLAN

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The equivalent cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	A-701, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	10 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	108.4	Open
Unconditioned*	5.8	**NatHERS climate zone**
Total	114.2	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

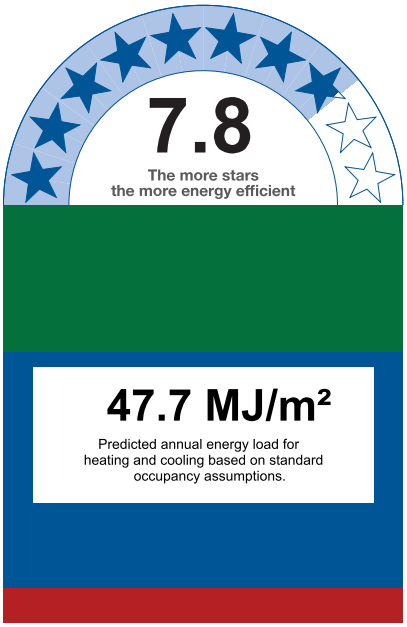
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

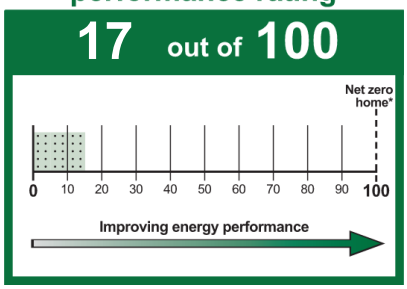
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	39.4	8.3
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **17 out of 100**

This home's annual greenhouse emissions:
7452 kg CO2e (with solar)
7452 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

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Greenhouse gas emissions:

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Cost:

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Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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* Refer to glossary.

NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	48.39
Bed 1	Bedroom	13.17
WIR	Night Time	5.58
ENS	Night Time	8.32
Bath	Unconditioned	5.76
Bed 2	Bedroom	13.59
Bed 3	Bedroom	13.56
Walkway	Day Time	5.81

Window and glazed door *type and performance*

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Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	ALS-019-035	W03	3000	3885	Sliding Door	45	S	None
Bed 2	ALS-019-035	W01	3000	3345	Sliding Door	45	N	None
Bed 3	ALS-019-035	W02	3000	3280	Sliding Door	45	N	None
Kitchen/Living	BRD-090-062	W04	3000	5850	Fixed	0	S	None

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

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Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

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Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	BV-REFL-CAV	3000	1695	W		No
Bed 1	BV-REFL-CAV	3000	3885	S	3881	No
Bed 1	BV-REFL-CAV	3000	3391	W		No
Bed 2	INT-PB	3000	3399	N	518	Yes
Bed 2	BV-REFL-CAV	3000	3999	W		No
Bed 3	INT-PB	3000	3877	N	518	Yes
ENS	BV-REFL-CAV	3000	2448	W		No
Kitchen/Living	BV-REFL-CAV	3000	102	S		No
Kitchen/Living	CONC-200-PB	3000	1087	E		No
Kitchen/Living	BV-REFL-CAV	3000	5851	S		No
Kitchen/Living	BV-REFL-CAV	3000	4013	W	4083	No
WIR	BV-REFL-CAV	3000	1912	W		No

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	10.1	2.50
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	43.2	0.00
INT-PB	Internal Plasterboard Stud Wall	79.0	0.00
INT-PW	Internal Party Wall	20.9	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.8	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.2	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.6	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.6	N/A	0.00	Timber (12mm)

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	8.3	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	48.4	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.6	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.8	N/A	0.00	Timber (12mm)

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bath	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 2	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 3	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
ENS	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
WIR	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

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Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	1	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

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Construction	Added insulation (R-value)	Solar absorptance	Roof Colour

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Roof *type*

ADVERTISED PLAN

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / WIR / ENS / Bed 2 / Bed 3 / Walkway	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / WIR / ENS / Bed 2 / Bed 3 / Walkway	Electricity	0 stars	n/a

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Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	108

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window production and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by a unit of air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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* Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	A-702, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	10 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	110.9	Open
Unconditioned*	3.5	**NatHERS climate zone**
Total	114.4	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

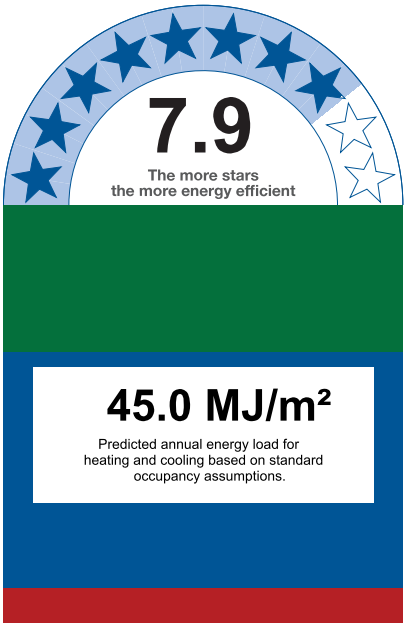
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

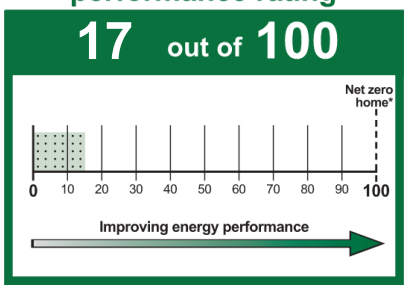
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	35.0	9.9
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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* Refer to glossary.

 # NatHERS Certificate **7.9 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **17 out of 100**

This home's annual greenhouse emissions:
7355 kg CO2e (with solar)
7355 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **7.9 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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PLANNING

* Refer to glossary.

 # NatHERS Certificate **7.9 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **7.9 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	56.59
Bed 1	Bedroom	9.87
Bed 2	Bedroom	12.26
Bed 3	Bedroom	12.45
ENS	Night Time	4.98
WIR	Night Time	6.26
Bath	Unconditioned	3.54
ENS	Night Time	3.55
WIR	Night Time	4.92

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	BRD-090-062	W02	3000	2905	Fixed	0	S	None
Bed 2	ALS-019-035	W03	3000	3230	Sliding Door	45	S	None
Bed 3	ALS-019-035	W04	3000	3280	Sliding Door	45	S	None

* Refer to glossary.

 # NatHERS Certificate **7.9 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Kitchen/Living	BRD-090-062	W01	3000	5083	Fixed	0	S	None

Roof window *type and performance value*

ADVERTISED PLAN

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

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Skylight *type and performance*

Skylight ID	Skylight description
None	

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Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	N

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No

* Refer to glossary.

 # NatHERS Certificate **7.9 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	BV-REFL-CAV	3000	2906	S		No
Bed 1	BV-REFL-CAV	3000	3018	W	8316	Yes
Bed 2	BV-REFL-CAV	3000	3230	S	2148	No
Bed 3	BV-REFL-CAV	3000	3280	S	2148	No
Kitchen/Living	BV-REFL-CAV	3000	5137	S		No
Kitchen/Living	BV-REFL-CAV	3000	2222	E		No
Kitchen/Living	CONC-200-PB	3000	1213	N		No

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	16.6	0.00
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	17.8	2.50
INT-PB	Internal Plasterboard Stud Wall	102.0	0.00
INT-PW	Internal Party Wall	43.5	5.00

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Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	3.5	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	9.9	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.3	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.4	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	8.5	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	56.6	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	11.2	N/A	0.00	Timber (12mm)

Ceiling *type*

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Location	Construction	Bulk insulation (R-value)	Reflective wrap*

* Refer to glossary.

 # NatHERS Certificate **7.9 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 2	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 3	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	2	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

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Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / Bed 2 / Bed 3 / ENS / WIR / ENS / WIR	Electricity	0 stars	n/a

ADVERTISED PLAN

* Refer to glossary.

 # NatHERS Certificate **7.9 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / Bed 2 / Bed 3 / ENS / WIR / ENS / WIR	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	108

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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* Refer to glossary.

 # NatHERS Certificate **7.9 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-701, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	10 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	105.9	Open
Unconditioned*	4.0	**NatHERS climate zone**
Total	109.9	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

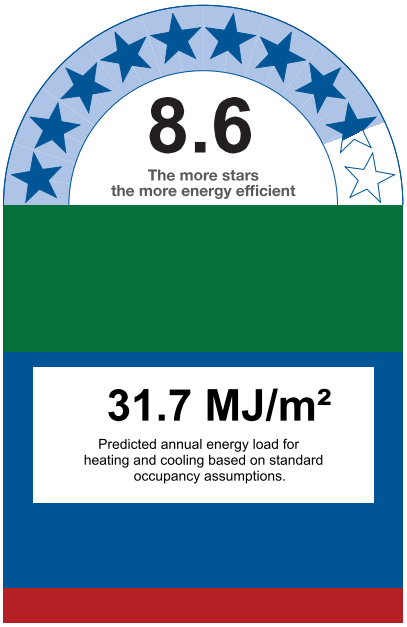
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

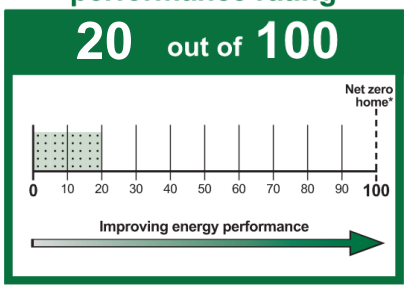
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	24.4	7.3
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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ADVERTISED PLAN

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 # NatHERS Certificate **8.6 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **20 out of 100**

This home's annual greenhouse emissions:
6897 kg CO2e (with solar)
6897 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **8.6 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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PLANNING

* Refer to glossary.

NatHERS Certificate **8.6 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	51.63
Bed 1	Bedroom	10.36
BED 2	Bedroom	14.29
bED 3	Bedroom	14.42
ENS	Night Time	5.93
ENS	Night Time	5.94
WIR	Night Time	3.33
Bath	Unconditioned	4.05

Window and glazed door *type and performance*

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Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BED 2	ALS-019-035	W01	3000	3335	Sliding Door	45	N	None
Bed 1	ALS-019-035	W03	3000	2980	Sliding Door	45	S	None
Kitchen/Living	ALS-019-035	W04	3000	5005	Sliding Door	45	S	None
bED 3	ALS-019-035	W02	3000	3300	Sliding Door	45	N	None

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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

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Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

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Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature

* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BED 2	INT-PB	3000	3336	N	522	Yes
Bed 1	BV-REFL-CAV	3000	2980	S	2886	Yes
Kitchen/Living	BV-REFL-CAV	3000	5006	S	2886	No
Kitchen/Living	CONC-200-PB	3000	1187	E		No
bED 3	INT-PB	3000	3365	N	522	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	28.3	0.00
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	1.3	2.50
INT-PB	Internal Plasterboard Stud Wall	86.4	0.00
INT-PW	Internal Partywall	66.1	5.00

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Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BED 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	14.3	N/A	0.00	Timber (12mm)
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.0	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.4	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	11.8	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	51.6	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	3.3	N/A	0.00	Timber (12mm)
bED 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	14.4	N/A	0.00	Timber (12mm)

Ceiling *type*

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Location	Construction	Bulk insulation (R-value)	Reflective wrap*
None			

* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	2	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

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Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
None			

Thermal bridging *schedule for steel frame elements*

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Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

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Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / BED 2 / bED 3 / ENS / ENS / WIR	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / BED 2 / bED 3 / ENS / ENS / WIR	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	105

* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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 # NatHERS Certificate **8.6 Star Rating and 20 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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* Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-703, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	10 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	107.5	Open
Unconditioned*	5.3	**NatHERS climate zone**
Total	112.8	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

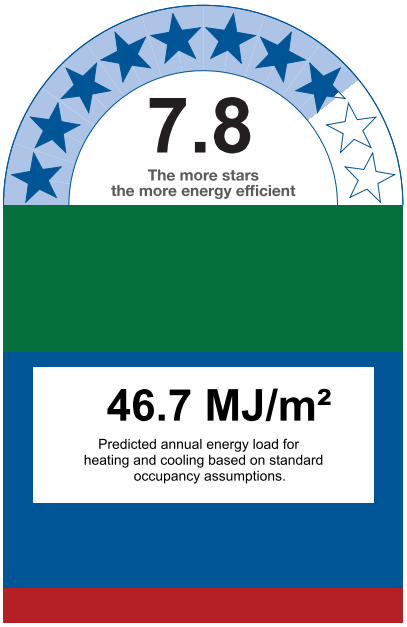
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

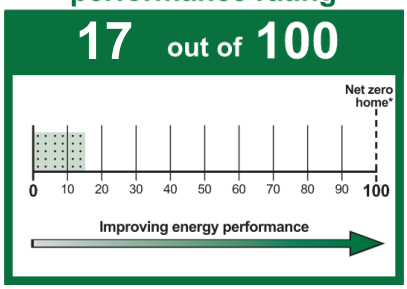
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	39.3	7.3
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **17 out of 100**

This home's annual greenhouse emissions:
7377 kg CO2e (with solar)
7377 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

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Greenhouse gas emissions:

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Cost:

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Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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* Refer to glossary.

NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	52.06
ENS	Night Time	6.13
WIR	Night Time	6.72
Bed 1	Bedroom	10.48
Bath	Unconditioned	5.33
ENS	Night Time	6.31
Bed 2	Bedroom	11.93
Bed 3	Bedroom	13.86

Window and glazed door *type and performance*

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Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	BRD-090-062	W03	3000	2994	Fixed	0	S	None
Bed 2	ALS-019-035	W01	3000	2925	Sliding Door	45	N	None
Bed 3	ALS-019-035	W02	3000	3173	Sliding Door	45	N	None
Kitchen/Living	ALS-019-035	W04	3000	4215	Sliding Door	45	S	None

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

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Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

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Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	W

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	BV-REFL-CAV	3000	2994	S		No
Bed 1	BV-REFL-CAV	3000	2222	W		No
Bed 1	BV-REFL-CAV	3000	3018	E	4405	No
Bed 2	INT-PB	3000	2993	N	522	Yes
Bed 3	INT-PB	3000	3478	N	522	Yes
Bed 3	BV-REFL-CAV	3000	3986	E		No
ENS	BV-REFL-CAV	3000	2133	E		No
Kitchen/Living	BV-REFL-CAV	3000	8489	E		No
Kitchen/Living	BV-REFL-CAV	3000	4409	S	2944	No
Kitchen/Living	CONC-200-PB	3000	1102	W		No

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete + Plasterboard Internally	1.3	2.50
INT-PB	Internal Plasterboard Stud Wall	94.2	0.00
INT-PW	Internal Party Wall	53.9	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.3	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.5	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	11.9	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.9	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.4	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	52.1	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	6.7	N/A	0.00	Timber (12mm)

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 3	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
ENS	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	2	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

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Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

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Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / ENS / WIR / Bed 1 / ENS / Bed 2 / Bed 3	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity

* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / ENS / WIR / Bed 1 / ENS / Bed 2 / Bed 3	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	107

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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* Refer to glossary.

 # NatHERS Certificate **7.8 Star Rating and 17 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

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Property

Address	B-801, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	11 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	226.5	Open
Unconditioned*	5.1	**NatHERS climate zone**
Total	231.7	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

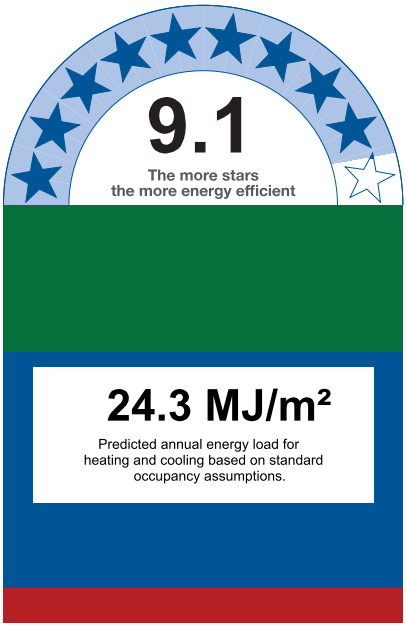
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	14.1	10.2
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

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 # NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

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 # NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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PLANNER

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NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

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Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	79.50
WIR	Night Time	4.72
Bed 1	Bedroom	15.19
ENS	Night Time	9.28
WIR	Night Time	25.03
ENS	Night Time	4.52
WIR	Night Time	5.55
Bed 2	Bedroom	8.39
Bath	Unconditioned	5.12
ENS	Night Time	5.08
ENS	Night Time	3.40
WIR	Night Time	3.73
WIR	Night Time	3.75
Bed 3	Bedroom	9.99
Bed 4	Bedroom	9.86
Walkway	Day Time	38.56

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51

* Refer to glossary.

 # NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
CAP-127-027	Urban 284 (584) Sliding Door	2.84	0.49	0.47	0.52

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bath	CAP-127-027	W09	2450	2095	Awning	10	N	None
Bed 1	ALS-019-035	W06	3000	3145	Sliding Door	45	W	None
Bed 1	ALS-019-035	W04	3000	3280	Sliding Door	45	N	None
Bed 2	ALS-019-035	W01	3000	2280	Sliding Door	45	N	None
Bed 3	ALS-019-035	W02	3000	3138	Sliding Door	45	N	None
Bed 4	ALS-019-035	W03	3000	3300	Sliding Door	45	N	None
Kitchen/Living	ALS-019-035	W05	3000	6655	Sliding Door	45	S	None
WIR	CAP-127-027	W12	2450	4929	Awning	10	N	None

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Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

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* Refer to glossary.

 # NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

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Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Walkway	2040	1000	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

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External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	BV-REFL-CAV	3000	2097	N		No
Bath	BV-REFL-CAV	3000	609	E		Yes
Bath	BV-REFL-CAV	3000	609	W	1132	No
Bed 1	BV-REFL-CAV	3000	3471	W		Yes
Bed 1	INT-PB	3000	4375	N	547	Yes
Bed 2	INT-PB	3000	535	N		No
Bed 2	INT-PB	3000	2449	N	547	Yes
Bed 3	INT-PB	3000	3345	N		Yes
Bed 4	INT-PB	3000	3300	N		Yes

* Refer to glossary.

 # NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

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External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Kitchen/Living	BV-REFL-CAV	3000	9789	S		Yes
Kitchen/Living	BV-REFL-CAV	3000	8121	W		Yes
WIR	BV-REFL-CAV	3000	3005	W		Yes
WIR	BV-REFL-CAV	3000	4929	N		No
WIR	BV-REFL-CAV	3000	513	W	3221	Yes
WIR	BV-REFL-CAV	3000	513	E	1518	Yes
Walkway	CONC-200-PB	3000	1071	E		No

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	54.8	0.00
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	3.3	2.50
INT-PB	Internal Plasterboard Stud Wall	196.0	0.00
INT-PW	Internal Party Wall	53.5	5.00

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Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.1	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	15.3	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	8.4	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.0	N/A	0.00	Timber (12mm)
Bed 4	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	9.9	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	22.3	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	79.5	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	42.7	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	38.6	N/A	0.00	Timber (12mm)

* Refer to glossary.

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 # NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
WIR	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
ENS	4	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.25	0.50	Medium

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Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

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Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]

* Refer to glossary.

 # NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

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* Refer to glossary.

 # NatHERS Certificate **9.1 Star Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-802, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	11 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	103.8	Open
Unconditioned*	5.7	**NatHERS climate zone**
Total	109.5	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

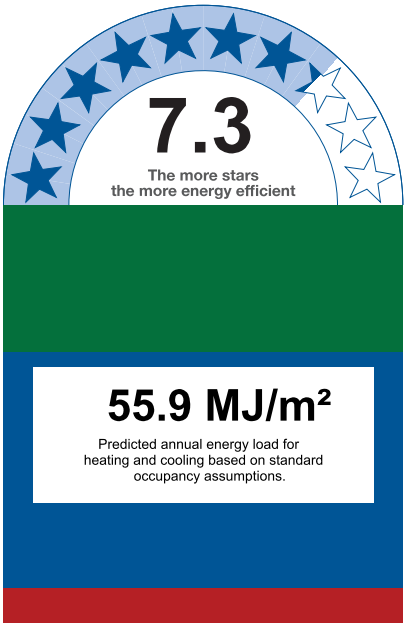
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

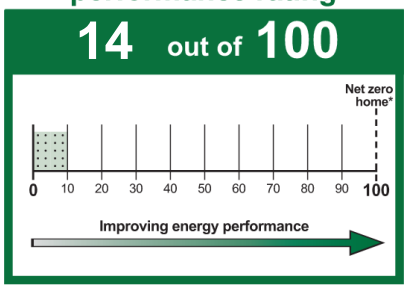
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	44.3	11.6
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **14 out of 100**

This home's annual greenhouse emissions:
7439 kg CO2e (with solar)
7439 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	66.01
Bed 1	Bedroom	10.86
Bath	Unconditioned	5.75
Bed 2	Bedroom	10.73
ENS	Night Time	3.65
Bed 3	Bedroom	12.55

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	ALS-019-035	W02	3000	3020	Sliding Door	45	S	None
Bed 2	ALS-019-035	W03	3000	2988	Sliding Door	45	S	None
Bed 3	ALS-019-035	W04	3000	3003	Sliding Door	45	S	None
Kitchen/Living	ALS-019-035	W01	3000	8118	Sliding Door	45	S	None

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* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

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None

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

None

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade

None

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Skylight *type and performance*

Skylight ID	Skylight description

None

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Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance

None

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Kitchen/Living	2040	1000	90	N

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes

* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	BV-REFL-CAV	3000	1600	S		Yes
Bed 1	BV-REFL-CAV	3000	3022	S		Yes
Bed 2	BV-REFL-CAV	3000	2988	S		Yes
Bed 3	BV-REFL-CAV	3000	3003	S		Yes
Kitchen/Living	BV-REFL-CAV	3000	8118	S		Yes
Kitchen/Living	CONC-200-PB	3000	1042	N		No

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	19.2	0.00
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	1.8	2.50
INT-PB	Internal Plasterboard Stud Wall	75.0	0.00
INT-PW	Internal Party Wall	68.3	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.7	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.9	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.8	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.5	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	3.7	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	66.0	N/A	0.00	Timber (12mm)

* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bath	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 2	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 3	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

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Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / Bed 2 / ENS / Bed 3	Electricity	0 stars	n/a

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* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / Bed 2 / ENS / Bed 3	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	105

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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* Refer to glossary.

 # NatHERS Certificate **7.3 Star Rating and 14 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-803, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	11 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	206.7	Open
Unconditioned*	5.3	**NatHERS climate zone**
Total	212.0	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

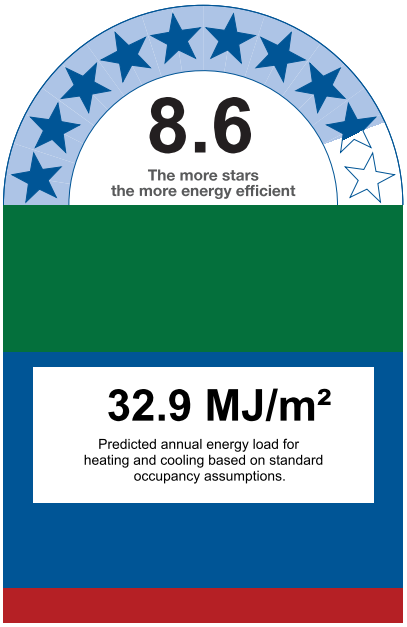
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

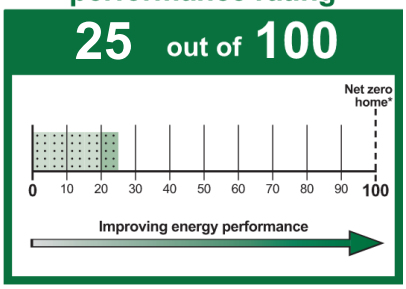
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	17.5	15.4
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **25 out of 100**

This home's annual greenhouse emissions:
9048 kg CO2e (with solar)
9048 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

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Greenhouse gas emissions:

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Cost:

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Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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* Refer to glossary.

NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	82.44
Bed 1	Bedroom	10.02
WIR	Night Time	13.46
ENS	Night Time	8.07
Bath	Unconditioned	5.27
ENS	Night Time	6.26
ENS	Night Time	3.80
Bed 2	Bedroom	12.45
ENS	Night Time	5.17
Bed 4	Bedroom	13.04
Bed 3	Bedroom	15.33
Walkway	Day Time	36.67

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
BRD-090-062	COM Centre Pocket (100mm) - Double Glazed - Residential Size	2.78	0.45	0.43	0.47
CAP-127-027	Urban 284 (584) Sliding Door	2.84	0.49	0.47	0.52

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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	ALS-019-035	W01	3000	3005	Sliding Door	45	S	None
Bed 2	ALS-019-035	W03	3000	1405	Sliding Door	45	E	None
Bed 2	BRD-090-062	W04	3000	380	Fixed	0	E	None
Bed 3	CAP-127-027	W10	2450	3562	Awning	10	N	None
Bed 3	ALS-019-035	W05	3000	3285	Sliding Door	45	E	None
Bed 4	CAP-127-027	W09	2450	3025	Awning	10	N	None
ENS	CAP-127-027	W08	2450	1785	Awning	10	N	None
Kitchen/Living	ALS-019-035	W02	3000	10578	Sliding Door	45	S	None
Walkway	CAP-127-027	W06	2450	3800	Awning	10	N	None
Walkway	CAP-127-027	W07	2450	3715	Awning	10	N	None

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Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description

* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Walkway	2040	1000	90	W

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No

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External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bed 1	BV-REFL-CAV	3000	3007	S		Yes
Bed 2	BV-REFL-CAV	3000	2986	E		Yes
Bed 3	BV-REFL-CAV	3000	3663	N		No
Bed 3	BV-REFL-CAV	3000	4184	E		Yes
Bed 4	BV-REFL-CAV	3000	3117	N		No
Bed 4	BV-REFL-CAV	3000	96	W		No
ENS	BV-REFL-CAV	3000	1851	N		No
ENS	BV-REFL-CAV	3000	1486	E		Yes
Kitchen/Living	BV-REFL-CAV	3000	6460	E		Yes
Kitchen/Living	BV-REFL-CAV	3000	10578	S		Yes
Walkway	BV-REFL-CAV	3000	7726	N		No
Walkway	CONC-200-PB	3000	1219	W		No

* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	23.5	0.00
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	10.0	2.50
INT-PB	Internal Plasterboard Stud Wall	177.3	0.00
INT-PW	Internal Party Wall	15.8	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.3	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.0	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.4	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	15.3	N/A	0.00	Timber (12mm)
Bed 4	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.0	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	23.5	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	82.3	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	13.4	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	36.7	N/A	0.00	Timber (12mm)

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
ENS	3	Exhaust Fan	350	Sealed

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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / WIR / ENS / ENS / ENS / Bed 2 / ENS / Bed 4 / Bed 3 / Walkway	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / WIR / ENS / ENS / ENS / Bed 2 / ENS / Bed 4 / Bed 3 / Walkway	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	146

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

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* Refer to glossary.

 # NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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 # NatHERS Certificate **8.6 Star Rating and 25 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-901, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	12 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	246.2	Open
Unconditioned*	3.3	**NatHERS climate zone**
Total	249.5	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

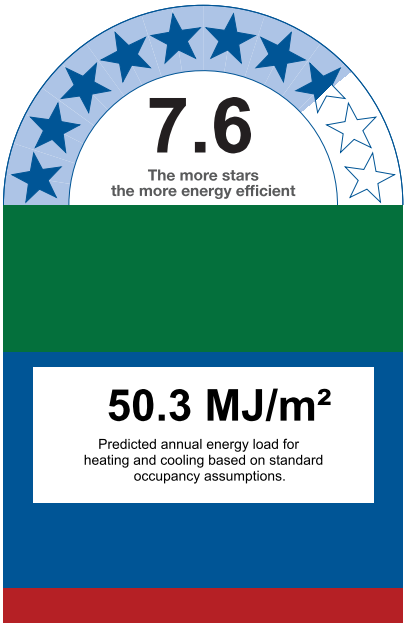
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

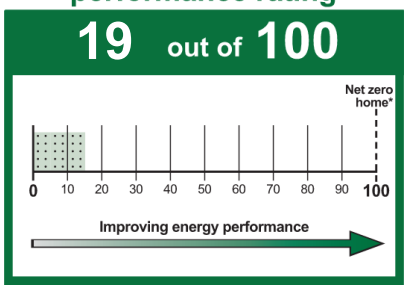
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	38.5	11.8
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **19 out of 100**

This home's annual greenhouse emissions:
10534 kg CO2e (with solar)
10534 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

Greenhouse gas emissions:

Cost:

Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

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 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	97.07
Bed 1	Bedroom	10.62
WIR	Night Time	6.87
ENS	Night Time	5.49
ENS	Night Time	5.02
Bath	Unconditioned	3.35
WIR	Night Time	10.71
ENS	Night Time	8.96
Bed 2	Bedroom	15.98
Bed 3	Bedroom	8.56
WIR	Night Time	5.41
Bath	Day Time	5.12
Bed 4	Bedroom	10.15
Bed 5	Bedroom	10.19
WIR	Night Time	3.64
Walkway	Day Time	9.73
ENS	Night Time	5.53
ENS	Night Time	3.47
WIR	Night Time	3.26
Walkway	Day Time	20.39

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Window and glazed door *type and performance*

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Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

* Refer to glossary.

 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
CAP-127-027	Urban 284 (584) Sliding Door	2.84	0.49	0.47	0.52

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bath	CAP-127-027	W09	2450	2095	Awning	10	N	None
Bed 1	ALS-019-035	W06	3000	3374	Sliding Door	45	S	None
Bed 2	ALS-019-035	W01	3000	3225	Sliding Door	45	N	None
Bed 3	ALS-019-035	W02	3000	2235	Sliding Door	45	N	None
Bed 4	ALS-019-035	W03	3000	3070	Sliding Door	45	N	None
Bed 5	ALS-019-035	W04	3000	3000	Sliding Door	45	N	None
ENS	CAP-127-027	W08	2450	2193	Awning	10	N	None
Kitchen/Living	ALS-019-035	W05	3000	14070	Sliding Door	45	S	None
WIR	CAP-127-027	W12	2450	2620	Awning	10	N	None

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Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

* Refer to glossary.

 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Walkway	2040	1000	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
INT-PB	Internal Plasterboard Stud Wall	0.50	Medium	2.70	No

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External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	BV-REFL-CAV	3000	2097	N		No
Bath	BV-REFL-CAV	3000	609	W	1341	Yes
Bath	BV-REFL-CAV	3000	609	E		Yes
Bed 1	BV-REFL-CAV	3000	3374	S	2935	No
Bed 2	BV-REFL-CAV	3000	3575	W		No
Bed 2	INT-PB	3000	4471	N	548	Yes
Bed 3	INT-PB	3000	2984	N	542	Yes
Bed 4	INT-PB	3000	3286	N		Yes
Bed 5	INT-PB	3000	3300	N		Yes
ENS	BV-REFL-CAV	3000	1744	S	2935	No
ENS	BV-REFL-CAV	3000	2193	N		No

* Refer to glossary.

 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
ENS	BV-REFL-CAV	3000	513	E		Yes
Kitchen/Living	BV-REFL-CAV	3000	14070	S	2935	No
Kitchen/Living	BV-REFL-CAV	3000	8144	W		No
WIR	BV-REFL-CAV	3000	2182	S	2935	No
WIR	BV-REFL-CAV	3000	2620	N		No
WIR	BV-REFL-CAV	3000	513	W	1612	Yes
Walkway	CONC-200-PB	3000	1282	E		No

Internal wall *type*

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Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	19.0	0.00
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	1.8	2.50
INT-PB	Internal Plasterboard Stud Wall	251.4	0.00
INT-PW	Internal Party Wall	9.4	5.00

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Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	8.4	N/A	0.00	Timber (12mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.7	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	16.0	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	8.6	N/A	0.00	Timber (12mm)
Bed 4	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.1	N/A	0.00	Timber (12mm)
Bed 5	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	10.2	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	28.4	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	97.1	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	30.0	N/A	0.00	Timber (12mm)

* Refer to glossary.

 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	30.1	N/A	0.00	Timber (12mm)

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bath	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 2	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 3	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 4	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 5	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
ENS	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
WIR	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Walkway	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

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Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	5	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

Roof *type*

ADVERTISED PLAN

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour

* Refer to glossary.

 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / WIR / ENS / ENS / WIR / ENS / Bed 2 / Bed 3 / WIR / Bath / Bed 4 / Bed 5 / WIR / Walkway / ENS / ENS / WIR / Walkway	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / Bed 1 / WIR / ENS / ENS / WIR / ENS / Bed 2 / Bed 3 / WIR / Bath / Bed 4 / Bed 5 / WIR / Walkway / ENS / ENS / WIR / Walkway	Electricity	0 stars	n/a

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Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	155

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

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* Refer to glossary.

 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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 # NatHERS Certificate **7.6 Star Rating and 19 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 12 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	B-902, 21 - 43 Victoria Street , Fitzroy, VIC, 3065
Lot/DP	
NCC Class*	2
Floor/all Floors	12 of 1 floors
Type	New

Plans

Main Plan	250414_Vicotoria St.Plans WIP
Prepared by	DKO

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	190.4	Open
Unconditioned*	5.7	**NatHERS climate zone**
Total	196.1	21 Melbourne RO
Garage	0.0	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 1
State/Territory variation	No

National Construction Code (NCC) requirements

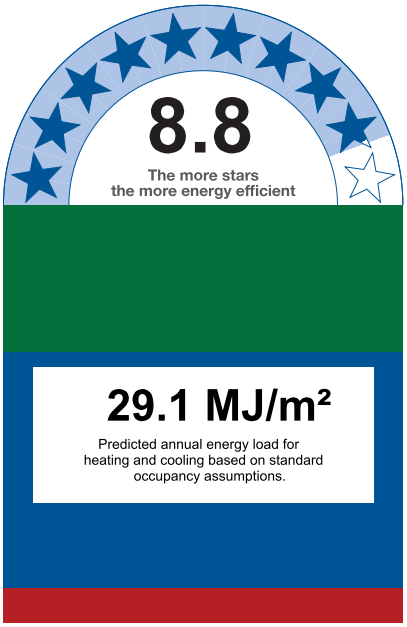
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

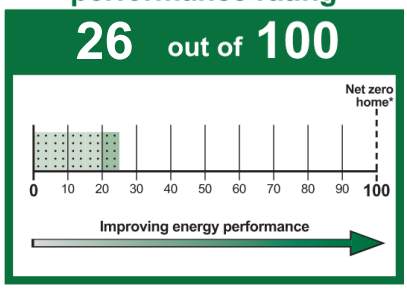
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	21.1	8.1
Load limits	55	38

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating



Verification

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* Refer to glossary.

 # NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **26 out of 100**

This home's annual greenhouse emissions:
8662 kg CO2e (with solar)
8662 kg CO2e (without solar)

Predicted annual electricity generated: 0 kWh
Exported to the grid: 0 %
Used by the home: 0 %

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

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Greenhouse gas emissions:

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Cost:

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Graph Key:

Colour:	Code:	Name:	Fuel type:
	HE	Heating	Electric
	HG	Heating	Gas
	HW	Heating	Wood
	C	Cooling	Electric
	HWE	Hot water	Electric
	HWG	Hot water	Gas
	L	Lights	Electric
	P	Pool/spa equipment	Electric
	PA	Plug-in appliances	Electric
	CAE	Cooking appliances	Electric
	CAG	Cooking appliances	Gas

* Refer to glossary.

 # NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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PLANNING

* Refer to glossary.

NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

Room *schedule*

Room	Zone Type	Area (m²)
Kitchen/Living	Kitchen/Living	96.64
Bath	Unconditioned	5.71
ENS	Night Time	3.80
ENS	Night Time	3.12
Bed 2	Bedroom	12.97
Walkway	Day Time	22.47
Bed 3	Bedroom	12.68
Bed 4	Bedroom	14.33
ENS	Night Time	5.53
WIR	Night Time	6.93
bED 1	Bedroom	11.91

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-019-035	Altitude Sliding Door - Single and Double Glazed	2.89	0.48	0.46	0.51
CAP-127-027	Urban 284 (584) Sliding Door	2.84	0.49	0.47	0.52

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bath	CAP-127-027	W05	2450	1705	Awning	10	N	None

* Refer to glossary.

 # NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 2	CAP-127-027	W04	2450	3100	Awning	10	N	None
Bed 3	CAP-127-027	W06	2450	2835	Awning	10	N	None
Bed 4	CAP-127-027	W07	2450	3385	Awning	10	N	None
Kitchen/Living	ALS-019-035	W02	3000	8025	Sliding Door	45	S	None
Walkway	CAP-127-027	W03	2450	4300	Awning	10	N	None
bED 1	ALS-019-035	W01	3000	3780	Sliding Door	45	S	None

Roof window *type and performance value*

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Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation

* Refer to glossary.

 # NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Walkway	2040	1000	90	W

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	2.70	Yes
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	BV-REFL-CAV	3000	1851	N		No
Bath	BV-REFL-CAV	3000	96	E		No
Bed 2	BV-REFL-CAV	3000	3100	N		No
Bed 2	BV-REFL-CAV	3000	96	W		No
Bed 3	BV-REFL-CAV	3000	3101	N		No
Bed 4	BV-REFL-CAV	3000	3505	N		No
Bed 4	BV-REFL-CAV	3000	4088	E		No
ENS	BV-REFL-CAV	3000	1486	E		No
ENS	BV-REFL-CAV	3000	158	N		No
ENS	BV-REFL-CAV	3000	1756	S	2935	No
Kitchen/Living	BV-REFL-CAV	3000	6534	E		No
Kitchen/Living	BV-REFL-CAV	3000	13239	S	2935	No
WIR	BV-REFL-CAV	3000	2200	S	2935	No
Walkway	BV-REFL-CAV	3000	4548	N		No
Walkway	CONC-200-PB	3000	1215	W		No
bED 1	BV-REFL-CAV	3000	3782	S	2935	No

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation

* Refer to glossary.

 # NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	31.2	2.50
CONC-200-PB	Precast 200mm Concrete - Plasterboard Internally	21.9	0.00
INT-PB	Internal Plasterboard Stud Wall	130.2	0.00
INT-PW	Internal Party Wall	9.4	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.7	N/A	0.00	Timber (12mm)
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.9	N/A	0.00	Timber (12mm)
Bed 3	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.7	N/A	0.00	Timber (12mm)
Bed 4	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	14.3	N/A	0.00	Timber (12mm)
ENS	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	12.4	N/A	0.00	Timber (12mm)
Kitchen/Living	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	86.7	N/A	0.00	Timber (12mm)
WIR	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	6.9	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	22.5	N/A	0.00	Timber (12mm)
bED 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	11.9	N/A	0.00	Timber (12mm)

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bath	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 2	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 3	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Bed 4	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
ENS	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Kitchen/Living	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

* Refer to glossary.

 # NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

Ceiling *type*

ADVERTISED PLAN

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
WIR	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Walkway	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
bED 1	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	1	Exhaust Fan	350	Sealed
ENS	3	Exhaust Fan	350	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
None		

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Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

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Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / ENS / ENS / Bed 2 / Walkway / Bed 3 / Bed 4 / ENS / WIR / bED 1	Electricity	0 stars	n/a

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity

* Refer to glossary.

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 # NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
Unknown or None (Default AC)	Kitchen/Living / ENS / ENS / Bed 2 / Walkway / Bed 3 / Bed 4 / ENS / WIR / bED 1	Electricity	0 stars	n/a

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
Electric Storage (Peak)	Electricity	4	n/a	141

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
None			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
None		

Battery *schedule*

Type	Storage Capacity [kWh]
None	

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* Refer to glossary.

 # NatHERS Certificate **8.8 Star Rating and 26 Whole of Home Rating** as of 12 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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* Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 13 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	43, Victoria St, Fitzroy, VIC, 3053
Lot/DP	
NCC Class*	1a
Floor/all Floors	1 of 4 floors
Type	New

Plans

Main Plan	250424_21-43 Victoria Street Fitzroy_Townhouse Presentation
Prepared by	DKO Architecture

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	72.1	Suburban
Unconditioned*	6.3	**NatHERS climate zone**
Total	95.7	21 Melbourne RO
Garage	17.3	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	No

National Construction Code (NCC) requirements

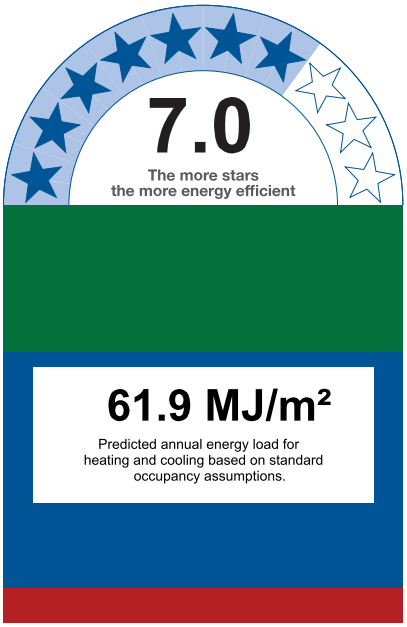
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	44.6	17.2
Load limits	48	41

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

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* Refer to glossary.

 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

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* Refer to glossary.

 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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ADVERTISED PLAN

* Refer to glossary.

NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

ADVERTISED PLAN

Room *schedule*

Room	Zone Type	Area (m²)
Study	Day Time	13.29
Garage	Garage	17.33
Bed 1	Bedroom	9.77
Bath	Day Time	3.26
Shower	Night Time	0.90
Bed 2	Bedroom	9.66
Walkway	Day Time	7.73
Living / Kitchen	Kitchen/Living	33.44
Bath	Unconditioned	1.56
Staircase	Unconditioned	4.72

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-102-303	Carinya Plus 65mm Fixed Window - Double Glazed	2.29	0.30	0.28	0.32
AVA-002-005	Alum Sliding Door Embedded Frame	2.75	0.30	0.28	0.31

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	AVA-002-005	W03	2700	1850	Sliding Door	45	W	None
Bed 2	ALS-102-303	W05	2700	575	Fixed	0	S	None

* Refer to glossary.

NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

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Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 2	AVA-002-005	W04	2700	1850	Sliding Door	45	W	None
Living / Kitchen	ALS-102-303	W09	2700	600	Fixed	0	S	None
Living / Kitchen	ALS-102-303	W10	2700	933	Fixed	0	S	None
Living / Kitchen	AVA-002-005	W07	2700	1840	Sliding Door	45	W	None
Living / Kitchen	AVA-002-005	W08	2700	1840	Sliding Door	45	W	None
Staircase	ALS-102-303	W11	2700	890	Fixed	0	S	None
Study	ALS-102-303	W01	2700	897	Fixed	0	S	None
Walkway	ALS-102-303	W06	2700	930	Fixed	0	S	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

* Refer to glossary.

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External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2040	3415	90	W
Staircase	2040	840	90	N
Study	2040	920	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
FC-REFL-CAV	Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.85	Dark	2.70	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	FC-REFL-CAV	2700	1555	E		Yes
Bath	FC-REFL-CAV	2700	943	N		Yes
Bath	FC-REFL-CAV	2700	1659	E		Yes
Bed 1	FC-REFL-CAV	2700	48	W		No
Bed 1	FC-REFL-CAV	2700	3417	W		Yes
Bed 2	FC-REFL-CAV	2700	3048	S		No
Bed 2	FC-REFL-CAV	2700	2930	W		Yes
Garage	FC-REFL-CAV	2700	3417	E		Yes
Garage	FC-REFL-CAV	2700	3417	W		Yes
Living / Kitchen	FC-REFL-CAV	2700	6570	E		Yes
Living / Kitchen	FC-REFL-CAV	2700	5090	S		No
Living / Kitchen	FC-REFL-CAV	2700	6570	W		Yes
Shower	FC-REFL-CAV	2700	1015	E		Yes
Staircase	FC-REFL-CAV	2700	890	N		Yes
Staircase	FC-REFL-CAV	2700	1643	E		Yes
Staircase	FC-REFL-CAV	2700	1909	S		No
Staircase	FC-REFL-CAV	2700	15	S		No

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 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

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External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Staircase	FC-REFL-CAV	2700	3398	W		Yes
Study	FC-REFL-CAV	3000	2988	W		Yes
Study	FC-REFL-CAV	3000	2988	E		Yes
Study	FC-REFL-CAV	3000	897	S		No
Study	FC-REFL-CAV	3000	1296	W		Yes
Study	FC-REFL-CAV	3000	1440	S		Yes
Study	FC-REFL-CAV	3000	1296	E		Yes
Study	FC-REFL-CAV	2700	2735	S		No
Walkway	FC-REFL-CAV	2700	3736	E		Yes
Walkway	FC-REFL-CAV	2700	1899	S		No

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	42.9	0.00
INT-PB	Internal Plasterboard Stud Wall	19.3	2.70
INT-PW	Internal Party Wall	27.1	5.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	3.0	N/A	2.00	Tile (8mm)
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	1.8	N/A	0.00	Tile (8mm)
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.1	N/A	0.00	Tile (10mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	9.7	N/A	2.00	Carpet
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.1	N/A	0.00	Carpet
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	8.8	N/A	0.00	Carpet
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.4	N/A	2.00	Carpet

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 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

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Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bed 2	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	0.3	N/A	2.00	Carpet
Garage	CSOG-200: Concrete Slab on Ground (200mm)	17.3	N/A	0.00	Exposed
Living / Kitchen	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	33.5	N/A	0.00	Timber (12mm)
Shower	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.7	N/A	2.00	Tile (8mm)
Shower	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.2	N/A	0.00	Tile (8mm)
Staircase	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.7	N/A	0.00	Timber (12mm)
Study	CSOG-200: Concrete Slab on Ground (200mm)	13.3	N/A	2.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.2	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	1.7	N/A	2.00	Timber (12mm)
Walkway	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	0.7	N/A	2.00	Timber (12mm)

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bath	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Living / Kitchen	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Staircase	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Study	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	2	Exhaust Fan	350	Sealed
Living / Kitchen	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Living / Kitchen	1	1200
Study	1	1200

* Refer to glossary.

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 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

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 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window production and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (in watts) achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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* Refer to glossary.

Appendix B – WSUD Maintenance Plan

This section of the document outlines the key inspection and maintenance activities for each stormwater treatment asset type and is based on Melbourne Water's WSUD Maintenance Guidelines. The implementation of the maintenance program is the responsibility of the owner's corporation. The Gross Pollutant Trap is considered in the development to prevent harmful sediments and pollutants to enter in the water. GPT maintenance is included in the following plan with Owner's responsibility and arranging regular servicing by the GPT company provider.

B.1 Rainwater Harvesting Tanks

Rainwater harvesting tanks typically collect rainwater from a building's roof or other surface relatively free of pollutants. Captured rainwater can generally be re-used for toilet flushing and landscape irrigation with minimal treatment required.

The following provides a guide to the timing of inspection and maintenance activities for the typical components of this system.

Component	Key Activities	Typical Frequency
Roof	- Remove leaf litter and debris - Check general condition of roof for signs of leakage, including broken tiles, and rusting	1 month
Gutters and Downpipes	- Remove leaf litter and gross pollutants - Check general condition of drainage systems for signs of leakage, including damaged pipes and rusting	1 month
First Flush Device	- Inspect inlet screens for blockages or fouling - Inspect silt traps and collection pits, clean as required - Inspect diversion pit and remove any build-up of sludge blocking the diversion valve - Check all float operations and activation switches (if applicable) - Check general condition of components for loose connections, wear and tear, and signs of leakage	1 - 3 months
	- Arrange licensed EPA contractor to remove built-up sludge accrued in all pits (if applicable)	6 months
Tanks	- Ensure inlet and overflow screens are not blocked or fouled - Remove excess layers of sludge and biofilms on tank walls if affecting the color or smell of the tank water - Check general condition of tank for signs of damage or leakage	3 – 6 months
Pumps	- Pumping systems are to be maintained in accordance with the manufacturers' specifications	Refer manufacturers' details
Vegetation	- Prune surrounding vegetation and overhanging trees to reduce leaf litter and debris.	6 months

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Appendix C – VOC & Formaldehyde Emission Limits

The following table are an extract of the Green Star Design and as built submission guidelines:

Table 13.1.1: Maximum TVOC Limits for Paints, Adhesives and Sealants

Product Category	Max TVOC content in grams per litre (g/L) of ready to use product.
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

The product complies with the Total VOC (TVOC) limits specified in the Table below.

Carpet Test Standards and TVOC Emissions Limits

Test protocol	Limit
ASTM D5116 - Total VOC limit	0.5mg/m^2 per hour
ASTM D5116 - 4-PC (4-Phenylcyclohexene)	0.05mg/m^2 per hour
ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m^2 per hour
ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m^2 per hour

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Table 13.2: Formaldehyde Emission Limit Values for Engineered Wood Products

Test Protocol	Emission Limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/ L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/ L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/ L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/ L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr*
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m²hr (at 3 days)
ASTM D6007	≤0.12mg/m³**
ASTM E1333	≤0.12mg/m³***
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m³
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m²hr

*mg/m²hr may also be represented as mg/m²/hr.

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Appendix D – Blue Factor Report

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Project # 9736503A - 21-43 Victoria St, Fitzroy VIC 3065
Victoria St, Fitzroy VIC 3065, Australia
20 October 2025 3:36 p.m.

BLUE FACTOR

ADVERTISED PLAN

21-43 Victoria St, Fitzroy VIC 3065

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

120%
SCORE

Project details

Name	21-43 Victoria St, Fitzroy VIC 3065
Street address	Victoria St, Fitzroy VIC 3065, Australia
Municipality	Melbourne
Site area	1506 m^2
Planning Number	

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Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	53%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	55%	>80%
Total phosphorus (%)	54%	>45%
Total nitrogen (%)	54%	>45%
Total gross pollutants (%)	61%	>70%

Water treatment

Catchments

Roof Catchment Area to RWT 798m2

Landscape Area - Planter Box (50% Permeability) Roof, 206m2

Landscape Area - Planter Box (50% Permeability)
Pervious (garden and lawn), 206m2

Impervious Area - Untreated Roof, 284m2

Landscape Area Pervious (garden and lawn), 12m2

Treatments

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 22

Buildings & dwellings

Proposed Mixed Use Development Residential Apartment, 153 bedroom(s)

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Connections

Roof Catchment Area to RWT

Roof Catchment Area to RWT 798m2

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 22,

Proposed Mixed Use Development
Residential Apartment, 153 bedroom(s)

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Sustainable Design Assessment

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Date: 31 October 2025

Assessment of: Proposed Residential Development | 9 Victoria Street, Fitzroy VIC 3065

Commissioned by: Victoria St JV Pty Ltd

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ESD Initiatives

ESD Initiatives	
Proposed Residential Development	9 Victoria Street, Fitzroy VIC 3065
Category	**Implementations**
ESD Professional	- An ESD professional been engaged to provide sustainability advice from schematic design to construction. - The ESD professional been involved in a pre-application meeting with Council.
Sub-Metering	- Separate metering facilities will be provided for townhouses for all utilities (electricity and water). - Separate metering facilities will be provided for individual tenants and all central services for all utilities (electricity and water).
Rainwater harvesting and stormwater management system	- 6,000L Rainwater harvesting tanks for the Townhouses. (2,000L for each dwelling). - A rainwater treatment system will be implemented to treat the water collected from all terrace area before/after it is directed into the rainwater tank for toilet flushing purposes. - All Rainwater tanks connected to toilet flushing throughout the building.
Water efficient fixtures / fittings	To ensure the efficient use of water and thereby reduce total operating potable water use, fixtures & fittings will have the following WELS ratings.
	- 4 Star WELS showerhead (> 6.0 but <= 7.5)
	- 5 Star WELS rated dishwasher, if installed
	- 4 Star WELS rated toilets
	- 6 Star WELS kitchen & bathroom taps
NatHERS compliance	The townhouses are committed to achieve minimum **7.0-Star rating** across the development. As per NCC 2022 Vol 2 S42C3, each dwelling will achieve a whole-of-home rating not less than 60/100.
POS Ecology	Tap will be provided in every POS.
Solar PV	6.5 kW solar PV system will be provided on the roof of the development.
Energy Efficiency	The development will be all electric with no use of gas on-site.
HVAC System	Efficient heating and cooling system chosen within one star of the highest star rating possible depending on the product capacity for commercial spaces.
	3-Stars (2011 MEPS) - Reverse cycle space system is provided as the Heating system. 4-Stars (2011 MEPS) - Refrigerative space system is provided as the Cooling system

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ESD Initiatives	
Proposed Residential Development	9 Victoria Street, Fitzroy VIC 3065
Category	**Implementations**
Hot Water System	Efficient electric heat pump hot water system
Lighting	- Internal lighting for all townhouses will have a maximum illumination power density of 4W/sqm or less. - Energy efficient LED lights to be installed throughout.
Transport	- 1 x bicycle space will be provided for each townhouse (3 in total).
Building Materials	- Low VOC paints, adhesives and sealants to be used. - Aluminium framing for the windows. - All the carpets, engineered timber and adhesives/sealants meet the Green-star Benchmark for VOC's and emissions. - Use of engineered wood products of E1 or E0 grade (MDF, plywood, engineered-wood flooring).
IEQ	All Townhouses are designed to achieve natural cross flow ventilation through Stack ventilation and Cross Ventilation strategies.
	Double Glazing or equivalent to be provided for all habitable areas of Townhouses.
Waste	Each townhouse will be provided with a food/garden waste bin in addition to general waste and recycling bins.
	The recycling and general waste will be provided in the same storage area.
	The development is committed to recycling 80% of the construction and demolition waste.
Urban Heat Island	Light or Medium coloured roof will be provided to mitigate urban heat island impact, where possible.

Table 1: ESD Initiatives

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1. Executive Summary

Hexicon has been engaged by Victoria St JV Pty Ltd to provide a Sustainable Design Assessment (SDA) for the proposed Residential development at 9 Victoria Street, Fitzroy VIC 3065.

The development is within the jurisdiction of the City of Yarra and for a development of this size, the council requires an SMP to be produced as part of its planning approval process. The requirements for an SMP are detailed on the Council website.

We have used BESS to support the proposed development planning application for ESD. The BESS (Built Environment Sustainability Scorecard) has been used to quantify all sustainable design criteria, with the exception of building materials. BESS is an online sustainability assessment tool purpose built for Sustainable Design Assessment in the planning process. The report summarises the sustainable design initiatives being incorporated in the proposed development and benchmarks them against industry best practice. The following table provides a summary of the BESS assessment targets and results for this project.

Categories	Minimum score required	Project's category score	Overall Contribution	Compliance
Management	-	83%	4.5%	-
Integrated Water Management	50% & 100%	77%	22.5%	**PASS**
Operational Energy	50%	75%	27.5%	**PASS**
Indoor Environment Quality (IEQ)	50%	60%	16.5%	**PASS**
Transport	-	50%	9.0%	-
Waste & Resource Recovery	-	50%	5.5%	-
Urban Ecology	-	12%	5.5%	-
Innovation	-	0%	9.0%	-
Overall BESS Score	**50%**	**59%**	**(PASS - Best practice Standards)**	

Table 2: BESS Score Card

This report describes an overall sustainable assessment and the ESD achievements of the proposed development.

The Sustainable Design Assessment is prepared to support the town planning application in accordance with the Clause 15.01-2L-01 for Environmentally Sustainable Development and Clause 53.18 for Stormwater Management as mentioned in the City of Yarra Planning Scheme.

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2. Project Overview

The proposed development at 9 Victoria Street, Fitzroy VIC 3065 has been covered in this SMP report consisting of 3 x Townhouses (2- Bedroom). The following site plan indicates the location of the site.



Figure 1. Locality view of the subject site

3. Assessment and Documentation

This report is based on the following.

- Project discussions and email correspondences with DKO Architectural Pty Ltd
- The architectural drawing by DKO Architectural Pty Ltd dated 30/10/2025.

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4. Development Summary

Project Details	
Site Area (m^2)	**111**
No. of Townhouses	**3 (2-Bedrooms)**

Table 3: Project Details

To quantify the project's sustainability performance against an industry benchmark, this report uses the Built Environment Sustainability Scorecard (BESS), released by CASBE to support the Sustainable Design Assessment in the Planning Process (SDAPP) program.

BESS assesses overall environmental sustainability performance of building projects. It was created to assist builders and developers to demonstrate that they meet sustainability best practice standards as part of planning permit applications.

As part of the BESS assessment, we have used HERO (Home Energy Rating and Optimisation) for undertaking preliminary NatHERS ratings and Melbourne Water's STORM calculator to assess stormwater score of the site.

Results from both HERO and Blue Factor were entered in BESS to support the assessment.

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5. Sustainability Categories

This SMP addresses the 9 sustainability categories in line with the BESS tool and overall best practice ESD assessment guidelines, noted in the table below.

No.	SDAPP ESD CATEGORIES	BENCHMARK
1	Energy Efficiency	BESS (mandatory 50%)
2	Integrated Water Management (IWM)	BESS (Potable Water Use mandatory 50%) (Stormwater mandatory 100%)
3	Indoor Environment Quality (IEQ)	BESS (mandatory 50%)
4	Waste Management	BESS
5	Transport	BESS
6	Innovation	BESS
7	Construction & Building Management	BESS
8	Urban Ecology	BESS
9	Building Materials	Industry best practice

Table 4: Categories showing BESS best practice assessment guidelines

For this assessment, categories 1 to 8 have been assessed using BESS tool while the 9th category, building material, has been assessed against industry best practice standards.

As noted above, the BESS tool sets out minimum standards to achieve compliance for the four major categories:

- Integrated Water Management (IWM):
  - Potable Water Use: 50%
  - Stormwater: 100%
- Operational Energy: 50%
- Indoor Environment Quality (IEQ)

To comply, the development must achieve a minimum score of 50% in the categories mentioned above.

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6. ESD Assessment

The following is a summary of the ESD initiatives included in each of the BESS benchmark categories, as well as the scores obtained in the rating.

6.1 Management

The following describes items relating to building management that this project has committed. These are recognised by the BESS tool as leading to improved environmental sustainability outcomes.

BESS Credit	Management Initiatives	Responsibility
1.1	An ESD professional been engaged to provide sustainability advice from schematic design to construction. The ESD professional been involved in a pre-application meeting with Council.	**Developer**
2.2	Preliminary NatHERS assessment has been undertaken for one thermally similar dwelling. The development is committed to achieving minimum **7.0-Star rating** across the development. As per NCC 2022 Vol 2 S42C3, each dwelling will achieve a whole-of-home rating not less than 60/100. Refer to 6.3.2 for NatHERS Ratings and Results.	
3.1	Separate metering facilities will be provided for townhouses for all utilities (electricity and water).	**Developer**
	Final Management Score	**83%**

Table 5: Management section compliance

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6.2 Integrated Water Management

We propose to use, water efficient fixtures and fittings throughout the development. The following is a summary of the water efficiency features in the proposed development.

BESS Credit	Water Efficiency Features	Responsibility
Potable Water Use		
1.1	To ensure the efficient use of water and thereby reduce total operating potable water use, fixtures & fittings will have the following WELS ratings.	**Architect/Builder**
	- 4 Star WELS showerhead (>= 6.0 but <= 7.5)	
	- 5 Star WELS rated dishwasher and washing machine (if installed)	
	- 4 Star WELS rated toilets	
	- 6 Star WELS kitchen & bathroom taps	
	Potable Water Use Score	**49%**
Stormwater Treatment		
2.1	To provide a 31% reduction in main water consumption, the building includes a rainwater harvesting tank and re-use system for each dwelling. 40% of the roof area drains to a 6,000L Rainwater tank(s) (2,000L for each dwelling). Captured rainwater will be used for toilet flushing to all toilets in the Townhouses. A rainwater treatment system will be implemented to treat the water collected from all terrace area before it is directed into the rainwater tank for toilet flushing purposes.	**Builder**
	Stormwater Treatment Score	**100%**
	Final Integrated Water Management Score	**77%**

Table 6: Water Efficiency Features

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6.2.1 *Stormwater Management*

Melbourne water has developed the Blue Factor calculator to provide an assessment of the rainwater/stormwater treatment methods and design score. This calculator assesses quality and quantity of the stormwater runoff from the development.

The development is committed to achieving Best Practice outcome for stormwater management on site and as such includes WSUD assets such as rainwater tank and permeable paving to achieve 163% Blue Factor score.

Refer to Appendix D for the inputs to the Blue Factor Calculator

Stormwater Management Features		
Surface	**Area (m²)**	**Stormwater Treatment**
Site Area	111	
TH 01 - Roof Catchment Area to RWT 1	08	2,000 L Rainwater Tank(s) connected to toilets
TH 01 - Terrace Area to RWT 1*	29	
TH 02 - Roof Catchment Area to RWT 2	15	2,000 L Rainwater Tank(s) connected to toilets
TH 02 - Terrace Area to RWT 2*	22	
TH 03 - Roof Catchment Area to RWT 3	15	2,000 L Rainwater Tank(s) connected to toilets
TH 03 - Terrace Area to RWT 3*	22	
Final Blue Factor rating		**163%**

Table 7: Details of Stormwater Management calculations.

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* Run-off from terrace is generally dirtier than other roof run-off. Terrace runoff should be treated prior to discharge to RWT(s) prior to reuse for toilet flushing. A rainwater treatment system will be implemented to treat the water collected from all terrace areas before/ after it is directed into the rainwater tank for toilet flushing purposes. The treatment process can include various components, including (but not limited) a floor drain, leaf strainer, gutter guards, debris screens, first flush inverters, UV filtration, etc.

BPMEG stormwater quality management standards (Flow and pollutant load reductions)		
Item	**Result**	**Target**
Mean annual runoff volume harvested or evapotranspired (%)	65%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	90%	>80%
Total phosphorus (%)	83%	>45%
Total nitrogen (%)	73%	>45%
Total gross pollutants (%)	99%	>70%
Final Blue Factor Rating		**163%**

Table 9: Details Flow and pollutant load reductions

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The result of the stormwater assessment using Blue Factor tool conducted is as per below. Refer to Appendix D for the inputs to the Blue Factor Calculator

21-43 Victoria St, Fitzroy VIC 3065_Townhouses

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

163% SCORE

Project details

Name	21-43 Victoria St, Fitzroy VIC 3065_Townhouses
Street address	Victoria St, Fitzroy VIC 3065, Australia
Municipality	Melbourne
Site area	111 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	65%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	90%	>80%
Total phosphorus (%)	83%	>45%
Total nitrogen (%)	73%	>45%
Total gross pollutants (%)	99%	>70%

DRAFT REPORT

Figure 2. Blue Factor Rating Report

Please note that the above is subject to final drainage/civil/hydraulic design and location of the legal point of stormwater discharge. The full civil, hydraulic design and drainage plan will be carried out by the engineering consultants at the design development phase.

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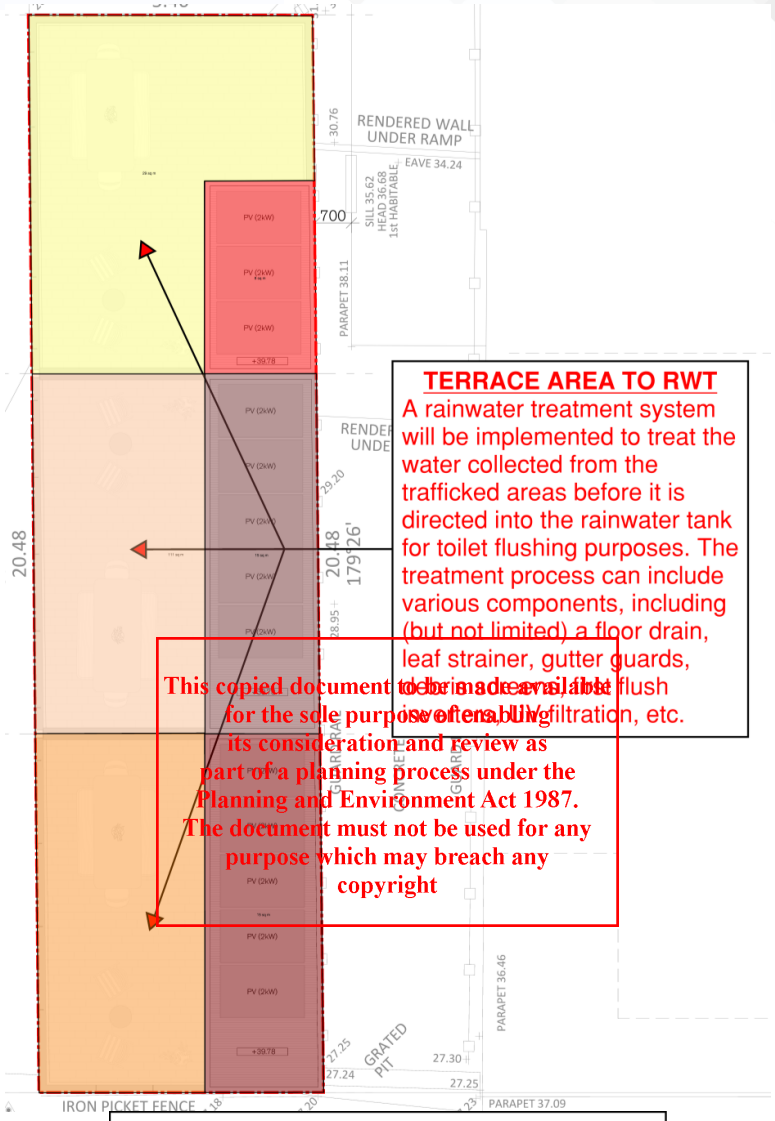

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Legend			
	Site Area	111	sq m
	TH 01 - Roof Catchment Area to RWT 1	8	sq m
	TH 01 - Terrace area to RWT 1	29	sq m
	TH 02 - Roof Catchment Area to RWT 2	15	sq m
	TH 02 - Terrace area to RWT 2	22	sq m
	TH 03 - Roof Catchment Area to RWT 3	15	sq m
	TH 03 - Terrace area to RWT 3	22	sq m

Figure 3. Area delineation for Blue Factor assessment

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6.3 Operational Energy

Below is a summary of the energy efficiency features & specification for each dwelling. Generally, the strategy includes efficient building services and design features that contributes to low energy consumption and decrease the greenhouse gas emissions.

BESS Credit	Energy Efficiency Features	Responsibility
1.2, 2.1, 2.3, 2.4, 3.2	Efficient electric heat pump hot water system	**Services Consultant**
	3-Stars (2011 MEPS) - Reverse cycle space system is provided as the Heating system. 4-Stars (2011 MEPS) - Refrigerative space system is provided as the Cooling system	**Services Consultant**
	Preliminary NatHERS assessment has been undertaken for one thermally similar dwelling. The development is committed to achieving minimum **7.0-Star rating** across the development. As per NCC 2022 Vol 2 S42C3, each dwelling will achieve a whole-of-home rating not less than 60/100. Refer to 6.3.2 for NatHERS Ratings and Results	**ESD Consultant**
	Wall Insulation: Metal Clad Stud Wall and Plasterboard Stud Wall with an added insulation of R2.7. Solar absorptance of all walls is considered as 0.85 (Dark). **Internal Walls:** Plasterboard Stud Wall with an added insulation of R2.7 to walls between unconditioned garage space and Study area on Ground floor. **Party Walls:** Plasterboard Stud Wall with an added insulation of R2.5 on either side.	
	Ceilings/Roofs: Skillion/Flat Metal Roof + Flat PB ceiling with an added Insulation of R7.14 to roof. Solar absorptance of all roofs is considered as 0.50 (Medium).	
	Flooring: **Ground Level** - Concrete Slab on Ground with an added insulation of R2.0 and a slab edge insulation of R1.0	

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	Level 01 - Suspended Concrete Slab with an added insulation of R2.0 for floors above garage space. **Glazing:** Double Glazing windows have been used in all habitable areas Solar absorptance of all window frames is considered as 0.85 (Dark).			
	Window Type	**U-Value (W/m²K)**	**SHGC**	
	Sliding Door	2.75	0.30 ± 5%	
	Fixed	2.29	0.30 ± 5%	
2.6	The development will be all electric			**Builder**
3.5	Internal lighting for all townhouses to have a maximum illumination power density of 4W/m² or less.			**Builder**
4.2	Whole Development: 6.5 kW solar PV system will be provided on the roof of the development. This will off-set a portion of greenhouse gas emissions and energy use for the project (lighting, pumps etc.). The solar panels will be North facing with a 15 degree tilt			**Builder**
			Final Operational Energy Score	**75%**

Table 9: Operational Energy Features

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6.3.1 NatHERS Ratings

The preliminary NatHERS modellings has been undertaken in accordance with NCC 2022 Vol 2 part H6. The NatHERS rating have been completed for one thermally unique dwelling. HERO output has been entered in the BESS tool. The ratings achieved exceeded the requirement of NCC 2022 Volume 2 Part H6. The development is committed to achieving **at least 7.0-Star minimum** rating across the development. As per NCC 2022 Vol 2 S42C3, each dwelling will achieve a whole-of-home rating not less than 60/100.

Units	Star Rating	Heating Load (MJ/m^2)	Cooling Load (MJ/m^2)
Townhouse - 01	7.0	44.6	17.2

Table 10: NatHERS Rating and Results

As noted in the table above, the ratings achieve the energy efficiency requirements of NCC 2022 Volume 2 Part H6.
Please refer to Appendix A for NatHERS Summary Certificate of the development.

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6.4 Indoor Environment Quality

Below is a summary of the dwelling's performance against indoor environment quality benchmarks.

BESS Credit	Indoor Environment Quality Performance & Features	Responsibility
3.1	- Double Glazing or equivalent to be provided for all habitable areas.	**ESD Consultant & Architect**
2.1	- All Townhouses will achieve effective natural ventilation by utilizing cross flow ventilation and Stack Ventilation strategies. - Refer to Section 6.4.1 for details.	
	Final IEQ Score	**60%**

Table 11: Indoor Environmental Quality Features

6.4.1 Effective Natural Ventilation

Openable windows will provide fresh air and passive cooling opportunities to the development. 100% of the townhouses will achieve crossflow ventilation through a combination of crossflow ventilation and Stack ventilation requirements.

Passive, stack or buoyancy ventilation, relies on the effect of rising hot air and requires high- and low-level openings so that warm air is flushed from higher openings and cooler air is drawn in through lower openings.

Results are summarized as follows:

Level	Apartment Number	Effective Ventilation Achieved
Ground Floor	TH 01	Y
	TH 02	Y
	TH 03	Y
Total Percentage of Compliant Townhouses		**100%**

Table 12: Cross Ventilation Calculations

Please note that all doors facilitating cross flow ventilation shall be provided with Door Catchers

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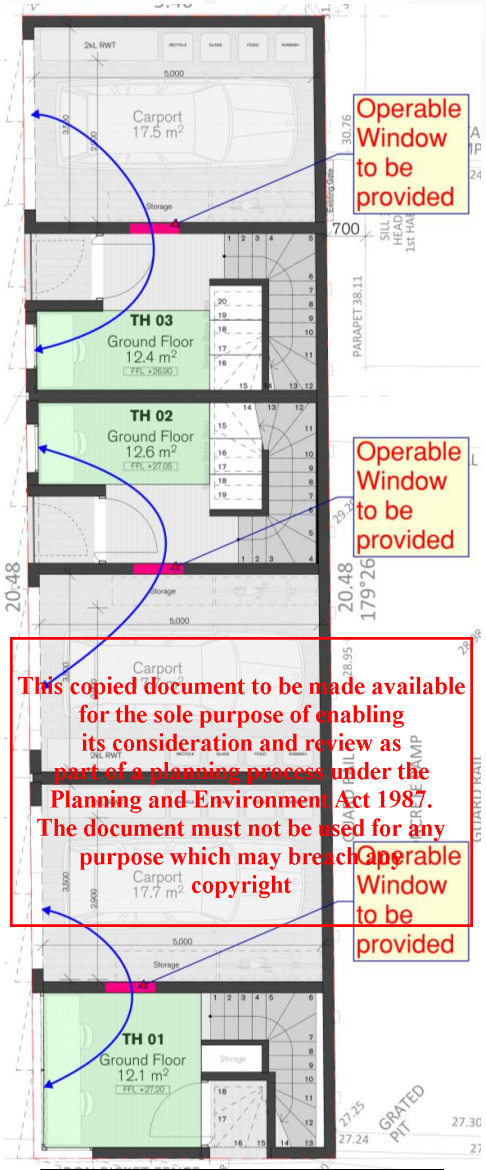

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Figure 3. Effective ventilation on Ground Floor

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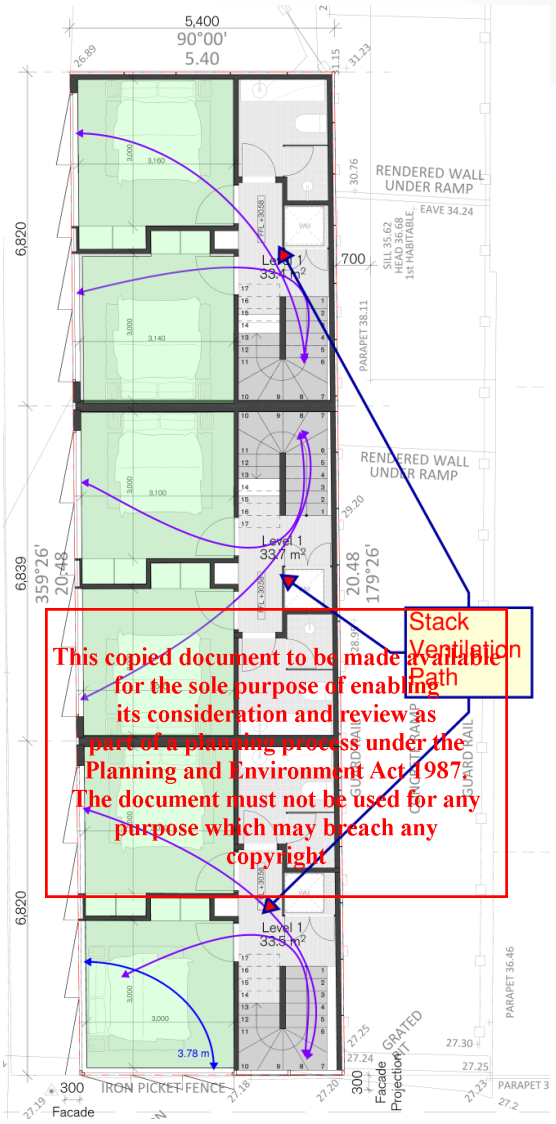

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Legend	
↗	Cross Ventilation Path
▢	Habitable Rooms
↗	Stack Ventilation Path

Figure 3. Effective ventilation on First Floor

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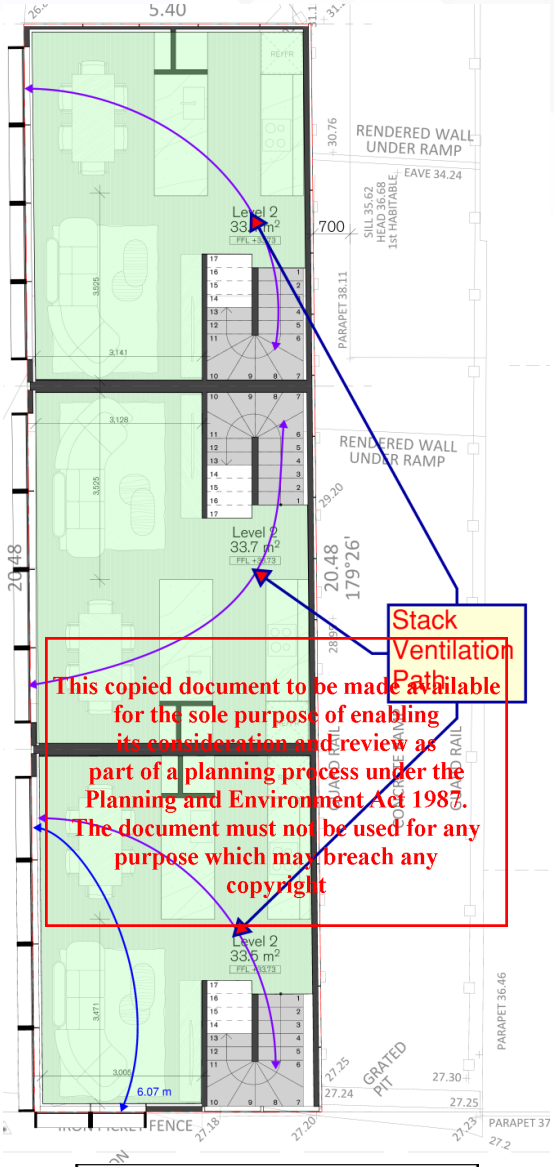

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Legend	
↗	Cross Ventilation Path
	Habitable Rooms
↗	Stack Ventilation Path

Figure 4. Effective ventilation on Second Floor

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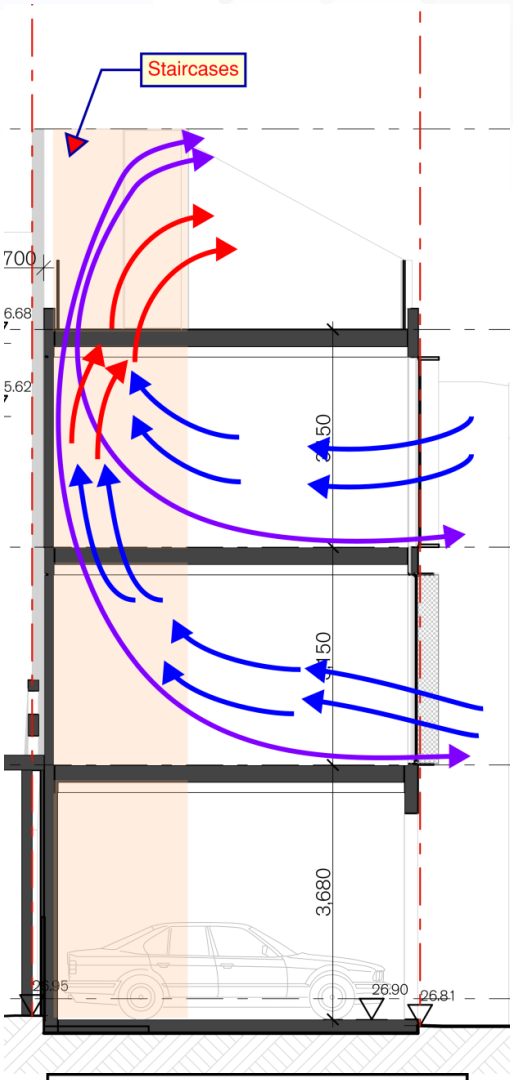

Legend	
↗	Cool Air
↗	Hot Air
↗	Stack Ventilation Path

Figure 5. Stack Ventilation

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6.5 Transport

Below is a summary of the dwelling's performance against transport benchmarks.

BESS Credit	Transport Features	Responsibility
1.1	3 x bicycle parking will be provided in Garages, (1 for each townhouse).	**Architect / Builder**
	Final Transport Score	**50%**

Table 13: Transport Features

6.6 Waste Resource Recovery

Below is a summary of the dwelling's performance against waste benchmarks.

BESS Credit	Waste Features	Responsibility
2.1	Each townhouse will be provided with a food/garden waste bin in addition to general waste and recycling bins. City of Yarra now provide food/garden waste collection services.	**Architect & Builder**
2.2	The recycling and general waste will be provided in the same storage area.	**Waste Consultant**
-	The development is committed to recycling 80% of the construction and demolition waste.	**Builder**
	Final Waste Resource and Recovery Score	**50%**

Table 14: Waste Management Features

6.7 Urban Ecology

Below is a summary of Urban Ecology features used in the proposed development.

BESS Credit	Urban Ecology Features	Responsibility
2.4	Tap and floor waste will be provided on every Terrace to encourage plants to be grown	**Architect & Builder**
	Final Urban Ecology Score	**12%**

Table 15: Urban Ecology Features

6.8 Innovation

We have not aimed to target any points in the innovation category.

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6.9 Building Material

BESS does not include a category dealing with sustainable building materials. As such, the project has reverted to the previous benchmark which was the STEPS tool. Refer to Appendix C for more information.

The following material specification achieves the minimum score under STEPS:

- Low VOC paints and sealants
- Aluminium framing for the windows
- All the carpets, engineered timber and adhesives/sealants meet the Green-star Benchmark for VOC's and emissions.
- Use of engineered wood products of E1 or E0 grade (MDF, plywood, engineered-wood flooring)
- Light colored roofs and concrete driveways are considered in the development to help mitigate the Urban heat island effect, where possible.

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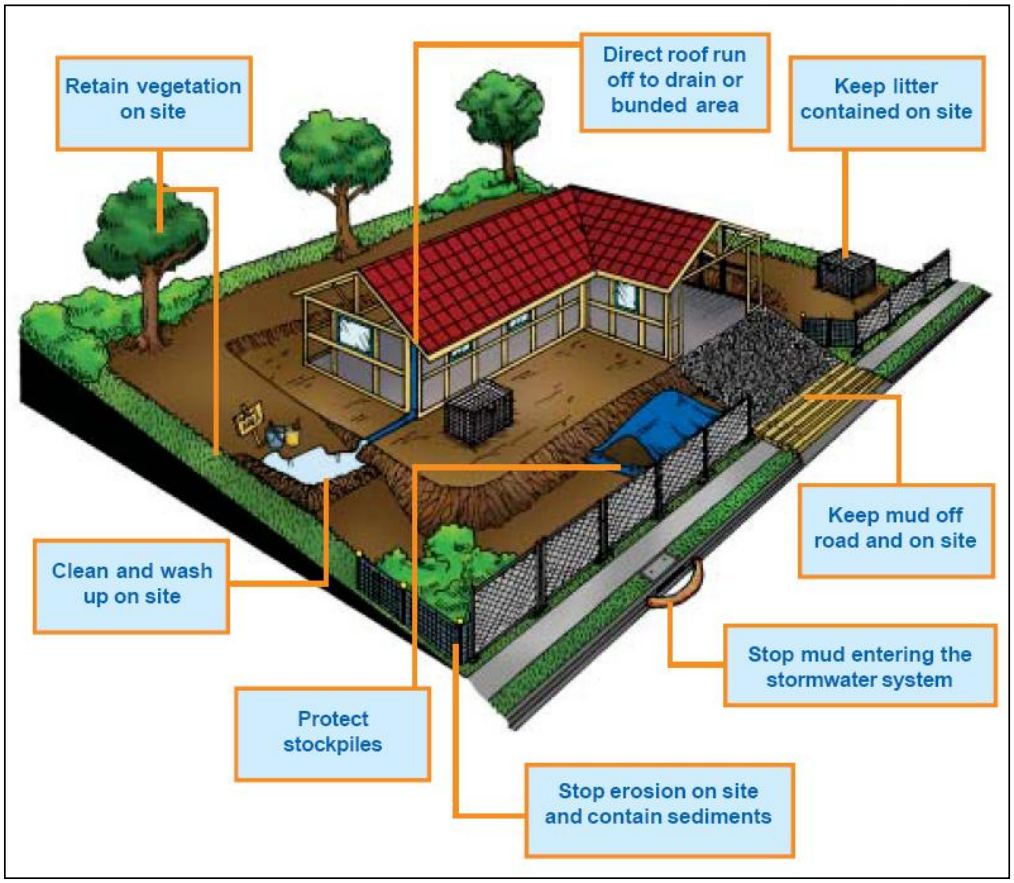
7 Stormwater Management at Construction Site

To manage stormwater management in the construction stage, measures will be put in place to minimize the likelihood of contaminating stormwater. This will mean ensuring buffer strips are in place, sediment traps are installed, and the site will be kept clean from any loose rubbish. The builder will follow the process outlined in "Keeping Our Stormwater Clean – A Builder's Guide".



Copies of "Keeping Our Stormwater Clean – A Builder's Guide" booklet can be obtained from Melbourne Water by ringing on 131 722 or can be downloaded from the following website.
https://www.clearwatervic.com.au/user-data/resource-files/Keeping_Our_Stormwater_Clean-A_Builders_Guide[1].pdf

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8 Conclusion

The project achieves all the minimum requirements under BESS, the new industry ESD best practice benchmark, achieving a rating of 59%. For items not covered by BESS, performance was shown to be in line with industry best practice. The proposed mixed-use development located at 9 Victoria Street, Fitzroy VIC 3065 has a minimum scoring under the BESS assessment. The assessment results demonstrate that the design achieves the best practice standard established by the BESS.

The Sustainable Management Plan is prepared to support the town planning application in accordance with the Clause 15.01-2L-01 for Environmentally Sustainable Development and Clause 53.18 for Stormwater Management as mentioned in the City of Yarra Planning Scheme.

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Appendix A – BESS Output Report and NatHERS Summary Certificate

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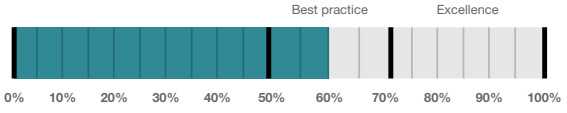
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 21/43 Victoria St, Fitzroy VIC 3065, Australia Fitzroy Victoria 3065. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Yarra City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score



59%

Project details

Name	Victoria St Development - Townhouses
Address	21/43 Victoria St, Fitzroy VIC 3065, Australia Fitzroy Victoria 3065
Project ID	7ACFBE51-R1
BESS Version	BESS-9
Site type	Multi dwelling (dual occupancy/multi dwelling/mixed)
Account	esd@hexicon.com.au
Application no.	
Site area	111 m²
Building floor area	238 m²
Date	31 October 2025
Software version	2.2.0-B.628

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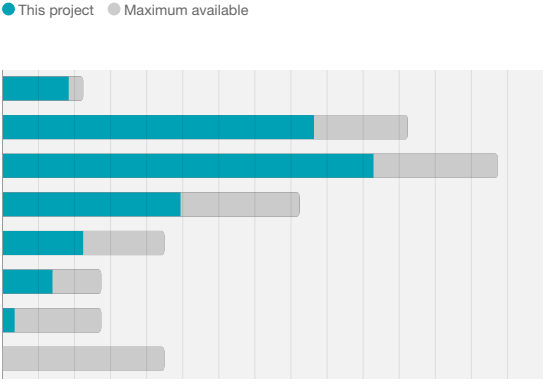
Performance by category



Category	Weight	Score	Pass
Management	5%	83%	
Integrated Water Management	23%	77%	✓
Operational Energy	28%	75%	✓
Indoor Environment Quality	17%	60%	✓
Transport	9%	50%	
Waste & Resource Recovery	6%	50%	
Urban Ecology	6%	12%	
Innovation	9%	0%	

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASBE).
For more details see **www.bess.net.au**

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Townhouse 1 - 3	3	79.5 m²	100%
Total	**3**	**238 m²**	**100%**

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Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Operational Energy 3.4	Location of clothes line (if proposed)		-
Operational Energy 4.5	Location and size of solar photovoltaic system		-
Indoor Environment Quality 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)		-
Indoor Environment Quality 3.1	Annotation: Glazing specification (U-value, SHGC)		-
Transport 1.1	Location of residential bicycle parking spaces		-
Waste & Resource Recovery 2.1	Location of food and garden waste collection		-
Urban Ecology 2.4	Location of taps and floor waste on balconies / courtyards		-

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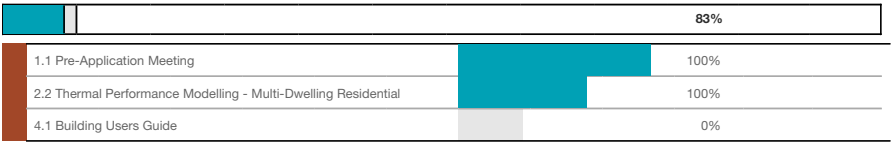
Supporting Documentation

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments		-
Integrated Water Management 2.1	STORM report or MUSIC model		-
Operational Energy 3.5	Average lighting power density and lighting type(s) to be used		-
Operational Energy 4.5	Specifications of the solar photovoltaic system(s)		-
Indoor Environment Quality 2.2	A list of dwellings with natural cross flow ventilation		-
Indoor Environment Quality 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-

Credit summary

Management Overall contribution 4.5%



IWM Overall contribution 22.5%

	77%	✔ Pass
1.1 Potable Water Use	51%	✔ Achieved
2.1 Stormwater Treatment	100%	✔ Achieved
3.1 Water Efficient Landscaping	0%	

Operational Energy Overall contribution 27.5%

	Minimum required 50% — 75%	✔ Pass
1.2 Thermal Performance Rating - Residential	0%	✔ Achieved
2.1 Greenhouse Gas Emissions	100%	
2.6 Electrification	100%	
2.7 Energy consumption	100%	
3.3 External Lighting	0%	
3.4 Clothes Drying	100%	
3.5 Internal Lighting - Houses and Townhouses	100%	
4.4 Renewable Energy Systems - Other	0%	
4.5 Solar PV - Houses and Townhouses	100%	

IEQ Overall contribution 16.5%

	Minimum required 50% — 60%	✔ Pass
2.2 Cross Flow Ventilation	100%	
3.1 Thermal comfort - Double Glazing	100%	
3.2 Thermal Comfort - External Shading	0%	
3.3 Thermal Comfort - Orientation	0%	

Transport Overall contribution 9.0%

	50%	
1.1 Bicycle Parking - Residential	100%	
1.2 Bicycle Parking - Residential Visitor	N/A	◇ Scoped Out
		Not enough dwellings.
2.1 Electric Vehicle Infrastructure	0%	

Waste & Resource Recovery Overall contribution 5.5%

	50%	
1.1 Construction Waste - Building Re-Use	0%	
2.1 Operational Waste - Food & Garden Waste	100%	

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Urban Ecology Overall contribution 5.5%

	12%
2.1 Vegetation	0%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
2.4 Balconies, Courtyards & Roof terraces	100%
3.1 Food Production - Residential	0%

Innovation Overall contribution 9.0%

	0%
1.1 Innovation	0%

Credit breakdown

Management Overall contribution 4.5%

	83%
1.1 Pre-Application Meeting	100%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	Yes
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	100%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Townhouse	Yes
4.1 Building Users Guide	0%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	-

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For more details see **www.bess.net.au**

IWM Overall contribution 22.5%

77% ✔ Pass

Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Stormwater profile	
Which stormwater modelling software are you using?:	Melbourne Water STORM tool
STORM score achieved:	163
Flow:	28 %
Total Suspended Solids:	89 %
Total Phosphorus:	81 %
Total Nitrogen:	71 %
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?: Rainwater Tank 1 - 3	111 m²
Tank Size: Rainwater Tank 1 - 3	6,000 Litres
Irrigation area connected to tank: Rainwater Tank 1 - 3	0.0 m²
Is connected irrigation area water efficient garden?: Rainwater Tank 1 - 3	No
Other external water demand connected to tank?: Rainwater Tank 1 - 3	0.0 Litres/Day
Fixtures, fittings & connections profile	
Showerhead:	4 Star WELS (>= 6.0 but <= 7.5)
Bath:	Scope out
Kitchen Taps:	>= 6 Star WELS rating
Bathroom Taps:	>= 6 Star WELS rating
Dishwashers:	Default or unrated
WC:	>= 4 Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	235355
Non-potable water source connected to Toilets:	Yes
Non-potable water source connected to Laundry (washing machine):	No
Non-potable water source connected to Hot Water System:	No
1.1 Potable Water Use	51% ✔ Achieved

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Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	372 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	282 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	245 kL	
Output	% Reduction in Potable Water Consumption	
Project	33 %	
Output	% of connected demand met by rainwater	
Project	100 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	135 kL	
2.1 Stormwater Treatment		100% ✔ Achieved
Score Contribution	This credit contributes 60% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Output	MPN STORM Score	
Project	100	
Output	STORM Score	
Project	163	
3.1 Water Efficient Landscaping		0%
Score Contribution	This credit contributes 6.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	-	

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Operational Energy Overall contribution 27.5%

	Minimum required 50%	75%	✔ Pass

Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	Yes
Energy Supply:	All-electric
Solar Photovoltaic system profile	
System Size (lesser of inverter and panel capacity): PV	6.5 kW peak
Orientation (which way is the system facing)?: PV	North
Inclination (angle from horizontal): PV	15.0 Angle (degrees)
Dwellings profile	
Below the floor is:	Ground or Carpark
Above the ceiling is:	Outside
Exposed sides:	2
NatHERS Annual Energy Loads - Heat:	44.6 MJ/sqm
NatHERS Annual Energy Loads - Cool:	17.2 MJ/sqm
NatHERS star rating:	7.0
Type of Heating System:	Reverse cycle space
Heating System Efficiency:	3 Stars (2011 MEPS)
Type of Cooling System:	Refrigerative cooling
Cooling System Efficiency:	4 Stars (2011 MEPS)
Type of Hot Water System:	Electric Heat pump Band 1
% Contribution from solar hot water system:	0 %
Clothes Line:	Private outdoor clothesline protected from rain
Clothes Dryer:	Occupant to install

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1.2 Thermal Performance Rating - Residential		0%	✔ Achieved
Score Contribution	This credit contributes 16.7% towards the category score.		
Criteria	What is the average NatHERS rating?		
Output	Average NATHERS Rating (Weighted)		
Townhouse	7.0 Stars		
2.1 Greenhouse Gas Emissions		100%	
Score Contribution	This credit contributes 16.7% towards the category score.		
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?		
Output	Reference Building with Reference Services (BCA only)		
Townhouse	5,196 kg CO2		
Output	Proposed Building with Proposed Services (Actual Building)		
Townhouse	3,483 kg CO2		
Output	% Reduction in GHG Emissions		
Townhouse	32 %		
2.6 Electrification		100%	

Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes

2.7 Energy consumption	100%
Score Contribution	This credit contributes 22.2% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	48,892 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	15,874 MJ
Output	% Reduction in total energy
Townhouse	67 %

3.3 External Lighting	0%
Score Contribution	This credit contributes 2.8% towards the category score.
Criteria	Is the external lighting controlled by a motion detector?
Question	Criteria Achieved ?
Townhouse	No

3.4 Clothes Drying	100%
Score Contribution	This credit contributes 5.6% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Townhouse	1241 kWh
Output	Proposed
Townhouse	124 kWh
Output	Improvement
Townhouse	90 %

3.5 Internal Lighting - Houses and Townhouses	100%
Score Contribution	This credit contributes 2.8% towards the category score.
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?
Question	Criteria Achieved?
Townhouse	Yes

4.4 Renewable Energy Systems - Other	0%
Score Contribution	This credit contributes 5.6% towards the category score.
Criteria	Does another form of renewable energy (not solar) provide 5% of the estimated energy consumption of the building class it supplies?
Question	Other Renewable Energy - Energy Generation per year
Townhouse	-

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4.5 Solar PV - Houses and Townhouses		100%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?	
Output	Solar Power - Energy Generation per year	
Townhouse	8,089 kWh	
Output	% of Building's Energy	
Townhouse	183 %	

IEQ Overall contribution 16.5%

	Minimum required 50%	60%	✔ Pass

2.2 Cross Flow Ventilation		100%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.1 Thermal comfort - Double Glazing		100%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Is double glazing (or better) used to all habitable areas?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.2 Thermal Comfort - External Shading		0%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Is appropriate external shading provided to east, west and north facing glazing?	
Question	Criteria Achieved ?	
Townhouse	No	
3.3 Thermal Comfort - Orientation		0%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Are at least 50% of main living areas orientated to the north?	
Question	Criteria Achieved ?	
Townhouse	No	

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Transport Overall contribution 9.0%

50%

1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there for residents?	
Question	Bicycle Spaces Provided ?	
Townhouse	3	
Output	Min Bicycle Spaces Required	
Townhouse	3	
1.2 Bicycle Parking - Residential Visitor		N/A ◇ Scoped Out
		Not enough dwellings.
This credit was scoped out	Not enough dwellings.	
2.1 Electric Vehicle Infrastructure		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	No	

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Waste & Resource Recovery Overall contribution 50%

50%

1.1 Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	

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Urban Ecology Overall contribution 5.5%

	12%

2.1 Vegetation		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	-	

2.2 Green Roofs		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	

2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	

2.4 Balconies, Courtyards & Roof terraces		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there a minimum area of private open space for any apartment, townhouse or dwelling?	
Question	Criteria Achieved ?	
Townhouse	Yes	

3.1 Food Production - Residential		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	What area of space per resident is dedicated to food production?	
Question	Food Production Area	
Townhouse	-	
Output	Min Food Production Area	
Townhouse	2 m²	

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Innovation Overall contribution 9.0%

	0%

1.1 Innovation		0%
Score Contribution	This credit contributes 100% towards the category score.	
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?	

Disclaimer

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No.

Generated on 13 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	43, Victoria St, Fitzroy, VIC, 3053
Lot/DP	
NCC Class*	1a
Floor/all Floors	1 of 4 floors
Type	New

Plans

Main Plan	250424_21-43 Victoria Street Fitzroy_Townhouse Presentation
Prepared by	DKO Architecture

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	72.1	Suburban
Unconditioned*	6.3	**NatHERS climate zone**
Total	95.7	21 Melbourne RO
Garage	17.3	

Accredited assessor

Name	Dhvanit Shah
Business name	Hexicon ESD Consulting
Email	esd@hexicon.com.au
Phone	+61 430019014
Accreditation No.	10238
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	No

National Construction Code (NCC) requirements

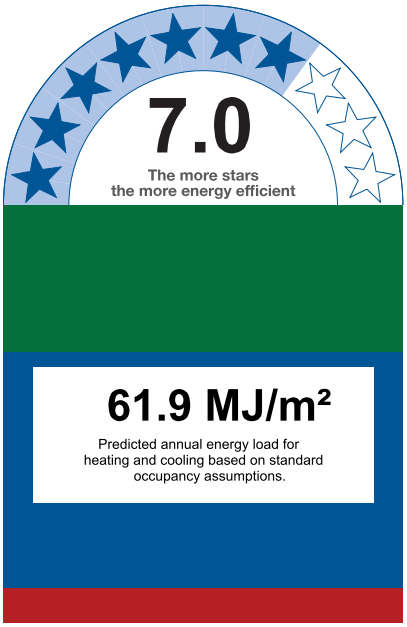
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	44.6	17.2
Load limits	48	41

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

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* Refer to glossary.

 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

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 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the *'External wall type table'* on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certifi cate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

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NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

Certificate check

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Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					
Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.					

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* Refer to glossary.

 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

ADVERTISED PLAN

Room *schedule*

Room	Zone Type	Area (m²)
Study	Day Time	13.29
Garage	Garage	17.33
Bed 1	Bedroom	9.77
Bath	Day Time	3.26
Shower	Night Time	0.90
Bed 2	Bedroom	9.66
Walkway	Day Time	7.73
Living / Kitchen	Kitchen/Living	33.44
Bath	Unconditioned	1.56
Staircase	Unconditioned	4.72

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Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ALS-102-303	Carinya Plus 65mm Fixed Window - Double Glazed	2.29	0.30	0.28	0.32
AVA-002-005	Alum Sliding Door Embedded Frame	2.75	0.30	0.28	0.31

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 1	AVA-002-005	W03	2700	1850	Sliding Door	45	W	None
Bed 2	ALS-102-303	W05	2700	575	Fixed	0	S	None

* Refer to glossary.

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NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

ADVERTISED PLAN

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Bed 2	AVA-002-005	W04	2700	1850	Sliding Door	45	W	None
Living / Kitchen	ALS-102-303	W09	2700	600	Fixed	0	S	None
Living / Kitchen	ALS-102-303	W10	2700	933	Fixed	0	S	None
Living / Kitchen	AVA-002-005	W07	2700	1840	Sliding Door	45	W	None
Living / Kitchen	AVA-002-005	W08	2700	1840	Sliding Door	45	W	None
Staircase	ALS-102-303	W11	2700	890	Fixed	0	S	None
Study	ALS-102-303	W01	2700	897	Fixed	0	S	None
Walkway	ALS-102-303	W06	2700	930	Fixed	0	S	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

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Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

* Refer to glossary.

NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

ADVERTISED PLAN

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2040	3415	90	W
Staircase	2040	840	90	N
Study	2040	920	90	E

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
FC-REFL-CAV	Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.85	Dark	2.70	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bath	FC-REFL-CAV	2700	1555	E		Yes
Bath	FC-REFL-CAV	2700	943	N		Yes
Bath	FC-REFL-CAV	2700	1659	E		Yes
Bed 1	FC-REFL-CAV	2700	48	W		No
Bed 1	FC-REFL-CAV	2700	3417	W		Yes
Bed 2	FC-REFL-CAV	2700	3048	S		No
Bed 2	FC-REFL-CAV	2700	2930	W		Yes
Garage	FC-REFL-CAV	2700	3417	E		Yes
Garage	FC-REFL-CAV	2700	3417	W		Yes
Living / Kitchen	FC-REFL-CAV	2700	6570	E		Yes
Living / Kitchen	FC-REFL-CAV	2700	5090	S		No
Living / Kitchen	FC-REFL-CAV	2700	6570	W		Yes
Shower	FC-REFL-CAV	2700	1015	E		Yes
Staircase	FC-REFL-CAV	2700	890	N		Yes
Staircase	FC-REFL-CAV	2700	1643	E		Yes
Staircase	FC-REFL-CAV	2700	1909	S		No
Staircase	FC-REFL-CAV	2700	15	S		No

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NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

ADVERTISED PLAN

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Staircase	FC-REFL-CAV	2700	3398	W		Yes
Study	FC-REFL-CAV	3000	2988	W		Yes
Study	FC-REFL-CAV	3000	2988	E		Yes
Study	FC-REFL-CAV	3000	897	S		No
Study	FC-REFL-CAV	3000	1296	W		Yes
Study	FC-REFL-CAV	3000	1440	S		Yes
Study	FC-REFL-CAV	3000	1296	E		Yes
Study	FC-REFL-CAV	2700	2735	S		No
Walkway	FC-REFL-CAV	2700	3736	E		Yes
Walkway	FC-REFL-CAV	2700	1899	S		No

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Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	42.9	0.00
INT-PB	Internal Plasterboard Stud Wall	19.3	2.70
INT-PW	Internal Party Wall	27.1	5.00

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Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	3.0	N/A	2.00	Tile (8mm)
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	1.8	N/A	0.00	Tile (8mm)
Bath	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.1	N/A	0.00	Tile (10mm)
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	9.7	N/A	2.00	Carpet
Bed 1	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.1	N/A	0.00	Carpet
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	8.8	N/A	0.00	Carpet
Bed 2	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.4	N/A	2.00	Carpet

* Refer to glossary.

 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

ADVERTISED PLAN

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bed 2	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	0.3	N/A	2.00	Carpet
Garage	CSOG-200: Concrete Slab on Ground (200mm)	17.3	N/A	0.00	Exposed
Living / Kitchen	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	33.5	N/A	0.00	Timber (12mm)
Shower	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.7	N/A	2.00	Tile (8mm)
Shower	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	0.2	N/A	0.00	Tile (8mm)
Staircase	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	4.7	N/A	0.00	Timber (12mm)
Study	CSOG-200: Concrete Slab on Ground (200mm)	13.3	N/A	2.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	5.2	N/A	0.00	Timber (12mm)
Walkway	SUSP-CONC-200: Suspended Concrete Slab Floor (200mm)	1.7	N/A	2.00	Timber (12mm)
Walkway	SUSP-CONC-200-LINED: Suspended Concrete Slab Floor (200mm) - Lined Below	0.7	N/A	2.00	Timber (12mm)

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Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bath	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Living / Kitchen	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Staircase	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No
Study	SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	0.00	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Bath	2	Exhaust Fan	350	Sealed
Living / Kitchen	1	Exhaust Fan	350	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Living / Kitchen	1	1200
Study	1	1200

* Refer to glossary.

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 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-200-EXP-01: Concrete Slab (200mm) with Exposed Concrete Ceiling	6.25	0.50	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

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 # NatHERS Certificate **7.0 Star Rating** as of 13 May 2025

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

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Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window production and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio. The ratio of cooling output (or achieved cooling) under conditions for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

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* Refer to glossary.

Appendix B – WSUD Maintenance Plan

This section of the document outlines the key inspection and maintenance activities for each stormwater treatment asset type and is based on Melbourne Water's WSUD Maintenance Guidelines. The implementation of the maintenance program is the responsibility of the owner's corporation. The Gross Pollutant Trap is considered in the development to prevent harmful sediments and pollutants to enter in the water. GPT maintenance is included in the following plan with Owner's responsibility and arranging regular servicing by the GPT company provider.

B.1 Rainwater Harvesting Tanks

Rainwater harvesting tanks typically collect rainwater from a building's roof or other surface relatively free of pollutants. Captured rainwater can generally be re-used for toilet flushing and landscape irrigation with minimal treatment required.

The following provides a guide to the timing of inspection and maintenance activities for the typical components of this system.

Component	Key Activities	Typical Frequency
Roof	- Remove leaf litter and debris - Check general condition of roof for signs of leakage, including broken tiles, and rusting	1 month
Gutters and Downpipes	- Remove leaf litter and gross pollutants - Check general condition of drainage systems for signs of leakage, including damaged pipes and rusting	1 month
First Flush Device	- Inspect inlet screens for blockages or fouling - Inspect silt traps and collection pits, clean as required - Inspect diversion pit and remove any build-up of sludge blocking the diversion valve - Check all float operations and activation switches (if applicable) - Check general condition of components for loose connections, wear and tear, and signs of leakage	1 - 3 months
	- Arrange licensed EPA contractor to remove built-up sludge accrued in all pits (if applicable)	6 months
Tanks	- Ensure inlet and overflow screens are not blocked or fouled - Remove excess layers of sludge and biofilms on tank walls if affecting the color or smell of the tank water - Check general condition of tank for signs of damage or leakage	3 – 6 months
Pumps	- Pumping systems are to be maintained in accordance with the manufacturers' specifications	Refer manufacturers' details
Vegetation	- Prune surrounding vegetation and overhanging trees to reduce leaf litter and debris.	6 months

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Appendix C – VOC & Formaldehyde Emission Limits

The following table are an extract of the Green Star Design and as built submission guidelines:

Table 13.1.1: Maximum TVOC Limits for Paints, Adhesives and Sealants

Product Category	Max TVOC content in grams per litre (g/L) of ready to use product.
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

The product complies with the Total VOC (TVOC) limits specified in the Table below.

Carpet Test Standards and TVOC Emissions Limits

Test protocol	Limit
ASTM D5116 - Total VOC limit	0.5mg/m^2 per hour
ASTM D5116 - 4-PC (4-Phenylcyclohexene)	0.05mg/m^2 per hour
ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m^2 per hour
ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m^2 per hour

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Table 13.2: Formaldehyde Emission Limit Values for Engineered Wood Products

Test Protocol	Emission Limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/ L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/ L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/ L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/ L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/ L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr*
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1 mg/m²hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m²hr (at 3 days)
ASTM D6007	≤0.12mg/m³**
ASTM E1333	≤0.12mg/m³***
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m³
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m²hr

*mg/m²hr may also be represented as mg/m²/hr.

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Appendix D – Blue Factor Report

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Project # 6024E641 - 21-43 Victoria St, Fitzroy VIC 3065_Townhouses
Victoria St, Fitzroy VIC 3065, Australia
31 October 2025 12:09 p.m.

BLUE FACTOR®

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21-43 Victoria St, Fitzroy VIC 3065_Townhouses

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

163%
SCORE

Project details

Name	21-43 Victoria St, Fitzroy VIC 3065_Townhouses
Street address	Victoria St, Fitzroy VIC 3065, Australia
Municipality	Melbourne
Site area	111 m^2
Planning Number	

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Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	65%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	90%	>80%
Total phosphorus (%)	83%	>45%
Total nitrogen (%)	73%	>45%
Total gross pollutants (%)	99%	>70%

DRAFT REPORT

Water treatment

Catchments

TH 01 - Roof Catchment Area to RWT 1 8m2

TH 01 - Terrace Area to RWT 1 Roof, 29m2

TH 02 - Roof Catchment Area to RWT 2 15m2

TH 02 - Terrace Area to RWT 2 Roof, 22m2

TH 03 - Roof Catchment Area to RWT 3 15m2

TH 03 - Terrace Area to RWT 3 Roof, 22m2

Treatments

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2

Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2

Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 2

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Buildings & dwellings

TH 01 Residential Townhouse, 2 bedroom(s)

TH 02 Residential Townhouse, 2 bedroom(s)

TH 03 Residential Townhouse, 2 bedroom(s)

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Connections

TH 01 to RWT

TH 01 - Roof Catchment Area to RWT 1 8m2

TH 01 - Terrace Area to RWT 1 Roof, 29m2

Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2,

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TH 01 Residential Townhouse, 2 bedroom(s)

TH 02 to RWT

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TH 02 - Roof Catchment Area to RWT 2 15m2

TH 02 - Terrace Area to RWT 2 Roof, 22m2

Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2,

REPORT

TH 02 Residential Townhouse, 2 bedroom(s)

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TH 03 to RWT

TH 03 - Roof Catchment Area to RWT 3 15m2

TH 03 - Terrace Area to RWT 3 Roof, 22m2

Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 2,

TH 03 Residential Townhouse, 2 bedroom(s)

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REPORT

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RENZO TONIN & ASSOCIATES
inspired to achieve

Acoustics
Vibration
Structural Dynamics

21-43 VICTORIA STREET, FITZROY

Town Planning Acoustic Assessment

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31 October 2025

B&B Property Group

ME661-02F01 Acoustic Report (r4).docx

40 YEARS 1982-2022 ACOUSTIC ENGINEERING EXCELLENCE

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Attention:	Lucas Riley

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Important Disclaimers:

The work presented in this document was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian/New Zealand Standard AS/NZS ISO 9001.

This document is issued subject to review and authorisation by the suitably qualified and experienced person named in the last column above. If no name appears, this document shall be considered as preliminary or draft only and no reliance shall be placed upon it other than for information to be verified later.

This document is prepared for the particular requirements of our Client referred to above in the 'Document details' which are based on a specific brief with limitations as agreed to with the Client. It is not intended for and should not be relied upon by a third party and no responsibility is undertaken to any third party without prior consent provided by Renzo Tonin & Associates. The information herein should not be reproduced, presented, or reviewed except in full. Prior to passing on to a third party, the Client is to fully inform the third party of the specific brief and limitations associated with the commission.

In preparing this report, we have relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by the Client and/or from other sources. Except as otherwise stated in the report, we have not attempted to verify the accuracy or completeness of any such information. If the information is subsequently determined to be false, inaccurate, or incomplete then it is possible that our observations and conclusions as expressed in this report may change.

We have derived data in this report from information sourced from the Client (if any) and/or available in the public domain at the time or times outlined in this report. The passage of time, manifestation of latent conditions or impacts of future events may require further examination and re-evaluation of the data, findings, observations and conclusions expressed in this report.

We have prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

The information contained herein is for the purpose of acoustics only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of acoustics engineering including and not limited to structural integrity, fire rating, architectural buildability and fit-for-purpose, waterproofing and the like. Supplementary professional advice should be sought in respect of these issues.

External cladding: No claims are made and no liability is accepted in respect of any external wall and/or roof systems (eg facade / cladding materials, insulation etc) that are: (a) not compliant with or do not conform to any relevant non-acoustic legislation, regulation, standard, instructions or Building Codes; or (b) installed, applied, specified or utilised in such a manner that is not compliant with or does not conform to any relevant non-acoustic legislation, regulation, standard, instructions or Building Codes.

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Update – 24 Oct 2025 – Response to DTP RFI Letter

Request for Further Information Letter dated 3 Oct 2025	Renzo Tonin & Associates (RTA) Comment
Further Information requested in DFP eligibility letter *5. Acoustic assessment to detail the recommended noise mitigation measures and how these will be implemented by the proposal.* *- While this information has generally been provided where possible (as some mitigation measures will require further assessment at detail design stage), there are some concerns with the assurances offered by mitigation measures at this stage.* *Please refer to the concerns section of this letter and update the acoustic assessment accordingly.*	(Aside: RTA has two key concerns regarding the SAC44 Report regarding 155 Johnston St: the 160mm air cavity, which is a known cavity depth that amplifies bass, not attenuates it; and the disregard for agent of change principles as is written into Planning Scheme 53.06 and Planning Practice Note 811.) Priority-Projects-SAC-Referral-44-Report, regarding 155 Johnston Street, Fitzroy, dated 24 January 2025 states the following with respect to masking: *"While Mr Tardio did not think it was necessary to install a noise masking system, he noted it is difficult for these systems to effectively mask low (bass) frequencies within apartments and physical mitigation measures were preferable."* This is demonstrably not the case as set out following: • As set out in Section 5.4.2.2 the Soundmask Global, SM-GQ series generating bass noise down to 45Hz. EPA 1826 Noise Protocol assesses down to the 63Hz octave. • Another approach is just mounting masking subwoofers or actuators to the structure of the building, to structurally transfer noise throughout. This demonstrably effective (using the same transmission paths that transfer gym noise to other tenancies in mixed used developments). Planning Practice Note PPN81 states the following: *"Measures that may help meet the requirements of Clause 53.06 include: … using a noise masking system."* City of Yarra *'Guidelines for Applying Noise Limits in Urban Developments'* also sets out specifications for masking (see Section 5.1.3), which have been adopted in this acoustic report. The masking methodology set out for this application has been set out by RTA and accepted for the following applications: • 33 St David Street, Fitzroy, Feb 2023; • 416-418 Sydney Road, Brunswick (VCAT P1361/2020 416 Brunswick Pty Ltd v Moreland CC); • 84-104 Johnston Street, Fitzroy (VCAT P422/2020 SMA No. 17 Pty Ltd v Yarra CC); • 8-14 Michael Street, Brunswick, (VCAT P162/2018 Brunswick Holdings P L v Moreland CC); • 360 Little Bourke Street, Melbourne, 23 Sep 2019. As has been observed following the SAC44 Report, the 155 Johnston St application sought to curtail operation of surrounding venues. The Subject Development (21-43 Victoria Street, Fitzroy) by contrast to the 155 Johnston St Development, has recognised surrounding live entertainment uses, and set in place measures as recognised in *Yarra Guidelines and PPN81,* recognising from PPN81 that "*Clause 53.06 requires a new residential use to be satisfactorily protected from unreasonable levels of live music and entertainment noise. It is therefore unnecessary to consider whether existing noise emissions from a live music entertainment venue comply with the Regulations. …* " A recognised precedent leading to the agent-of-change concept, Victorian Administrative Appeals Tribunal, Newgate Pty Ltd v City of Melbourne (1996) 17 AATR 61 *"It was a well recognised town planning principle that residents of mixed use zones or areas abutting non-residential areas cannot expect the same level of amenity as a wholly residential area"* Accordingly, on the basis of the above information, it is RTA's considered opinion that a noise masking system is appropriate with regards to the type of live/amplified music typical of the venues proximate to the site; and further, avoidance of such systems (such as for 155 Johnston St) runs counter to the outcomes sought in Clause 53.06 and PPN81.
Preliminary Assessment *3. 25-37 Victoria Street Building – Commercial noise impacts* *- The acoustic report submitted with the application is generally satisfactory and has provided recommendations to mitigate noise impacts from the commercial venues to the north of the site. This includes relying on using a noise masking system (in addition to glazing/wall specifications) for compliance to be achieved with the relevant EPA noise protocol and Clause 53.06 regarding music noise from the various live music venues proximate to the site, when measured inside the dwellings. Recent decisions nearby for similar developments proximate to live music venues (see 155 Johnston Street Priority Projects SAC Report) considered acoustic evidence that noise masking systems were not always sufficient for mitigating deep bass frequencies typical of some live music venues and that physical mitigation (ie. siting of bedrooms or use of wintergardens) was preferable for ensuring compatibility of residential development with some live music venues. Please provide further confirmation of whether a noise masking system is appropriate with regards to the type of live/amplified music typical of the venues proximate to the site.*	

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Request for Further Information Letter dated 3 Oct 2025	Renzo Tonin & Associates (RTA) Comment
- *Additionally, while it is reasonable to allow the exact specifications of the building ventilation systems to be determined during detail design, as the majority of the dwellings will need to keep windows closed during the night and rely on mechanical ventilation, discussion of possible/typical ventilation systems that mitigate the intrusion of external noise when operating and whether these may have additional design considerations for the building would be beneficial to assessing the viability of noise mitigation recommendations.*	Common solutions applied so that ventilation does not diminish the performance of the façade (to be developed during design development) include: 1. (Typical) makeup air via corridor, with intumescent damper located above the apartment entry door 2. Air supply/exhaust via low performance facades (away from high performance facades) 3. Centralised supply/exhaust 4. *(If the above cannot be implemented, RTA successfully implemented the following for 23-33 Johnston Street, Collingwood, which abutted the Collingwood Creative Arts Precinct. The specifics of this design would need to be established during design development):* - *Ventilation via non-bedroom ceiling cavity/façades only; exhaust path via flexible duct in balcony ceiling plenum; non-return dampers; careful selection of materials for duct (steel), ceiling (layers of plasterboard), and balcony plenum construction (bulk-insulation and fibre cement).*
- *Similarly, it is noted that in order to achieve the 'aspirational' noise levels to balconies per Yarra City Council's noise guidelines, that further testing and negotiating potential upgrades to commercial venue plant equipment with commercial venue operators would be necessary. The report also states that in the event this could not be achieved, balconies should be retrofit with weather shields or similar. While it is reasonable to undertake this further testing and any upgrades at detail design stage, it is likely that any changes required to the balconies will be required to be determined at endorsement/pre-construction stage, to ensure any noise mitigation measures are of a high architectural quality and appropriately integrated into the building design.*	The precise wording in this report (Section 6.2) is exactly as mediated and agreed to for 84-104 Johnston Street, Fitzroy (VCAT P422/2020 SMA No. 17 Pty Ltd v Yarra CC); precisely to simplify acoustic report acceptance and agreement with Council. In practicality, for this project (not 84-104 Johnston St), there do not appear to be any instances where the retrofit weather shields would actually be required, as those balconies are already addressed by large-air-gap glazing systems / winter-gardens. Accordingly, Section 6.2 could be left as is as a low-likelihood contingency measure; or deleted.

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Executive summary

Renzo Tonin & Associates was engaged by B&B Property Group to undertake an acoustic assessment of noise associated with the proposed planning application for an apartment development, to be located at 21-43 Victoria Street, Fitzroy (the Subject Development). The assessment comprised:

- Review of the Subject Site, surrounding environment and development proposal
- Measurement and observation of the existing noise environment at the Subject Site
- Determination of relevant noise criteria and legislation:
  - City of Yarra Planning Scheme acoustic requirements and *'Guidelines - Managing Noise Impacts in Urban Developments'* (dated March 2022)
  - Environment Protection Authority Publication 1826 *'Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues'*
  - Australian/New Zealand Standard 2107 (AS/NZS 2107)
  - Association of Australasian Acoustical Consultants (AAAC) *'Guideline for Acoustical Star Ratings for Apartments and Townhouses'* "three-star" internal targets (dated June 2017)
  - VCAT precedent patron noise criteria
  - EPA Publications 1254 and 1973
  - Yarra Planning Scheme Clause 13.07-1L-01, 53.06, 58.04
- Predicted mechanical, patron and music noise levels from surrounding live music and entertainment venues to the Subject Development
- Glazing and façade specification for conformance with applicable internal amenity criteria per above
- Commentary on the expected conformance of mechanical services noise with respect to applicable criteria, including the following:
- Commentary on design quality items for noise transfer within the Subject Development

With incorporation of the acoustic advice provided, it is expected that the Subject Development can provide suitable provide suitable residential amenity within the development with respect to acoustics and be occupied/operate without adverse impact on residential amenity in the area.

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1 Introduction

Renzo Tonin & Associates was engaged by B&B Property Group to undertake an acoustic assessment of noise associated with the proposed planning application for an apartment development, to be located at 21-43 Victoria Street, Fitzroy (the Subject Development).

This report documents the acoustic assessment. The work documented in this report was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian Standard / NZS ISO 9001. Appendix A contains a glossary of acoustic terms used in this report.

2 Context

The following drawings have been referenced for this assessment

- Drawing set 00013653, titled '*21-43 Victoria Street Fitzroy*, dated October 2025, by DKO

The main development comprises:

- Basements accessible from the north west corner of the Subject Land, via the north laneway
- A small commercial tenancy on the south west corner at ground level. Back of house areas on north west corner.
- Apartments on all 10 storeys
- Communal amenities and plant areas on roof

An additional segment of development roughly 50 metres to the west comprises:

- Ground level: parking and study
- Level 1: bedrooms
- Level 2: living rooms
- Level 3/Roof: terraces and toilet

3 Subject Land and surrounds

Figure 1 presents an overview of surrounding uses, and noise monitor locations for the main development.

Figure 2 presents an overview of surrounding uses, and noise monitor locations for the additional segment of the development.

Figure 3 presents locations and results of attended noise measurements.

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Figure 1: Overview of Subject Land and surrounds – main development

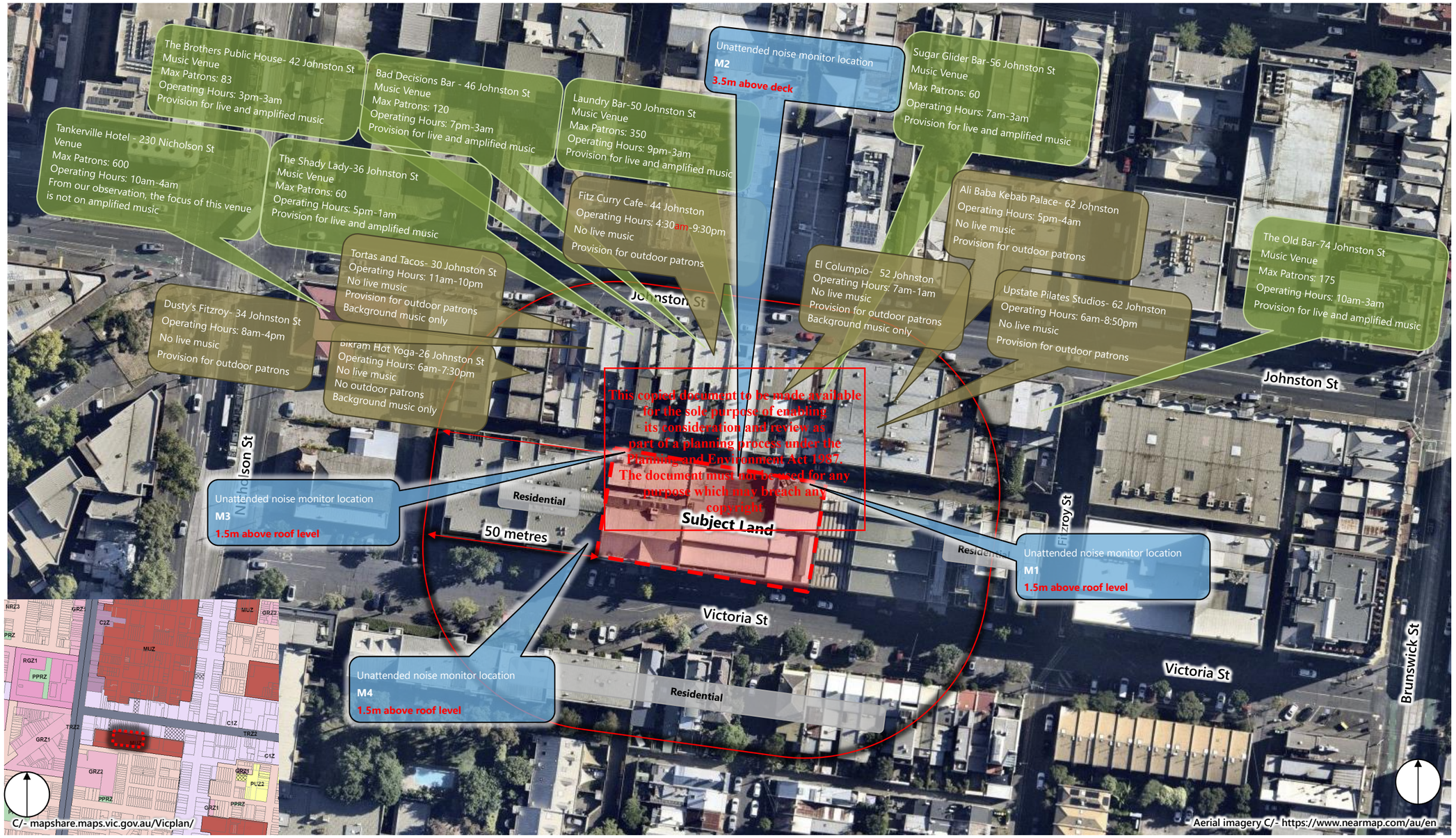

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Figure 2: Overview of Subject Land and surrounds – additional segment



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Figure 3: Summary of attended measurements on Friday 28 March 2025 between 11pm-12am



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4 Noise measurements

Renzo Tonin & Associates undertook noise monitoring. The measurement locations are shown in Figure 1 and described in the table below. Relevant measurements are presented in the tables following.

Table 1: Noise monitoring locations

ID	Location	Details	
M1	Subject Site 21-43 Victoria Street, Fitzroy Roof – North east corner	• Unattended noise monitor • Duration: 28 March to 7 April 2025 (limited by battery) • Monitor microphone set up 1.5 m above roof level, with no proximate vertical reflective surfaces. • The monitor was set to record broadband and spectral noise descriptors, and audio for noise source verification. • Metropolitan hum, mechanical services noise, music noise, and patron noise; dominating at various times as set out in following tables	
M2	Subject Site 21-43 Victoria Street, Fitzroy Roof – North boundary	• Unattended noise monitor • Duration: 28 March to 7 April 2025 (limited by battery) • Monitor microphone set up 3.5 m above upper deck level, with no proximate vertical reflective surfaces. • The monitor was set to record broadband and spectral noise descriptors, and audio for noise source verification. • Metropolitan hum, mechanical services noise, music noise, and patron noise; dominating at various times as set out in following tables	
M3	Subject Site 21-43 Victoria Street, Fitzroy Roof – North west Corner	• Unattended noise monitor • Duration: 28 March to 8 April 2025 • Monitor microphone set up 1.5 m above roof level, with no proximate vertical reflective surfaces. • The monitor was set to record broadband and spectral noise descriptors, and audio for noise source verification. • Metropolitan hum, mechanical services noise, music noise, and patron noise; dominating at various times as set out in following tables. • The monitor was within 3 metres of air conditioning equipment: it has not been ruled out that observed mechanical noise is from Subject Site equipment.	

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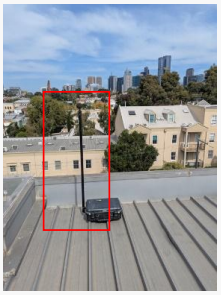
ID	Location	Details	
M4	Subject Site 21-43 Victoria Street, Fitzroy Roof – South boundary	• Unattended noise monitor • Duration: 28 March to 5 April 2025 (limited by battery) • Monitor microphone set up 1.5 m above roof level, with no proximate vertical reflective surfaces. • The monitor was set to record broadband and spectral noise descriptors, and audio for noise source verification. • The noise environment comprised metropolitan hum and music noise at various times as set out in following tables.	
M5	Additional Segment of Subject Site 21-43 Victoria Street, Fitzroy Roof – WNW boundary	• Unattended noise monitor • Duration: 2 to 7 May 2025 • Monitor microphone set up 1.5 m above roof level, with no proximate vertical reflective surfaces. • The monitor was set to record broadband and spectral noise descriptors, and audio for noise source verification. • The noise environment comprised traffic, equipment noise, metropolitan hum and occasionally distant music noise.	
M6	Additional Segment of Subject Site 21-43 Victoria Street, Fitzroy Roof – WSW boundary	• Unattended noise monitor • Duration: 2 to 7 May 2025. • Monitor microphone set up 1.5 m above roof level, with no proximate vertical reflective surfaces. • The monitor was set to record broadband and spectral noise descriptors, and audio for noise source verification. • The noise environment comprised traffic, and metropolitan hum	

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Notes: Noise monitor graphs presented in Appendix C

NTi XL2 sound level analysers were used for the measurement campaign. The XL2 is a Class 1 instrument having accuracy suitable for field and laboratory use. The calibration of the device was checked in the field immediately before and after the measurement using a Brüel & Kjær Type 4231 calibrator; no drift in calibration was observed. The noise monitor conforms with IEC 61672-1 and IEC 61260-1; the sound calibrator conforms with IEC 60942, and all carry manufacturers certification or NATA certification detailing Standard conformance testing within the last two years and one year, respectively.

The table below present relevant measured noise levels for the assessment.

Table 2: Summary of overall measured noise levels

ID	Minimum background noise level, L_{90} dB(A)[1]			Ambient noise level, L_{eq} dB(A)[2,3]	
	Day	Evening	Night	Day/Evening	Night
M1 (NE corner)	51	52	44	55	53(52)
M2 (N boundary)	52	53	47	57	57(54)
M3 (NW corner)	52	53	48	58	59(56)
M4 (S boundary)	48	46	42	55	51(55)
M5 (WNW corner)	53	53	49	58	55(58)

M6 (WSW corner)	52	50	45	58	54(58)

Notes:
1. Background period definitions Day 7am-6pm; Eve 6pm-10pm; Night 10pm-7am
2. Night ambient Formatted 'X(Y)', with 'X' being the highest measured representative energy averaged ambient noise level, and '(Y)' being the highest morning peak energy average from 6-7am during the monitoring period.
3. Ambient periods as defined by Yarra Planning Scheme Clause 58.04:
   Day/Evening: All days 6am-to-10pm
   Night: All days 10pm-to-6am

Table 3: Measured background noise levels at key times, in absence of music noise

ID	Measurement time and date	Overall noise level, L_{90} dB(A)	Noise level L_{OCT90} dB, at frequency band (Hz):						
			63	125	250	500	1k	2k	4k
M1 NE corner	Thu 3 Apr 2025, 9:30-9:45pm	52	52	50	53	49	47	43	36
	Tue 1 Apr 2025, 10:45-11:00pm	45	46	45	43	42	40	34	25
	Sun 6 Apr 2025, 10:15-10:30pm	52	52	50	49	48	47	42	34
	Tue 1 Apr 2025, 4:15-4:30am	43	46	44	42	40	38	31	24
	Sat 5 Apr 2025, 4:15-4:30am	43	47	46	43	40	38	32	23
M2 N boundary	Thu 3 Apr 2025, 9:30-9:45pm	56	52	53	55	52	49	45	39
	Tue 1 Apr 2025, 10:45-11:00pm	48	49	47	50	43	42	35	26
	Sun 6 Apr 2025, 10:15-10:30pm	54	51	51	52	51	49	44	37
	Tue 1 Apr 2025, 4:15-4:30am	46	48	45	43	41	39	33	25
	Sat 5 Apr 2025, 4:15-4:30am	49	47	45	48	41	39	33	25
M3 NW corner	Thu 3 Apr 2025, 9:30-9:45pm	57	53	52	60	52	50	47	41
	Tue 1 Apr 2025, 10:45-11:00pm	49	48	46	46	45	44	40	32
	Sun 6 Apr 2025, 10:15-10:30pm	54	53	51	50	50	49	46	39
	Tue 1 Apr 2025, 4:15-4:30am	46	47	45	45	44	41	36	28
	Sat 5 Apr 2025, 4:15-4:30am	47	48	46	45	44	41	36	27
M4 S boundary	Thu 3 Apr 2025, 9:30-9:45pm	49	50	48	47	44	44	41	32
	Tue 1 Apr 2025, 10:45-11:00pm	42	45	43	41	38	37	31	20
	Sun 30 Mar 2025, 10:15-10:30pm	45	48	45	43	41	41	35	23
	Tue 1 Apr 2025, 4:15-4:30am	41	45	42	40	37	35	29	19
	Sat 5 Apr 2025, 4:15-4:30am	44	47	44	43	40	39	32	21
M5 WNW corner	Mon 5 May 2025, 9:30-9:45pm	53	53	49	48	47	48	43	33
	Sun 4 May 2025, 10:15-10:30pm	52	50	48	49	48	48	43	32
	Tue 6 May 2025, 4:15-4:30am	45	51	48	45	42	39	33	23
	Sat 3 May 2025, 4:15-4:30am	46	49	45	45	43	42	35	23
M6 WSW corner	Mon 5 May 2025, 9:30-9:45pm	50	52	48	46	45	46	41	31
	Sun 4 May 2025, 10:15-10:30pm	49	49	47	45	44	45	40	28
	Tue 6 May 2025, 4:15-4:30am	45	52	48	43	41	39	35	29
	Sat 3 May 2025, 4:15-4:30am	44	47	45	43	41	40	32	19

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Table 4: Loudest measured music noise level spectra during night period

ID	Measurement time and date	L_{eq} dB(A)(2)	Noise level L_{OCT10} dB, at frequency band (Hz):						
			63	125	250	500	1k	2k	4k
M1	Fri 28 Mar 2025, 11:45pm-12am	42 (53)[1]	72	(59)[1]	(54)[1]	(52)[1]	(50)[1]	(45)[1]	(37)[1]
M1	Sat 29 Mar 2025, 11:45pm-12am	48 (55)[1]	79	(60)[1]	(54)[1]	(55)[1]	(52)[1]	(47)[1]	(38)[1]
M1	Sun 30 Mar 2025, 12:30-12:45pm	46 (55)[1]	75	(60)[1]	(54)[1]	(54)[1]	(52)[1]	(47)[1]	(38)[1]
M1	Sun 30 Mar 2025, 1:45-2:00am	46 (53)[1]	75	(61)[1]	(54)[1]	(52)[1]	(49)[1]	(43)[1]	(35)[1]
M1	Sat 5 Apr 2025, 00:15-00:30am	41 (52)[1]	70	(58)[1]	(55)[1]	(52)[1]	(49)[1]	(43)[1]	(34)[1]
M1	Sun 6 Apr 2025, 00:15-00:30am	49 (55)[1]	78	(62)[1]	(56)[1]	(54)[1]	(51)[1]	(46)[1]	(37)[1]
M1	Sun 6 Apr 2025, 01:30-01:45am	49 (53)[1]	78	(61)[1]	(56)[1]	(51)[1]	(49)[1]	(43)[1]	(35)[1]
M2	Fri 28 Mar 2025, 11:45pm-12am	46 (59)[1]	78	(71)[1]	(61)[1]	(59)[1]	(53)[1]	(49)[1]	(41)[1]
M2	Sat 29 Mar 2025, 11:45pm-12am	52 (62)[1]	82	(70)[1]	(61)[1]	(61)[1]	(60)[1]	(56)[1]	(46)[1]
M2	Sun 30 Mar 2025, 12:30-12:45pm	51 (62)[1]	81	(71)[1]	(61)[1]	(62)[1]	(60)[1]	(56)[1]	(47)[1]
M2	Sun 30 Mar 2025, 1:45-2:00am	51 (58)[1]	81	(72)[1]	(61)[1]	(58)[1]	(58)[1]	(52)[1]	(42)[1]
M2	Sat 5 Apr 2025, 00:15-00:30am	47 (58)[1]	74	(70)[1]	(59)[1]	(57)[1]	(55)[1]	(50)[1]	(41)[1]
M2	Sun 6 Apr 2025, 00:15-00:30am	54 (61)[1]	83	(71)[1]	(60)[1]	(61)[1]	(58)[1]	(54)[1]	(45)[1]
M2	Sun 6 Apr 2025, 01:30-01:45am	53 (58)[1]	82	(70)[1]	(59)[1]	(56)[1]	(52)[1]	(48)[1]	(40)[1]
M3	Fri 28 Mar 2025, 11:45pm-12am	42 (60)[1]	71	(60)[1]	(57)[1]	(59)[1]	(57)[1]	(53)[1]	(46)[1]
M3	Sat 29 Mar 2025, 11:45pm-12am	50 (68)[1]	80	(63)[1]	(61)[1]	(67)[1]	(67)[1]	(63)[1]	(55)[1]
M3	Sun 30 Mar 2025, 12:30-12:45pm	46 (67)[1]	76	(64)[1]	(61)[1]	(66)[1]	(65)[1]	(61)[1]	(54)[1]
M3	Sun 30 Mar 2025, 1:45-2:00am	45 (55)[1]	74	(61)[1]	(55)[1]	(53)[1]	(51)[1]	(48)[1]	(40)[1]
M3	Sat 5 Apr 2025, 00:15-00:30am	41 (57)[1]	70	(58)[1]	(55)[1]	(56)[1]	(55)[1]	(50)[1]	(42)[1]
M3	Sun 6 Apr 2025, 00:15-00:30am	50 (62)[1]	79	(58)[1]	(55)[1]	(56)[1]	(55)[1]	(50)[1]	(42)[1]
M3	Sun 6 Apr 2025, 01:30-01:45am	49 (56)[1]	78	(59)[1]	(55)[1]	(53)[1]	(53)[1]	(49)[1]	(41)[1]
M4	Fri 28 Mar 2025, 11:45pm-12am	31 (50)[1]	60	(53)[1]	(51)[1]	(49)[1]	(49)[1]	(44)[1]	(33)[1]
M4	Sat 29 Mar 2025, 11:45pm-12am	38 (51)[1]	68	(54)[1]	(51)[1]	(49)[1]	(50)[1]	(44)[1]	(33)[1]
M4	Sun 30 Mar 2025, 12:30-12:45pm	38 (51)[1]	67	(55)[1]	(52)[1]	(48)[1]	(49)[1]	(43)[1]	(32)[1]
M4	Sun 30 Mar 2025, 1:45-2:00am	39 (50)[1]	68	(55)[1]	(50)[1]	(47)[1]	(49)[1]	(43)[1]	(33)[1]
M4	Sat 5 Apr 2025, 00:15-00:30am	- (50)[1]	56	(53)[1]	(50)[1]	(48)[1]	(50)[1]	(44)[1]	(32)[1]
M5	Sat 3 May 2025, 11:45-12:00am	34 (57)[1]	62	(58)[1]	(54)[1]	(55)[1]	(56)[1]	(50)[1]	(40)[1]
M6	Sat 3 May 2025, 11:45-12:00am	32 (56)[1]	60	(56)[1]	(53)[1]	(53)[1]	(56)[1]	(50)[1]	(39)[1]

Notes:
1. Where denoted (1), music noise was not measurable at the identified frequencies over ambient noise levels.
2. dB(A) results formatted X (Y), with X being dB(A) music contribution, and Y being overall dB(A) noise level (dominated by noise sources other than music).

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Table 5: Measured mechanical services noise levels

ID	Description	Measured patron noise level	
		L_{eq} dB(A)	Special audible characteristics
M1	Equipment cycling on and off throughout day and night, ~2x5mins every half hour	47	Duration: -5 Intermittency: +3 Tonality: 0[1] (but identifiable at 100hz)
M1	Equipment operating continuously from ~11am to 11pm (eg. kitchen exhaust fans)	50	Tonality: None
M2	Equipment cycling on and off throughout day and night, ~2x5mins every half hour (eg. refrigeration equipment)	60	Duration: -5 Intermittency: +3 Tonality: +2 (100hz)
M2	Equipment operating continuously from ~11am to 11pm (eg. kitchen exhaust fans)	50	Tonality: 0[1]
M2	Equipment operating continuously	43	Tonality: +2 (315hz)
M3	Equipment operating continuously from roughly 4pm to 11pm (may be plant on Subject Site)	53	Tonality: +5 (200hz)
M3	Underlying equipment hum	47	Tonality: 0[1] (but identifiable at 50Hz and 8kHz)
M4	<not observed>	-	-
M5	Equipment cycling on for 4-to-8 hour cycles during the day/evening and night	34	Tonality: 5[1] (8kHz)
M5	Underlying metropolitan hum (which is not easy to distinguish traffic from broadband equipment)	47	-
M6	<not observed>	-	-

Notes 1. Tonality assessed using EPA 1826 Noise Protocol Annex C methodology

Table 6: Highest representative measured patron noise levels

ID	Description	Measured patron noise level	
		L_{eq} dB(A)[1]	L_{max} dB(A)
M1	Sun 30 Mar 2025 around 12:15-1:15am	55	65-72
	Sun 6 Apr 2025 around 12:15-1:15am	54	64-72
M2	Sun 30 Mar 2025 around 12:15-1:15am	62	72-77
M2	Sun 6 Apr 2025 around 12:15-1:15am	60	70-75
M3	Sun 30 Mar 2025 around 12:15-1:15am	67	75-80, 85
M3	Sun 6 Apr 2025 around 12:15-1:15am	64	70-76
M4	<not observed>	-	-
M5	<not observed>	-	-
M6	<not observed>	-	-

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5 Criteria

5.1 City of Yarra Planning Scheme - 'Guidelines - Managing Noise Impacts in Urban Developments'

Yarra City Council has prepared a document providing guidance for considering noise impacts for urban development and activity. It covers noise impacts from the following:

- Road traffic
- Commercial and industrial plant and equipment
- Music
- Patrons
  - New outdoor patron areas
  - New residential development near existing outdoor patron areas
- Apartments
  - Noise from apartment developments to existing dwellings
  - Noise from apartment common areas to apartments within the development

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This section outlines the guidelines which are relevant to the Subject Development.

5.1.1 Road traffic noise

New residential development should be designed to the following targets for road traffic noise:

- Apply Planning Scheme Clause 58, Apartment Developments, Standard D16 of:
  - $L_{eq,16h}$ 40 dB(A) in habitable rooms and
  - $L_{eq,8h}$ 35 dB(A) in bedrooms
- Loudest hour of road traffic noise not to exceed:
  - $L_{eq,1h}$ 45 dB(A) in habitable rooms from 7am to 10pm and
  - $L_{eq,1h}$ 40 dB(A) in bedrooms from 10pm to 7am

  The basis for the loudest hour targets is AS/NZS 2107:2016, with the day and night periods defined in accordance with Victorian EPA legislation and guidelines rather than in accordance with the Clause 58, Apartment Developments Standard D16 (58.04-3 Noise impacts objectives).
- These targets should apply to all residential development where there is a reasonable expectation that traffic noise may impact the land.

5.1.2 Commercial and industrial plant and equipment noise

All residential developments should be designed to ensure that existing commercial uses formally comply with the Noise Protocol Part 1 (EPA Publication 1826-P1) external to the development wherever possible. Where it is demonstrated that external compliance cannot practically be achieved, including treatment of the source of noise in consultation with the commercial operator, an internal assessment may be considered. The following internal targets for commercial/industrial noise (windows closed) are to be met if noise is assessed internally:

- EPA Pub. 1826-P1 indoor limits, being the outdoor limits less 20 dB
- Not more than $L_{eq,30min}$ 30 dB(A) in bedrooms at night and $L_{eq,30min}$ 35 dB(A) in habitable rooms
- Not more than L_{max} 45 dB(A) in bedrooms at night and L_{max} 50 dB(A) in living rooms

In addition to the above, commercial plant and equipment noise levels should not exceed the following levels externally:

- Not more than 10 dB(A) above any EPA Pub. 1826-P1 period noise limits, outside any openable windows or doors, and
- For balconies and other private open spaces:
  - Not more than 65 dB(A) during the day
  - Not more than 55 dB(A) during the evening and night

All assessment methodologies should apply corrections for character in accordance with EPA Pub. 1826-P1 procedure.

The above is aimed at providing a reduced risk of complaint from new sensitive receivers in the City of Yarra. The above does not represent a formal compliance outcome to the requirements of EPA Pub. 1826-P1.

5.1.3 Music noise

Compliance with the Noise Protocol Part 2 (EPA Publication 1826-P2) noise limits should be demonstrated. This means achieving:

- EPA Pub. 1826-P2 base noise limits within apartment habitable rooms with doors and windows closed, or
- EPA Pub. 1826-P2 'background + margin' noise limits with continuous noise masking installed in habitable rooms of all apartments. The masking system should be set to no more than NC20 L_{90} and the L_{eq} of the masking to no greater than NC20 L_{90} + 5 dB.

These indoor targets for music noise should be applied to all existing sources of music, not just live music. The requirements should be met at apartments where any significant music noise impacts are identified, not just due to venues within 50m of the proposed residential use.

5.1.4 Patron noise

New residential developments exposed to noise from outdoor patron areas should be designed to achieve the following targets:

- $L_{eq,15min}$ 35 dB(A) in habitable rooms
- $L_{eq,15min}$ 30 dB(A) in bedrooms at night
- L_{max} 45 dB(A) in bedrooms at night
- $L_{eq,15min}$ 65 dB(A) to balconies, 1.2m above balcony floor level

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5.1.5 Apartments

5.1.5.1 Noise from apartment developments to existing dwellings

The Guideline provides the following commentary on noise emissions from apartment developments:

Communal mechanical plant, car stackers, carpark entrance gates and the like should comply with the Noise Protocol, Part I at existing and proposed dwellings.

Expert advice on managing noise should be sought early in the planning stage, particularly with regard to items that have structural implications for the project, such as carpark entrance doors and car stackers. Effective control of noise and vibration can, for example, require full enclosure of the carpark and/or set- downs to accommodate vibration isolation mounts.

Noise from mechanical plant cannot be fully addressed during the planning stage because equipment is rarely specified at this time, and equipment location may not be finalised. On larger projects, where an acoustical consultant is retained during the detailed design, it is reasonable for the consultant to state that these issues will be addressed during the detailed design.

On smaller projects, where it is unlikely that a consultant will be retained after the planning phase, more guidance should be provided for achieving compliance with the Noise Protocol, Part I. This could entail providing a maximum overall sound power level for any mechanical plant proposed to be installed on a roof top plant deck, and / or maximum rating for air conditioning condenser units.

Noise from operation of car-park equipment should be designed to comply with sleep disturbance criteria outside openable windows of bedrooms of nearby dwellings. Noise levels should not be in excess of 65 dBA Lmax.

There are no mandatory limits for voice noise from apartment common areas such as communal decks, gardens, pools and spas. These should be assessed similarly to any other patron noise.

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5.1.5.2 Noise from common areas to apartments within the development

The Guideline provides commentary on noise from common areas to apartments within the development:

Communal outdoor areas, including decks, outdoor pools, gardens, carpark entrance

Façade upgrades should be provided to apartments within the development that are potentially impacted by noise from voice in communal outdoor areas, carpark entry areas and outdoor pools and the like. A practical approach to addressing these sources would be to adopt moderate glazing upgrades.

Appropriate moderate upgrades may include, for example, calling up double glazing to achieve an Rw 39 dB rating (e.g. 10.38 mm thick laminated glass, 12 mm airgap, 6 mm glass) to the most affected windows.

If, after reasonable upgrades, occupants are still annoyed by voice noise, the Body Corporate should manage impacts through restricted access to or use of the communal facilities.

Noise transfer between apartments via light-wells

Noise transfer between apartments that share a light-well should be addressed in the acoustic report because this issue is not covered under the National Construction Code (NCC).

Noise transfer can be a particular problem in instances where the light-well is enclosed on all sides, because the ambient noise within the light-well is low, and sound attenuation within the light-well is minimal. Sound emanating from one apartment (which may have their windows open) will reflect off the walls and windows of the light-well, potentially causing nuisance to other occupants.

There are two basic scenarios:

- *Light-wells that contain non-openable windows to habitable rooms, and openable windows to bathrooms / toilets only*
- *Light-wells that have openable windows from habitable room*

Scenario A is not a major concern, because, provided reasonably well sealed glazing is fitted to all windows of habitable rooms, noise between apartments will typically travel through two widely spaced panes of glass. We recommend that glazing to habitable rooms in this situation be not less than Rw = 30 dB (typically 6 mm thick glass to windows of all habitable rooms onto the light-well).

Scenario B is the greater concern because the noise generating apartment may have their window open. In that instance, there is only one window separating affected apartments from the noise source. Glazing to habitable rooms should be rated

not less than Rw = 39 dB in this situation (typically double glazing comprising 10.38 mm thick laminated glass, 12 mm airgap, 6 mm glass).

This approach will not be optimum for all situations – very large light-wells or light courts, for example, may be less critical because more sound attenuation will take place between apartments. A lesser upgrade may be reasonable in these areas.

Carpark entrance gates and car stackers

Carpark entrance gates and car-stackers need to comply with the Noise Protocol, Part 1 outdoor limits as well as indoor limits (where noise is transmitted through the building structure) and should also be designed to achieve appropriate L_{max} levels indoors for sleep disturbance and general annoyance.

The Noise Protocol assessment should take into consideration typical frequency of use during various times of day and night; the duration of the event, and any relevant corrections for impulse, tonality and intermittency. Recent acoustic assessments of car stackers suggest that impulsive, tonality and intermittency corrections can apply.

When assessing sleep disturbance, as a minimum, the 3-star AAAC Acoustic Star Rating design targets for L_{max} levels should be met with windows closed (L_{max} 45 dB(A)) in living rooms and L_{max} 40 dB(A)in bedrooms). Lower noise levels should be targeted by the proponent if they classify the apartment as moderately high to high quality.

Requirements for apartments potentially affected by noise from the carpark typically include glazing upgrades and/or floor ceiling upgrades (particularly for lightweight/non-masonry floor construction).

Car stackers and carpark entrance gates should be vibration isolated to ensure that the noise targets are met in potentially affected apartments.

5.1.5.3 AAAC Guideline for acoustical star ratings for apartments and townhouses

The Guideline recommends achieving 3-star rating for an inner-urban setting, using the AAAC Acoustic Star Rating design targets (*'Association of Australasian Acoustical Consultants Guideline for Apartment and Townhouse Acoustic Rating'*).

The document is available at the following address: https://aaac.org.au/Guidelines-&-Downloads

The above AAAC Guideline has been provided to the Client, and at least 3-star amenity shall be referenced as a design principle for the Subject Development.

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5.2 Planning provisions

5.2.1 Yarra Planning Scheme 13.07-1L-01 - Interfaces and amenity

YPS 13.07-1L-01 has the following objectives:

- *To protect the operation of business and industrial activities from new residential use and development.*
- *To provide a reasonable level of amenity to new residential development within or adjacent to land in commercial and industrial zones.*
- *To support the growth and operation of surrounding non-residential development and uses.*

As regards new residential uses, YPS 13.07-1L-01 states for *'residential development'*:

Noise

Ensure new residential use and development includes design measures to minimise the impact of the normal operation of existing commercial and industrial operations on the amenity of the dwelling, such as:

- *Locating noise-sensitive rooms (in particular, bedrooms) and private open space away from existing and potential noise sources, and where appropriate, incorporate other measures such as acoustic fencing, landscaping, acoustic glazing to balconies and windows and building setbacks.*
- *Providing for air ventilation that avoids compromising acoustic amenity when windows are closed.*

Fumes, air emissions, light spill and vibration

- *Incorporate measures to protect residents from unreasonable fumes or air emissions, light spillage, vibration and other likely disturbances from nearby business or industrial operations, including through appropriate orientation of windows, habitable rooms, balconies and private open space.*

Overlooking

- *Minimise the potential for overlooking from existing business or industrial premises into habitable room windows and private open space areas, through appropriate siting, setbacks, articulation, screening and landscaping.*

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As regards potential noise impacts, YPS 13.07-1L-01 provides the following guidelines for *'residential development'*:

Consider as relevant:

- *The location of any noise source within the distances specified in the policy application of this clause.*
- *The days and hours of operation of any applicable noise generating use.*
- *Acoustic attenuation and other design features proposed to mitigate potential noise, fumes, air emissions, light spill, overlooking, waste management and other operational matters from nearby commercial or industrial uses.*
- *Whether the development is adequately protected from road traffic and rail noise.*
- *Noise from existing and proposed plant and equipment.*
- *Noise from patrons in non-residential uses.*
- *Guidelines - managing noise impacts in urban development (Yarra City Council, March 2022)*

5.2.2 Victorian Planning Provision 53.06 - Live Music and Entertainment Noise

VPP 53.06 states its purpose as:

- *To recognise that live music is an important part of the State's culture and economy.*
- *To protect live music entertainment venues from the encroachment of noise sensitive residential uses.*

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- *To ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise.*
- *To ensure that the primary responsibility for noise attenuation rests with the agent of change.*

As regards a residential use, VPP 53.06 states:

- *This clause applies to an application required under any zone of this scheme to use land for, orto construct a building or construct or carry out works associated with:*
  …A noise sensitive residential use that is within 50 metres of a live music entertainment venue.
- *noise sensitive residential use means a community care accommodation, dwelling, residential aged care facility, residential village, retirement village, rooming house or small second dwelling.*
- *A noise sensitive residential use must be designed and constructed to include acoustic attenuation measures that will reduce noise levels from any:*
  - *Indoor live music entertainment venue to below the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826, Environment Protection Authority, November 2020)*
  - *Outdoor live music entertainment venue to below 45dB(A), assessed as an Leq over 15 minutes.*

  For the purpose of assessing whether the above noise standards are met, the noise measurement point may be located inside a habitable room of a noise sensitive residential use with windows and doors closed (consistent with EPA Publication 1826). A permit may be granted to reduce or waive these requirements if the responsible authority is satisfied that an alternative measure meets the purpose of this clause.
- *An application must be accompanied by the following information, as appropriate:*
  - *A site analysis, including plans showing:*
    - *the existing and proposed layout of the use, buildings or works, including all external windows and doors*
    - *the location of any doors, windows and open space areas of existing properties in close proximity to the site.*
  - *If the application is associated with a noise sensitive residential use:*
    - *the location of any live music entertainment venues within 50 metres of the site*
    - *the days and hours of operation of identified venues.*

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Department of Environment, Land, Water & Planning (DELWP) *Planning Practice Notice 81 – Live Music & Entertainment Noise, November 2022* (PPN 81) provides guidance in application of VPP 53.06 for residential uses:

THE AGENT OF CHANGE PRINCIPLE …

In planning, the agent of change principle assigns responsibility for noise attenuation measures to the 'agent of change' – a new use or development that is introduced into an existing environment.

… a new residential development close to an existing live music venue will be responsible for noise attenuation of its building to protect future residents from the live music venue…..

ATTENUATING A NOISE SENSITIVE RESIDENTIAL USE

Measures that may help meet the requirements of Clause 53.06 include:

- *locating noise-sensitive rooms (particularly bedrooms) away from significant noise exposure by using spaces like walkways, laundries and storage as a buffer*
- *using acoustic glazing, wall, ceiling and roof construction*
- *sealing gaps, joints and service penetrations and using acoustic insulation*
- *using setbacks and acoustic fencing*
- *using a noise masking system (for example by relying on heating, ventilation or air-conditioning noise). ….*

Clause 53.06 requires a new residential use to be satisfactorily protected from unreasonable levels of live music and entertainment noise. It is therefore unnecessary to consider whether existing noise emissions from a live music entertainment venue comply with the Regulations. …

5.2.3 Victoria Planning Provision Clause 58.04 / 55.07

The Better Apartment Design Standards, the source document of criteria in Victoria Planning Provision 58.04 / 55.07, provides target criteria for environmental noise impacts on new apartment developments in Victoria. Noise criteria per Clause 58.04 / 55.07 have been used as a benchmark.

Table 7: Better Apartments Design Standards / Clause 58.04 / 55.07 - internal noise level criteria

Type of occupancy / activity	Internal noise level criterion, dB(A)
Sleeping areas, $L_{eq,\ 8h}$ (from 10pm to 6am)	≤ 35
Living areas, $L_{eq,\ 16h}$ (from 6am to 10pm)	≤ 40

5.3 Australian Standard 2107 internal noise criteria

Australian/New Zealand Standard AS/NZS 2107: 2016 *Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors* (AS 2107) provides target criteria for environmental noise impacts on apartments / hotels, as presented in Table 8. These criteria are appropriate for continuous or semi-continuous noise sources (mechanical plant, traffic etc.).

Table 8: AS/NZS 2107 internal noise level criteria

Type of occupancies within apartments / hotels near entertainment districts or near major roads	Recommended design sound level range, L_{eq} dB(A)
Living areas	35 to 45
Sleeping areas[1]	35 to 40

Notes: 2. Criteria in sleeping areas has been applied during the night period (10pm to 6am).

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The criteria are presented in terms of satisfactory and maximum equivalent continuous (L_{eq}) noise levels over a sufficiently long period to characterise the sound source.

Renzo Tonin & Associates has referred to the highest measured day (6am to 10pm) and night (10pm to 6am) period energy average traffic noise levels to provide guidance on minimum glazing requirements to achieve the levels 5 dB(A) below the upper AS 2107 criterion for each space. Noise levels during the morning shoulder period (6am to 7am) for compliance with 40 dB(A) in sleeping areas has also been assessed.

5.4 EPA Publication 1826 Noise Protocol

EPA Publication 1826 'Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues' (EPA 1826) came in to effect from 1 July 2021 (superseding State Environment Protection Policies N-1 and N-2).

The Environment Protection Act 2017 is supported by the Environment Protection Regulations 2021; EPA 1826 sets the methodology for assessing the effective noise level to determine unreasonable noise under the Environment Protection Regulations 2021.

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5.4.1 Commercial noise limits - EPA 1826-P1

Part 1.A.1 of EPA 1826 Noise Protocol governs noise from commercial premises affecting residential properties within major urban areas; but is explicitly not applicable for voices or private vehicles. EPA 1826 commercial noise limits are calculated from planning overlays; and background noise levels measured within an area, in absence of intrusive commercial noise sources.

EPA Pub. 1826-P1 noise limits are calculated from planning overlays and background noise levels measured within an area in absence of intrusive commercial noise sources. The table below presents the applicable noise limits.

EPA 1826-P1 night-time noise limits are more stringent than that of the day or evening periods. As such, compliance during the night-time period implies compliance during the evening and day periods, where the source noise level does not vary. For this assessment the applicable location of assessment is outside surrounding dwellings, assessed over a 30-minute period.

Table 9: EPA Pub. 1826-P1 Noise Protocol commercial limits

Period	Zoning level, L_{eq} dB(A)	Background L_{90} dB(A)	Background classification	EPA 1826-P1 Noise limit L_{eq} dB(A)
Day	*57*	*48*	*Neutral*	*57*
Evening	*51*	*46*	*Neutral*	*51*
Night	*46*	*42*	*Neutral*	*46*

EPA 1826 / EP Reg 2021 period definitions:	Day:	Monday-to-Saturday 7am-to-6pm;	Sundays NA
	Evening:	Monday-to-Saturday 6pm-to-10pm;	Sundays and public holidays 7am-to-10pm
	Night:	All days 10pm-to-7am	
Notes:	Background noise levels per Table 2, Location M4		

EPA 1826 sets out the following character adjustments for assessment of noise sources:

Tonality	+2 dB for just-detectable tonal character; +5 for prominent tonal character
Impulse	+2 dB for just-detectable impulsive character; +5 for prominent impulsive character
Intermittency	+3 dB for >10dB change in noise levels during day, twice in a half hour +5 dB for >10dB change in noise levels during evening or night, twice in a half hour
Indoors	+20 dB if assessment is undertaken indoors within a sensitive premises meeting BCA 2006 energy efficiency requirements. *"The indoor adjustment is not meant to be used to determine or assess the effectiveness of the design response and construction of buildings affected by noise from commercial, industry and trade premises."*
Emergency equipment	For testing or maintenance of emergency equipment, relevant noise limits are increased by 10 dB for a day period and by 5 dB for all other periods.

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5.4.2 Music noise limits - EPA 1826-P2

Music noise emissions from public premises are controlled and assessed in accordance with Part 2 of EPA Publication 1826 *'Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues'* (EPA 1826-P2), which applies the following music noise limits:

- For the day/evening period: Music noise L_{eq} dB(A) shall not exceed the background noise L_{90} + 5 dB(A), with a minimum limit of L_{eq} 32dB(A), at habitable rooms
- For the night period: Music noise L_{OCT10} dB shall not exceed the background noise L_{OCT90} + 8 dB, with minimum limits of $L_{10,63Hz}$ 40, $L_{10,125Hz}$ 30, $L_{10,250Hz}$ 20, $L_{10,500Hz}$ 20, $L_{10,1kHz}$ 15, $L_{10,2kHz}$ 10, $L_{10,4kHz}$ 10 dB, at rooms used for the purpose of sleep

The night-time noise criteria are more stringent than those applied during the day/evening periods, in particular at bass frequencies. Therefore, compliance with night period criteria generally implies compliance with day and evening period criteria, where the source noise level does not vary.

The applicable location of assessment is summarised below, assessed over a 15 minute period.

	Internal assessment location	External assessment location
Day /evening	Inside a habitable room	Outside, near a habitable room
Night	Inside a room used for the purposes of sleep	Outside a room used for the purposes of sleep
Reason for measuring at this location	Where an outdoor measurement does not represent the noise exposure within the habitable room; or Where façade design measures are required for conformance with Planning Scheme 53.06	All other instances

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5.4.2.1 External music noise limits

The tables below the EPA Pub. 1826-P2 music noise limits, for assessment outside dwellings.

Table 10: EPA 1826-P2 Noise Protocol day/evening music limits

Location	Background noise level, L_{90} dB(A)		EPA 1826-P2 evening music noise limit, L_{eq} dB(A)
M1 (NE corner)	Mon-Wed up to 11pm: 45	+5 =	**50**
M1 (NE corner)	Fri-Sat up to 11pm, Sun up to 10pm: 52	+5 =	**57**
M2 (N boundary)	Mon-Wed up to 11pm: 48	+5 =	**53**
M2 (N boundary)	Fri-Sat up to 11pm, Sun up to 10pm: 54	+5 =	**59**
M3 (NW corner)	Mon-Wed up to 11pm: 49	+5 =	**54**
M3 (NW corner)	Fri-Sat up to 11pm, Sun up to 10pm: 54	+5 =	**59**
M4 (S boundary)	Mon-Wed up to 11pm: 42	+5 =	**47**
M4 (S boundary)	Fri-Sat up to 11pm, Sun up to 10pm: 45	+5 =	**50**
M5 (WNW corner)	Mon-Wed up to 11pm: 42	+5 =	**47**
M5 (WNW corner)	Fri-Sat up to 11pm, Sun up to 10pm: 45	+5 =	**50**
M6 (WSW corner)	Mon-Wed up to 11pm: 52	+5 =	**57**

Location	Background noise level, L_{90} dB(A)		EPA 1826-P2 evening music noise limit, L_{eq} dB(A)
M6 (WSW corner)	Fri-Sat up to 11pm, Sun up to 10pm: 49	+5 =	**54**

EPA Pub. 1826 P-2 day-and-evening period definitions:	Monday-to-Saturday:	7am-11pm;
	Sunday or a public holiday (other than if either is preceding a public holiday):	9am-10pm
	Sunday or a public holiday (if either is preceding a public holiday):	9am-11pm
Notes:	Background noise levels per Table 3.	

Table 11: EPA 1826-P2 Noise Protocol night music limits

Description		Noise level dB, at Frequency (Hz)						
		63	125	250	500	1k	2k	4k
M1 (NE corner)	L_{90}	46	44	42	40	38	31	23
		+8 =	+8 =	+8 =	+8 =	+8 =	+8 =	+8 =
Night time noise limits	L_{10}	**54**	**52**	**50**	**48**	**46**	**39**	**31**
M2 (N boundary)	L_{90}	47	45	48	41	39	33	25
		+8 =	+8 =	+8 =	+8 =	+8 =	+8 =	+8 =
Night time noise limits	L_{10}	**55**	**53**	**56**	**49**	**47**	**41**	**33**
M3 (NW corner)	L_{90}	47	45	45	44	41	36	27
		+8 =	+8 =	+8 =	+8 =	+8 =	+8 =	+8 =
Night time noise limits	L_{10}	**55**	**53**	**53**	**52**	**49**	**44**	**35**
M4 (S boundary)	L_{90}	45	42	40	37	35	29	19
		+8 =	+8 =	+8 =	+8 =	+8 =	+8 =	+8 =
Night time noise limits	L_{10}	**53**	**50**	**48**	**45**	**43**	**37**	**27**
M5 (WNW corner)	L_{90}	49	45	45	42	39	33	23
		+8 =	+8 =	+8 =	+8 =	+8 =	+8 =	+8 =
Night time noise limits	L_{10}	**57**	**53**	**53**	**50**	**47**	**41**	**31**
M6 (WSW corner)	L_{90}	47	45	43	41	39	32	19
		+8 =	+8 =	+8 =	+8 =	+8 =	+8 =	+8 =
Night time noise limits	L_{10}	**55**	**53**	**51**	**49**	**47**	**40**	**27**

EPA Pub. 1826-P2 night period definition:	All times outside EPA Pub. 1826-P2 day-and-evening-period
Notes:	Background noise levels per Table 3.

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5.4.2.2 Internal music noise limits

EPA Pub. 1826-P2 noise limits are defined based on background noise levels. As alluded to in City of Yarra Guidelines in Possible means to generate minimum internal background noise levels include:

- Installing a noise generator within a ceiling or wall or bulkhead cavity of a habitable room (e.g. Soundmask Global, GQ series, understood to effectively generate masking noise down to 45Hz)
- Connecting noise generators to the structure of the building

Where noise masking is used to achieve compliance, it will be implemented using a dedicated noise masking system.

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'City of Yarra Guideline - Managing Noise Impacts in Urban Development' sets out that noise masking may be used to address the requirements of EPA Pub. 1826-P2 indoors. The City of Yarra Guideline comments on masking curves including NR, RC and NC; and states *"Based on review of all ratings curves, the use of 'Noise Criteria' or NC curves is considered the most appropriate for domestic use."* NC-20 overall noise levels and octave spectra are as follows:

	dB(A)	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz
NC-20 spectrum, dB	31	51	40	33	26	22	19	17

Where minimum internal background noise levels are provided in apartments per above, the following EPA Pub. 1826-P2 noise limits would be applicable:

Table 12: EPA Pub. 1826-P2 day/evening music noise limits (assessed indoors, based on NC-20)

Minimum internal noise level, L_{90}			**EPA Pub. 1826-P2 Limit (applicable indoors)**
Room criterion rating (NC)	**dB(A)**		
NC-20	31	+5 =	36

EPA 1826-P2 day-and-evening period: Monday to Saturdays 7am – 11pm; Sundays 9am –10pm

Table 13: EPA Pub. 1826-P2 night music noise limits (assessed inside bedrooms, based on NC-20)

Minimum internal room criterion rating (NC)		**Noise level dB, at Frequency (Hz)**						
		63	**125**	**250**	**500**	**1k**	**2k**	**4k**
NC-20 spectrum, dB		51	40	33	26	22	19	17
		+8	+8	+8	+8	+8	+8	+8
EPA Pub. 1826-P2 music noise limits	L_{10}	59	48	41	34	30	27	25

EPA Pub. 1826 night period definition: All times outside EPA Pub. 1826 day-and-evening period.

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Where minimum internal background noise levels are not provided in apartments per above, the following EPA Pub. 1826-P2 minimum base noise limits may be applicable:

Table 14: EPA Pub. 1826-P2 music noise limits (assessed indoors, based on base noise limits)

Description	**Day / Evening noise limit L_{eq} dB(A)**	**Night period noise limit L_{OCT10} dB, at Frequency (Hz)**						
		63	**125**	**250**	**500**	**1k**	**2k**	**4k**
Indoor music noise limits	32	40	30	20	20	15	10	10

EPA Pub. 1826 period definitions: Day/Evening: Monday-to-Saturday 7am-to-11pm; Sunday 9am-to-10pm
Night: All times outside day/evening periods

5.4.2.3 Background music noise

The term *background music* is defined by Clause S.9A(5) of the Liquor Control Reform Act 1998, which states:

> *...background music level, in relation to premises, means a level that enables patrons to conduct a conversation at a distance of 600 millimetres without having to raise their voices to a substantial degree.*

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Generally, noise levels from speaker configurations set up to achieve background music levels indoors will achieve compliance with EPA Pub. 1826-P2 limits.

5.5 Environment Protection Regulations for domestic plant

Noise from the operation of domestic plant located on a private title shall be designed to comply with, and be assessed against, the applicable criteria defined in the *Environment Protection Act 2017* and the *Environment Protection Regulations 2021*. The *Act* and *Regulations* refer to unreasonable noise and apply a requirement for inaudibility (which can be tested subjectively) during the night period. Typically, Renzo Tonin & Associates has found that domestic plant operating at a noise level 5 dB lower than background does not lead to adverse response.

EPA document *Noise Control Guidelines* (Publication 1973) states that the intrusive noise exceeding the background noise level by more than 5dB at the affected receiver during the day or evening, may be considered unreasonable.

Table 15: Criteria for noise from domestic plant

Location	Period	Background L_{90}dB(A)	Permissible limit L_{eq} dB(A)
M1 (NE corner)	Day	*51*	56
	Evening	*45*	50
	Night	*43*	38
M2 (N boundary)	Day	*52*	57
	Evening	*48*	53
	Night	*45*	40
M3 (NW corner)	Day	*53*	57
	Evening	*49*	54
	Night	*46*	41
M4 (S boundary)	Day	*48*	53
	Evening	*42*	47
	Night	*41*	36
M5 (WNW corner)	Day	*53*	58
	Evening	*52*	56
	Night	*45*	50
M6 (WSW boundary)	Day	*52*	57
	Evening	*49*	54
	Night	*44*	49

Period Definitions: Day: 7am – 6pm; Evening: 6pm – 10pm*; Night: 10pm* – 7am

*Environment Protection Regulations 2021 permits audible air conditioning operation until 11pm

Notes:
- Noise limits derived from Table 2 and Table 3.
- Typically, Renzo Tonin & Associates has found that domestic plant operating at a noise level 5 dB lower than background does not lead to adverse response during the night period.

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5.6 Patron noise

There are currently no legislated policies or guidelines in Victoria for the control or assessment of noise from patrons at venues. However, following from Planning Panel and VCAT precedents, Amendment GC73 to the Yarra Planning Scheme 37.01 *Special Use Zone* set out the following criteria for patron noise:

> *"2.0 Use of land*
>
> *Management of Noise*
>
> *The use of land must be managed so as to limit noise in accordance with the following Patron Noise Criteria:*
>
> *For LAeq noise levels, the less stringent of the following:* (nb. continuous outdoor patron noise targets)
>
> - *If noise is assessed external to a Noise Sensitive Building, noise emissions must comply with the following patron noise design targets:*
>   - *Day period (from 0700 to 1800) – 50 dB or background noise (LA90) + 10 dB, whichever is higher.*
>   - *Evening period (from 1800 to 2200)– 45 dB or background noise (LA90) + 10 dB, whichever is higher.*
>   - *Night period (from 2200 to 0700) – 40 dB or background noise (LA90) + 5 dB, whichever is higher. …*
> - *If noise is assessed internal to a Noise Sensitive Building, noise emissions must achieve the lower of the design sound level range for (whichever is relevant) houses and apartments in inner city areas, entertainment districts, or near major roads, as provided in Australian Standard AS2107:2016 'Acoustics—Recommended design sound levels and reverberation times for building interiors'.*
> - *For LAmax noise levels, during the hours of 10pm-7am:* (nb. patron noise peak targets)
>
> *'Sleep Disturbance Criteria', being a noise level of 55dB LAmax, assessed inside a habitable room of a Noise Sensitive Building normally used for the purpose of sleeping."*

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The above criteria were derived from:

- Continuous outdoor patron noise targets developed by Marshall Day Acoustics (MDA), where (paraphrasing MDA commentary):
  - Target exceedance up to 2 dB have no likely impact
  - Target exceedance of 3-to-5 dB has possibility of impact: Provisions for managerial and engineering controls may be appropriate
  - Target exceedance of 5-to-8 dB has strong possibility of impact: Provisions for managerial and engineering controls should be incorporated
  - Target exceedance more than 8 dB will result in noise impacts: major changes to the design and/or operation of the proposed outdoor area will be required
- Continuous indoor noise targets based on *Australian Standard AS2107:2016 'Acoustics— Recommended design sound levels and reverberation times for building interiors.'*

  In a GC73 associated acoustic expert witness conclave containing Mr Leo (then of Marshall Day Acoustics), Ms Williams (of SLR Consulting) and Mr Peters (of Renzo Tonin & Associates), agreement on criteria comprising Leq 30 dB(A) in bedrooms and Leq 35 dB(A) in living rooms was reached, happening to correspond with lower of the design sound level range from AS2107:2000.
- Noise peak targets based on a survey of studies on sleep disturbance documented in NSW EPA document *Environmental Criteria for Road Traffic Noise, 1999* (ECRTN) and the subsequent New South Wales Office of Environment and Heritage *Road Noise Policy, March 2011* (RNP) – these documents set a target of Lmax 50-55 dB(A)

When a window to a room is open (such as might be required for natural ventilation during the night), it is commonly accepted that the noise level inside the room due to external sources would be 10-to-15 dB(A) lower than the noise level outside the room.

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The applicable criteria are presented in Table 10 below. These have been adopted as targets for patron noise. A 15-minute duration is considered appropriate for assessment.

Table 16: Patron noise targets

Noise type	Period	Criterion	
M1 NE corner Continuous patron noise level	Day	L_{eq} 61 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 51^2 +10 = 61)*
	Evening Mon-Wed	L_{eq} 55 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 45^2 +10 = 55)*
	Evening Fri-Sun	L_{eq} 62 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 52^2 +10 = 62)*
	10pm-1am Fri-Sun	L_{eq} 57 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 52^2 +5 = 57)*
	Night (other times)	L_{eq} 48 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 43^2 + 5 = 48)*
M2 N boundary Continuous patron noise level	Day	L_{eq} 62 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 52^2 +10 = 62)*
	Evening Mon-Wed	L_{eq} 58 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 48^2 +10 = 58)*
	Evening Fri-Sun	L_{eq} 64 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 54^2 +10 = 64)*
	10pm-1am Fri-Sun	L_{eq} 59 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 54^2 +5 = 59)*
	Night (other times)	L_{eq} 50 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 45^2 + 5 = 50)*
M3 NW corner Continuous patron noise level	Day	L_{eq} 62 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 52^2 +10 = 62)*
	Evening Mon-Wed	L_{eq} 59 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 49^2 +10 = 59)*
	Evening Fri-Sun	L_{eq} 64 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 54^2 +10 = 64)*
	10pm-1am Fri-Sun	L_{eq} 59 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 54^2 +5 = 59)*
	Night (other times)	L_{eq} 51 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 46^2 + 5 = 51)*
M4 S boundary Continuous patron noise level	Day	L_{eq} 58 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 48^2 +10 = 58)*
	Evening Mon-Wed	L_{eq} 52 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 42^2 +10 = 52)*
	Evening Fri-Sun	L_{eq} 65 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 45^2 +10 = 55)*
	10pm-1am Fri-Sun	L_{eq} 50 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 45^2 +5 = 50)*
	Night (other times)	L_{eq} 46 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 41^2 + 5 = 46)*
M5 WNW corner Continuous patron noise level	Day	L_{eq} 63 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 53^2 +10 = 63)*
	Evening	L_{eq} 62 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 52^2 +10 = 62)*
	10pm-1am Fri-Sun	L_{eq} 57 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 52^2 +5 = 57)*
	Night (other times)	L_{eq} 50 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 45^2 + 5 = 50)*
M6 WSW corner Continuous patron noise level	Day	L_{eq} 62 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 52^2 +10 = 62)*
	Evening	L_{eq} 59 dB(A) outside *or L_{eq} 35 dB(A) inside*	*(nb. L_{90} 49^2 +10 = 59)*
	10pm-1am Fri-Sun	L_{eq} 54 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 49^2 +5 = 54)*
	Night (other times)	L_{eq} 49 dB(A) outside *or L_{eq} 30 dB(A) in bedroom*	*(nb. L_{90} 44^2 + 5 = 49)*
Maximum (or event peak) patron noise level	Night	L_{max} 50-55 dB(A) inside a bedroom, or L_{max} 65 dB(A) outside a bedroom window required to be open for ventilation (nb. City of Yarra Guidelines L_{max} 45 dB(A) inside bedroom adopted)	

Period Definitions: Day: 7am - 6pm; Evening: 6pm - 10pm; Night: 10pm - 7am

Notes:
1. Internal patron noise criterion derived from AS2107 recommended design sound levels, and Yarra Guidelines
2. Background noise levels per Table 2 and Table 3.

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5.7 Deliveries to- and waste collection from commercial tenancies

EPA Victoria Publication 1254 '*Noise Control Guidelines*' provides the following guidelines to mitigate the impact of deliveries and waste collection on residential amenity.

5.7.1 Deliveries

EPA Victoria Publication 1254 '*Noise Control Guidelines*' provides the following guidelines for deliveries:

Schedule: Deliveries to shops, supermarkets & service stations

- *7 am — 10 pm Monday to Saturday*
- *9 am — 10 pm Sundays and public holidays*

(Outside these hours) ... *deliveries should be inaudible in a habitable room of any residential premises ... regardless of whether any door or window ... is open*

5.7.2 Waste collection

EPA Victoria Publication 1254 '*Noise Control Guidelines*' provides the following guidelines for waste collection:

- *Refuse bins should be located at sites that provide minimal annoyance to residential premises.*
- *Compaction should be carried out while the vehicle is moving*
- *Noisy verbal communication between operators should be avoided where possible.*

The following times are recommended for waste collection:

One collection per week

- *6:30 am - 8 pm Monday to Saturday*
- *9 am - 8 pm Sunday and public holidays*

Two or more collections per week

- *7 am - 8 pm Monday to Saturday*
- *9 am - 8 pm Sunday and public holidays*

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6 Noise impact assessment and recommendations

A CadnaA three-dimensional noise model, implementing ISO 9613 noise propagation algorithms was built to calculate noise propagation to the Subject Development's façade from:

- Traffic/ambient noise
- Music noise
- Mechanical services noise
- Outdoor patron noise

The built form of the Subject Development and proximate buildings were integrated into the model. The following propagation effects were included in the predictive model:

- Mitigation of noise with distance, including geometrical spreading and air absorption
- Reflections from buildings and environment
- Barrier effects due to obstructions between noise sources and residential receivers
- Ground absorption effects
- Local topographical changes

6.1 Performance requirements

The figure following summarises outdoor noise levels and internal criteria to be addressed by the glazing and external wall specification.

To set this out explicitly, conformance with EPA 1826-P1 mechanical external limit, EPA 1826-P2 music external limit, and patron noise external criteria is not possible, due to the intensive noise environment. As such, façade design for internal noise limit/criteria conformance is required, factoring in masking devices for all apartment bedrooms, and all north, east and west habitable apartment rooms.

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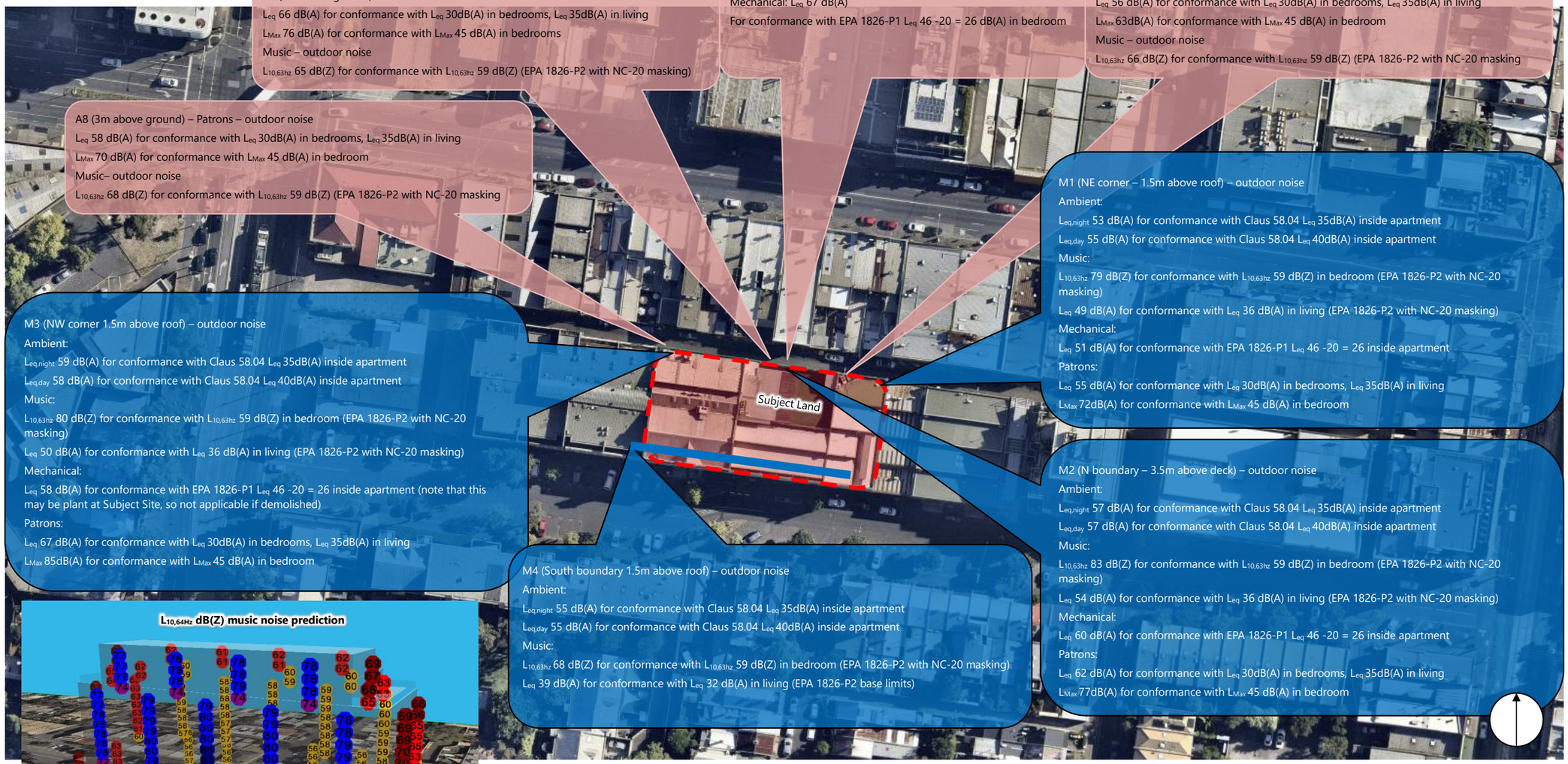
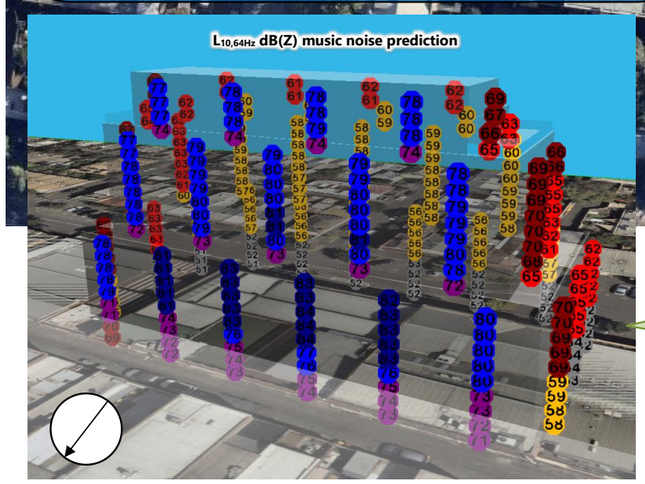
Figure 4: Noise source and internal criteria overview





The CadnaA three dimensional noise model prediction snapshot to the left shows a rough distribution of **L10,64Hz dB(Z) music noise** at the Subject Development.

Whilst the M1, M2, M3 locations align well; A5,A7,A8 align fairly well when comparing the attended night to the loudest monitored nights, M4 is underpredicted by 3dB.

This graphic may be used in consideration of façade design.

Music noise is the most challenging noise problem. Glazing proposed is predicted to address music noise and also all other identified sources.

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Figure 5: Noise source and internal criteria overview



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6.2 Environmental noise levels at balconies

There is an expectation that apartment balconies near high volume roads or in active business districts are necessarily exposed to a different (louder) noise environment than apartments in residential areas. The $L_{eq,day}$ 65 and $L_{eq,eve/night}$ 55 dB(A) Yarra Guidelines are amenity aspirations, which if not applied with consideration, may result in removal of balconies for developments near roads or activity areas.

Limiting discussion to commercial mechanical services as set out in the SLR Review and "aimed at providing a reduced risk of complaint from new sensitive receivers in the City of Yarra", to fit the quality objectives for the development, the Developer has agreed that:

- During the construction phase, a survey of commercial mechanical services noise levels on balconies are to be conducted
- At that time, where noise levels are above the Leq,day 65 and Leq,eve/night 55 dB(A) aspirational targets, discussions with businesses operating any identified plant shall be had. These discussions are to identify and coordinate inexpensive and straightforward measures to reduce noise levels at balconies, to be implemented at the Development's expense during construction phase.
- If coordination of measures is not practical, and should balcony mechanical services be significantly (say +5dB) over the design aspiration, the Developer may consider on a case-by-case basis, and with apartment owner acceptance, provision of weather-screens at balcony thresholds. As an example, retrofit retractable weather-screens constructed using Flexshield SonicClear 2mm Rw17 (test ref 121I/06-015/PD) will provide adequate noise reduction for observed conditions; though acoustic design of shutters to provide adequate reduction is also considered appropriate.

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The operation schedule of the identified commercial mechanical equipment has been assumed to operate during the day, evening and night.

For transparency on this matter; if balconies were a representative assessment location, then the noise levels at balconies of up to L_{eq} 60 dB(A) would exceed EPA 1826-P1 external noise limits of 57, 51, 46 dB(A) for day/eve/night respectively.

The Subject Development has been designed such that the representative assessment location is inside a habitable room with all windows and doors closed.

6.2.1 Music noise

If balconies were the representative assessment location, there would be a breach of EPA 1826-P2 at balconies.

The Subject Development has been designed such that the representative assessment location is inside a habitable room with all windows and doors closed.

Renzo Tonin & Associates confirms that masking has been factored into the design of all habitable rooms, and glazing sound insulation performance requirements have been inserted into following Section.

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6.3 Glazing specification (incorporating NC-20 noise masking)

Noting that NC-20 noise masking is proposed for the Subject Development, for all bedrooms, and all habitable rooms on the north, east and west aspects (with relaxing of masking requirement for south non-bedroom habitable, and 'Additional Subject Site' to west), the table following provides details of the performance requirement for sound insulation of glazing systems along with an example of a specification that satisfies the performance requirements set out in previous sections

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Table 17: Glazing specification for development

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system	Laboratory test reference
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency performance even further)*	ESTIMATE
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63HzOCTAVE}$ 22, $R_{125HzOCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*	Capral 4970-29
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63HzOCTAVE}$ 21, $R_{125HzOCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*	Capral 4870-30
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63HzOCTAVE}$ 15, $R_{125HzOCTAVE}$ 21	6/12/6 double glazing as per ESD requirements	OPINION derived from AWS ATF1213

NOTES:

3. The term "glazing assembly" means the glass, frame and seals including the perimeter seal at the wall junction.
4. The specified R_w (C_{tr}) rating must be achieved by the glazing product specified or selected.
5. The weighted sound reduction index R_w is a measure of the noise reduction property of a partition, a higher rating implying a higher sound reduction performance.

NOTES FOR GLAZING CONSTRUCTIONS:

6. Where the information in this table is provided for the purpose of Council approvals process or cost planning it shall not be used for construction unless otherwise approved in writing by the acoustic consultant.
7. Unless otherwise approved in writing by the acoustic consultant the design in this table is preliminary and a comprehensive assessment shall be conducted prior to Construction Certification.
8. Before committing to any form of construction or committing to any builder, advice should be sought from an acoustic consultant to ensure that adequate provisions are made for any variations which may occur as a result of changes to the glazing assembly where only an "estimate" is available for the sound insulation properties of recommended materials.
9. The builder shall ensure that installation techniques will not diminish the R performance of the glazing when installed on site.
10. All openable glass windows and doors shall incorporate full perimeter acoustic seals equivalent to Q-Lon to enable the Rw rating performance of the glazing to be maintained.
11. The above glazing thicknesses should be considered the minimum thicknesses to achieve acoustical ratings. Thicker glazing may be required for structural loading, wind loading etc. If thicker glazing is used, check its suitability with the acoustic consultant.

GENERAL

12. The sealing of all gaps in acoustic rated glazing assemblies and partitions is critical in a sound rated construction. Use only sealer approved by the acoustic consultant.
13. Check design of all junction details with acoustic consultant prior to construction.
14. The information provided in this table is subject to modification and review without notice.
15. The advice provided here is in respect of acoustics only. Supplementary professional advice may need to be sought in respect of fire ratings, structural design, buildability, fitness for purpose and the like.

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6.4 Non-vision elements (incorporating NC-20 noise masking)

Opaque façade elements and roofs (the construction of which has not yet been determined, specified at Detailed Design phase), shall be designed to provide greater performance (i.e. 10 dB or better, of R_w and R_w+C_{tr}) than vision-façade elements; the details of which shall be established by an acoustic engineer during the Design Development process, when more information is available.

It is understood that majority of opaque north, east and west boundary façade walls shall be constructed of masonry (e.g. precast concrete) with internal plasterboard lining mounted upon a separate stud with ≥20mm isolation gap (≥R_w 65 and ≥R_w+C_{tr} 55 for typical build-ups). For any potential lightweight façade elements along the north, east and west façade, the following example buildup may be required (to achieve ≥R_w+C_{tr} 55):

- External side: 1 layer of 12mm thick compressed fibre cement sheet
- Studwork: 2 rows of 92mm steel studs, separated by no less than 20mm air gap with 2 layers of 90mm thick, 24kg/m^3 bulk insulation installed between studs
- Internal side: 2 layers of 16mm thick fire-rated plasterboard

For any potential lightweight façade elements along the south boundary of the Subject Development, Renzo Tonin & Associates provides the following example construction, which is predicted to achieve R_w 55-to-60 (i.e R_w+C_{tr} 45-to-50):

- External side: 9-to-12mm thick compressed fibre cement sheet, mounted upon 28mm resilient channels
- Studwork: 92mm steel studs, with 75mm thick, 14kg/m^3 bulk insulation installed between studs
- Internal side: 13-to-16mm thick fire-rated plasterboard

Along the south boundary of the Subject Development, typical masonry constructions are also expected to provide 10 dB greater performance than the specified glazing.

Ventilation shall be provided by means so as not to diminish sound insulation performance of the façade

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6.5 Noise emissions from the Subject Development

6.5.1 Plant noise

Whilst details of mechanical plant selection are not available during the Concept Design / Town Planning phase, Renzo Tonin & Associates is able to provide commentary on the likely compliance of the Subject Development with noise criteria, drawing on experience from similar projects:

- The Subject Development is proposed to have ten storeys
- The nearest residential development has two storeys
- Base building plant is generally located on the roof, plant rooms or within the garage of similar development
  - Due to the intervening distances and built form of the Subject Development, typical attenuation measures, including noise barriers for rooftop plant areas and/or conventional attenuation measures (i.e., attenuators and/or internally lined ductwork), are expected to be effective.
  - During the detailed design phase, when mechanical service requirements have been scoped, equipment performance and localised treatments shall be specified to achieve EPA 1826-P1 compliance at all existing and proposed residences. It is not practical to scope such treatments at this stage.
- Typically, domestic air conditioner condensers are in on plant decks, garages or apartment balconies that they are serving; and are typically low risk.
  - During the detailed design phase, equipment performance is specified such that the applicable EPA 1973 domestic plant limits shall be achieved.

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Once plans for mechanical services have progressed sufficiently, a detailed acoustic assessment shall be conducted. With acoustic consultation during the design and construction phase, it is anticipated that plant noise from the Subject Development can achieve compliance with Environment Protection Act, Regulations, EPA 1826-P1 and EPA 1973 noise limits.

6.5.2 Garage door noise

Renzo Tonin & Associates has set out the following noise requirements for operation of garage doors. The specification may require coordination with the manufacturer.

The supplier should take every care and precaution both in the design and in the installation of the garage doors to ensure that noise and vibration levels are kept to a minimum. The garage doors should be designed so that noise emissions do not exceed applicable noise level criteria within apartments. Any detail varying from the following recommendations should be submitted to a suitably qualified acoustic consultant for approval.

- Noise from the garage door is required to not exceed L_{max} 65 dB(A) at 2 metres from the motor
- All mechanical door mechanisms, including guides, tracks, motor and other mountings should be isolated from walls and slab soffit of the building structure using restrained neoprene mountings with a captive steel insert.
- The drum (if fitted) and motor brackets should be decoupled from wall/slab soffits using Embelton neoprene mounts type NRD or approved equivalent.
- The guide channel should be decoupled from the wall using 10.5mm thick neoprene pad (Embelton Shearflex or approved equivalent) and fastened using bolt isolation washer-bushing.
- Neoprene mounts should have a Durometer range 28-32 and rated tension deflection 3mm. Bonded assemblies without mechanical interlocks are not acceptable.
- The stacker should be maintained at regular intervals in accordance with manufacturers specifications and guidelines

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6.5.3 Deliveries and waste collection

Deliveries and waste collection shall be conducted in accordance with Section 5.7. On this basis, deliveries and waste collection are not expected to adversely affect residential amenity in the area.

6.6 Design quality items (noise transfer within the development)

APPENDIX D contains commentary for design quality items that Renzo Tonin & Associates has provided for previous submissions in the Yarra municipality, to the satisfaction of the Responsible Authority. It is important to differentiate between the scopes of work for planning application phase and detailed design phase:

- During the planning phase (this phase), Renzo Tonin & Associates' scope is to show that a development can fit into the existing environment, fulfilling minimum amenity requirements within Council's area of interest (NB. Not quality related beyond minimum acceptable amenity, nor National Construction Code / Building Code of Australia construction details)
- During the detailed design phase, Renzo Tonin & Associates assists the Developer to drill down into the quality objectives, to assist in balancing housing affordability with amenity level, as appropriate for the targeted market segment. This phase also addresses minimum building quality requirements under the National Construction Code.

As such, the items discussed in APPENDIX D shall be assessed in greater depth during detailed design. APPENDIX D addresses:

- National Construction Code / Building Code of Australia
- AAAC Acoustical Star Ratings for Apartments and Townhouses
- Noise from common areas and tenancies
- Noise between car park and dwellings
- General recommendations for garbage chutes

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7 Conclusion

Renzo Tonin & Associates was engaged by B&B Property Group to undertake an acoustic assessment of noise associated with the proposed planning application for an apartment development, to be located at 21-43 Victoria Street, Fitzroy (the Subject Development). The assessment comprised:

- Review of the Subject Site, surrounding environment and development proposal
- Measurement and observation of the existing noise environment at the Subject Site
- Determination of relevant noise criteria and legislation:
  - City of Yarra Planning Scheme acoustic requirements and *'Guidelines - Managing Noise Impacts in Urban Developments'* (dated March 2022)
  - Environment Protection Authority Publication 1826 *'Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues'*
  - Australian/New Zealand Standard 2107 (AS/NZS 2107)
  - Association of Australasian Acoustical Consultants (AAAC) *'Guideline for Acoustical Star Ratings for Apartments and Townhouses'* "three-star" internal targets (dated June 2017)
  - VCAT precedent patron noise criteria
  - EPA Publications 1254 and 1973
  - Yarra Planning Scheme Clause 13.07-1L-01, 53.06, 58.04
- Predicted mechanical, patron and music noise levels from surrounding live music and entertainment venues to the Subject Development
- Glazing and façade specification for conformance with applicable internal amenity criteria per above
- Commentary on the expected conformance of mechanical services noise with respect to applicable criteria, including the following:
- Commentary on design quality items for noise transfer within the Subject Development

With incorporation of the acoustic advice provided, it is expected that the Subject Development can provide suitable provide suitable residential amenity within the development with respect to acoustics and be occupied/operate without adverse impact on residential amenity in the area.

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APPENDIX A Glossary of terminology

Ambient noise	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.		
A-weighting	A filter applied to the sound recording made by a microphone to approximate the response of the human ear.		
Background noise	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L_{A90} noise level if measured as an overall level or an L_{90} noise level when measured in octave or third-octave bands.		
Decibel [dB]	The units that sound is measured in. The following are examples of the decibel readings of common sounds in our environment:		
	threshold of hearing	0 dB	The faintest sound we can hear, defined as 20 micro-Pascal
		10 dB	Human breathing
	almost silent	20 dB	
		30 dB	Quiet bedroom or in a quiet national park location
	generally quiet	40 dB	Library
		50 dB	Typical office space or ambience in the city at night
	moderately loud	60 dB	CBD mall at lunch time
		70 dB	The sound of a car passing on the street
	loud	80 dB	Loud music played at home
		90 dB	The sound of a truck passing on the street
	very loud	100 dB	Indoor rock band concert
		110 dB	Operating a chainsaw or jackhammer
	extremely loud	120 dB	Jet plane take-off at 100m away
	threshold of pain	130 dB	
		140 dB	Military jet take-off at 25m away
dB(A)	A-weighted decibel. The A- weighting noise filter simulates the response of the human ear at relatively low levels, where the ear is not as effective in hearing low frequency sounds as it is in hearing high frequency sounds. That is, low frequency sounds of the same dB level are not heard as loud as high frequency sounds. The sound level meter replicates the human response of the ear by using an electronic filter which is called the "A" filter. A sound level measured with this filter is denoted as dB(A). Practically all noise is measured using the A filter.		
Free-field	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground.		
Frequency	Frequency is synonymous to pitch. Sounds have a pitch which is peculiar to the nature of the sound generator. For example, the sound of a tiny bell has a high pitch and the sound of a bass drum has a low pitch. Frequency or pitch can be measured on a scale in units of Hertz or Hz.		
Habitable Area	Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom. Excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.		
L_{10}	The sound pressure level that is exceeded for 10% of the time for which the given sound is measured.		

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L_{90}	The level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L_{90} noise level expressed in units of dB(A).
L_{Aeq} or L_{eq}	The "equivalent noise level" is the summation of noise events and integrated over a selected period of time, which would produce the same energy as a fluctuating sound level. When A-weighted, this is written as the L_{Aeq}.
L_{max}	The maximum sound pressure level measured over a given period. When A-weighted, this is usually written as the L_{Amax}.
Reflection	Sound wave reflected from a solid object obscuring its path.
R_w	Weighted Sound Reduction Index A measure of the sound insulation performance of a building element. It is measured in very controlled conditions in a laboratory. The term supersedes the value STC which was used in older versions of the Building Code of Australa. R_w is measured and calculated using the procedure in ISO 717-1. The related field measurement is the $D_{nT,w}$. The higher the value the better the acoustic performance of the building element.
Sound Insulation	Sound insulation refers to the ability of a construction or building element to limit noise transmission through the building element. The sound insulation of a material can be described by the R_w and the sound insulation between two rooms can be described by the $D_{nT,w}$.
Sound level meter	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound power level	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power of 1 pico watt.
Sound pressure level	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone referenced to 20 mico Pascal.

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APPENDIX B Glazing mark-up

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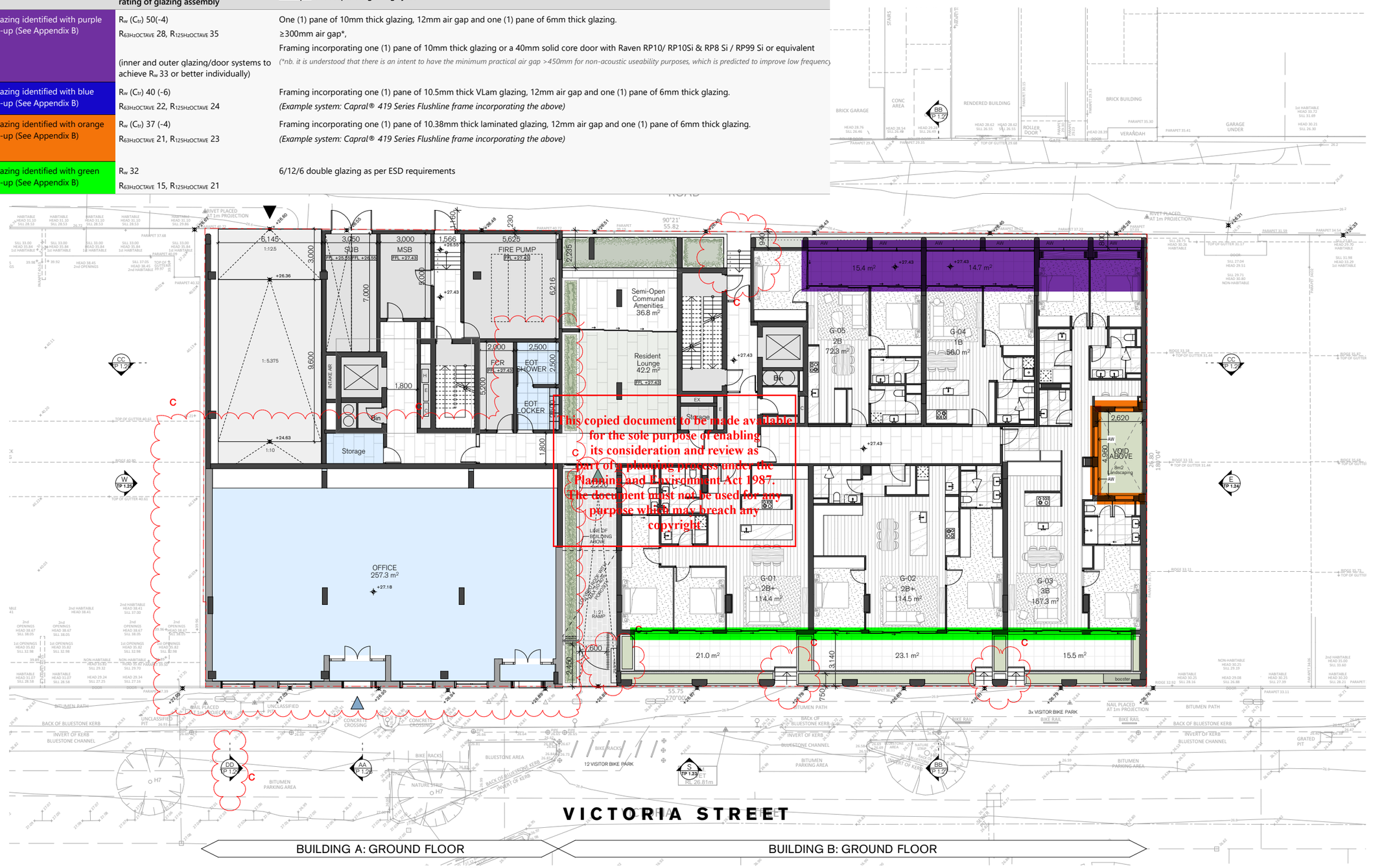
	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63HzOCTAVE}$ 22, $R_{125HzOCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63HzOCTAVE}$ 21, $R_{125HzOCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63HzOCTAVE}$ 15, $R_{125HzOCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full list of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Rev	Date	By	Chk	Description
B	20/08/2025	ES PP GH LS	PP	TOWN PLANNING ISSUE
C	30/10/2025	ES PP GH LS	PP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Approval.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

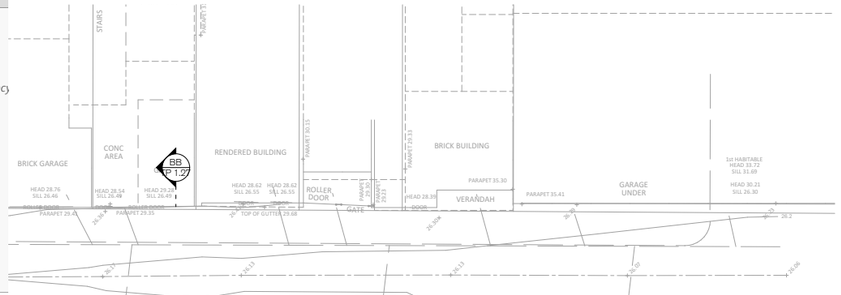
Drawing Name: Floor Plan - Ground Floor

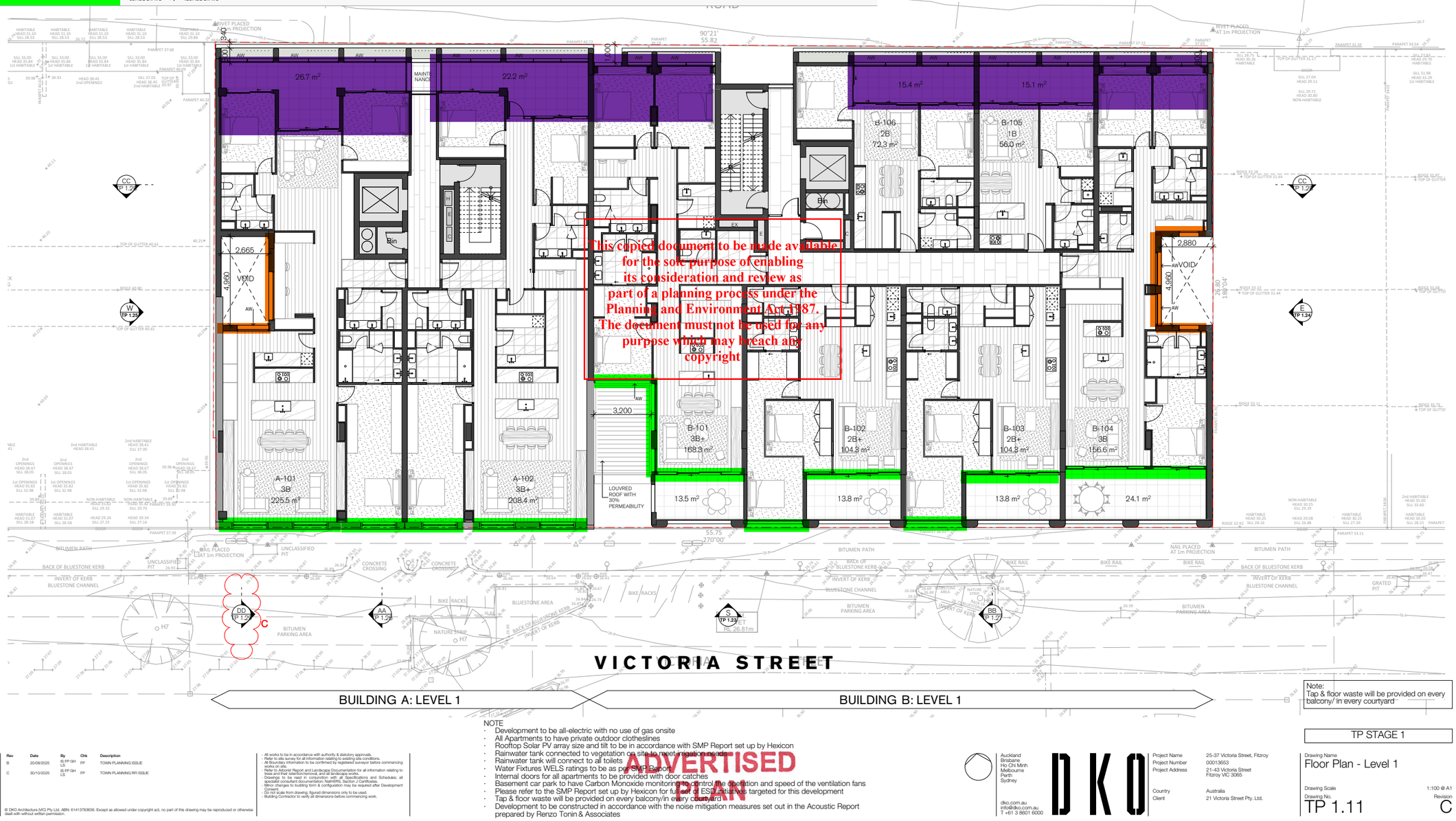
Drawing Scale: 1:100 @ A1

Drawing No.: TP 1.10

Revision: C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63HzOCTAVE}$ 22, $R_{125HzOCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63HzOCTAVE}$ 21, $R_{125HzOCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63HzOCTAVE}$ 15, $R_{125HzOCTAVE}$ 21	6/12/6 double glazing as per ESD requirements





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Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS FP GH LS	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full list of ESD initiatives targeted for this development
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- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

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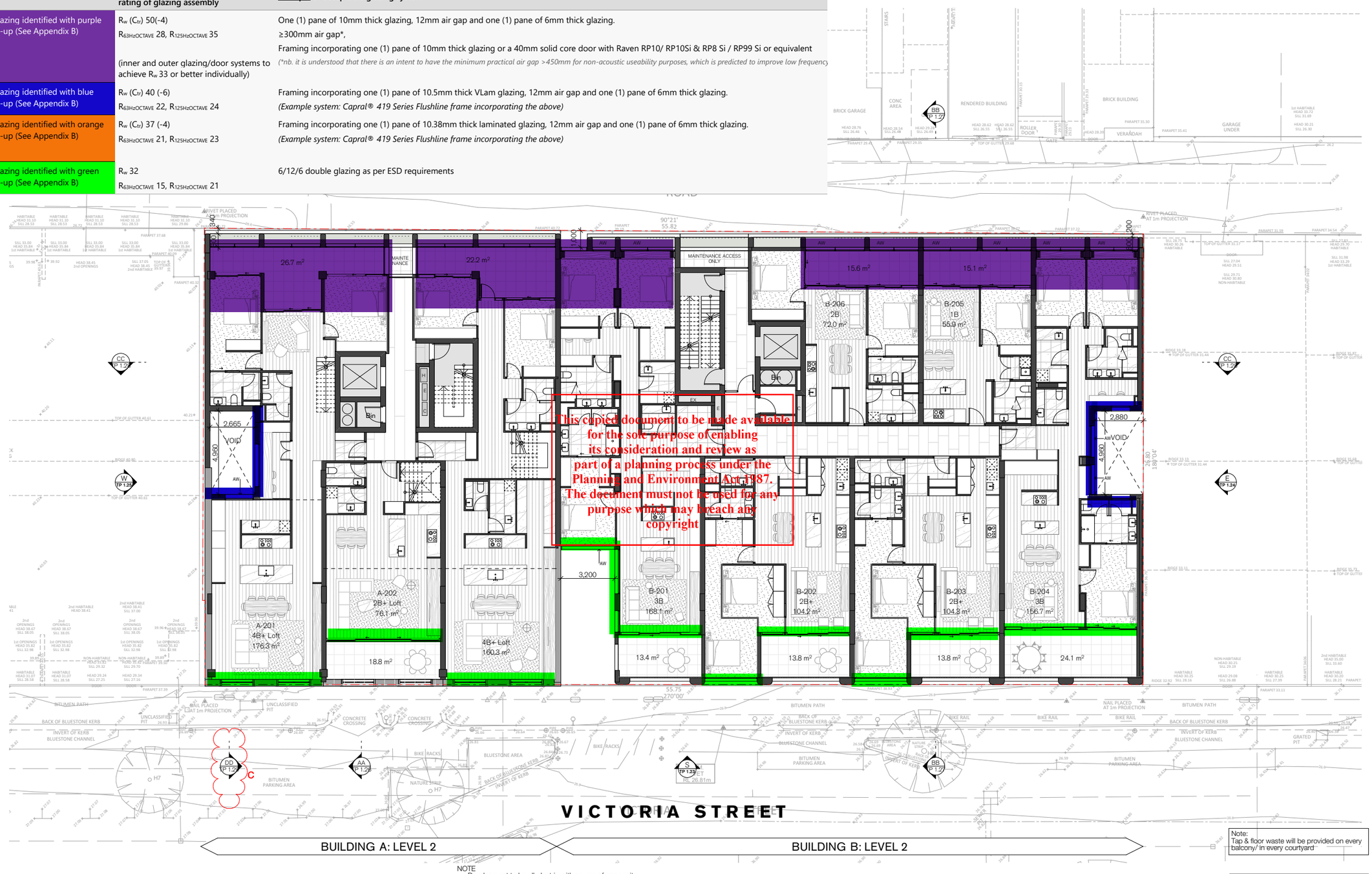
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name: Floor Plan - Level 1
Drawing Scale: 1:100 @ A1
Drawing No.: TP 1.11
Revision: C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63HzOCTAVE}$ 22, $R_{125HzOCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63HzOCTAVE}$ 21, $R_{125HzOCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63HzOCTAVE}$ 15, $R_{125HzOCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

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Rev	Date	By	Chk	Description
B	20/08/2025	ES FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	ES FP GH LS	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to existing trees, tree protection zones & tree removal.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
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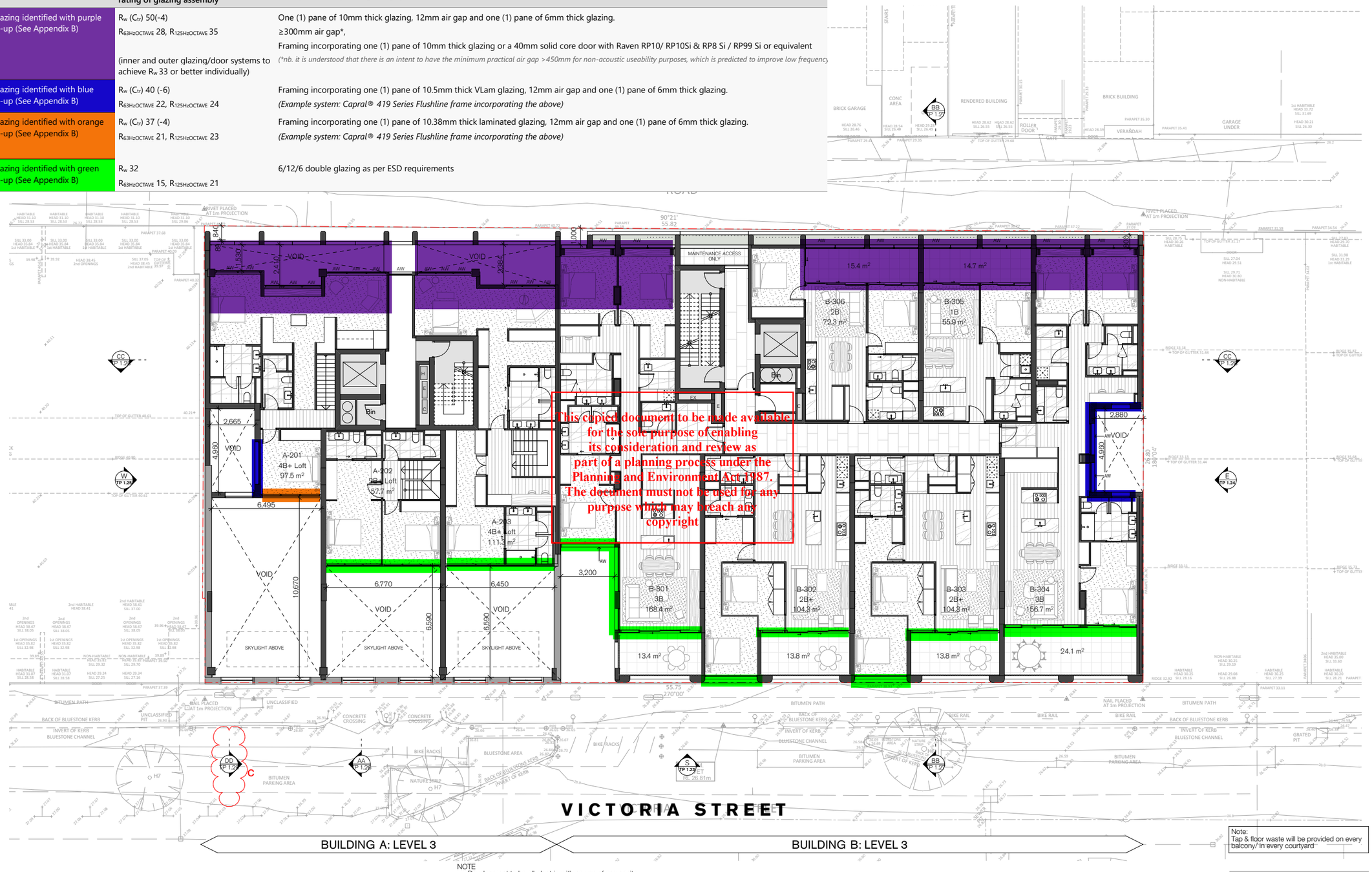
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name: Floor Plan - Level 2
Drawing Scale: 1:100 @ A1
Drawing No.: TP 1.12
Revision: C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency)*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63HzOCTAVE}$ 22, $R_{125HzOCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63HzOCTAVE}$ 21, $R_{125HzOCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63HzOCTAVE}$ 15, $R_{125HzOCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

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TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	ES FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	ES FP GH LS	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

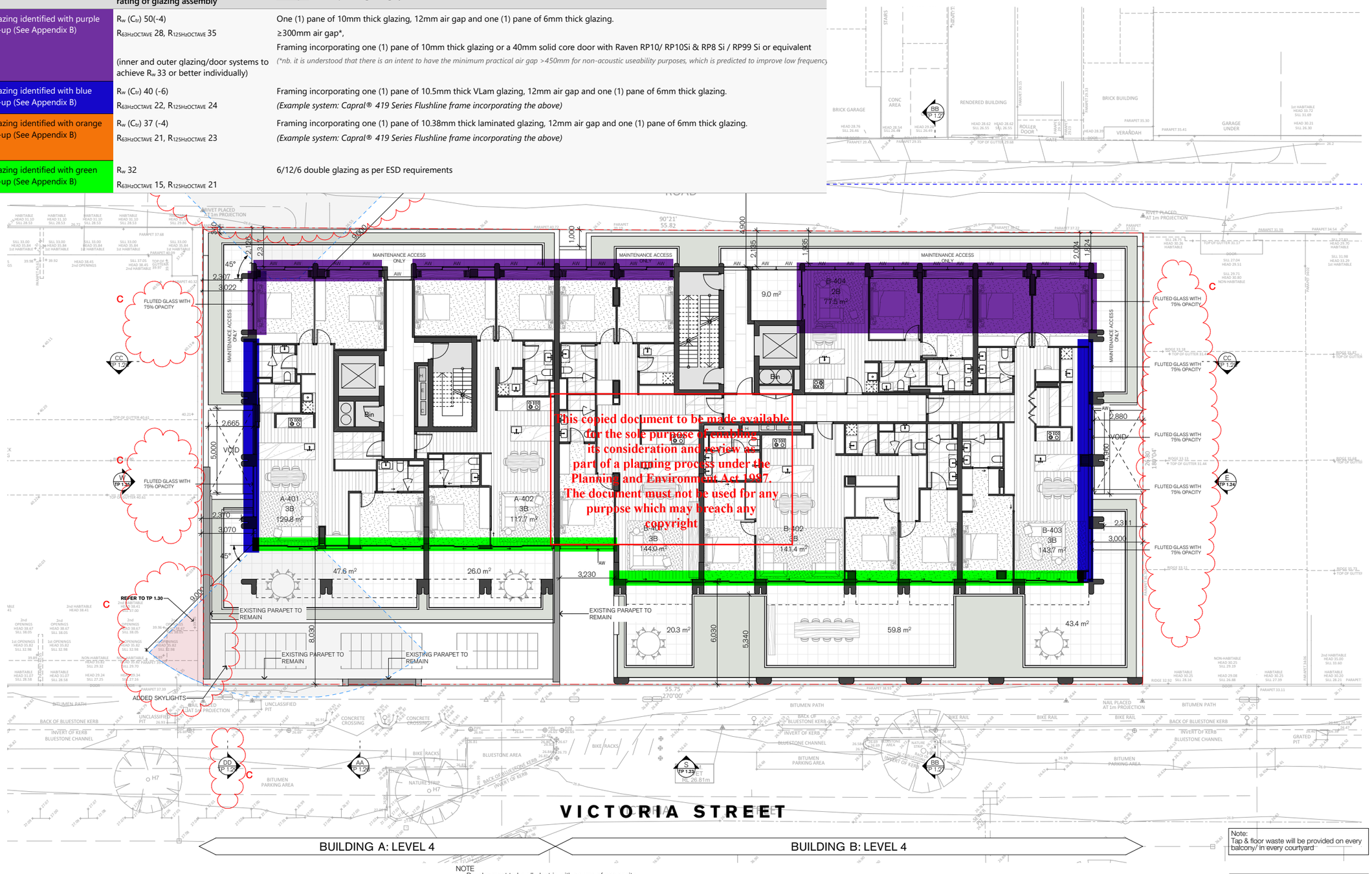
Drawing Name
Floor Plan - Level 3

Drawing Scale 1:100 @ A1

Drawing No. TP 1.13

Revision C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63Hz OCTAVE}$ 28, $R_{125Hz OCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63Hz OCTAVE}$ 22, $R_{125Hz OCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63Hz OCTAVE}$ 21, $R_{125Hz OCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63Hz OCTAVE}$ 15, $R_{125Hz OCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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Note:
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NOTE
- Development to be all-electric with no use of gas onsite
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- Rainwater tank connected to vegetation on site to assist irrigation needs
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- Internal doors for all apartments to be provided with door catches
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- Please refer to the SMP Report set up by Hexicon for full list of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

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TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	EI FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	EI FP GH LS DW	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
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Project Name	25-37 Victoria Street, Fitzroy
Project Number	000139553
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 4

Drawing Scale 1:100 @ A1

Drawing No. TP 1.14

Revision C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63Hz OCTAVE}$ 28, $R_{125Hz OCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
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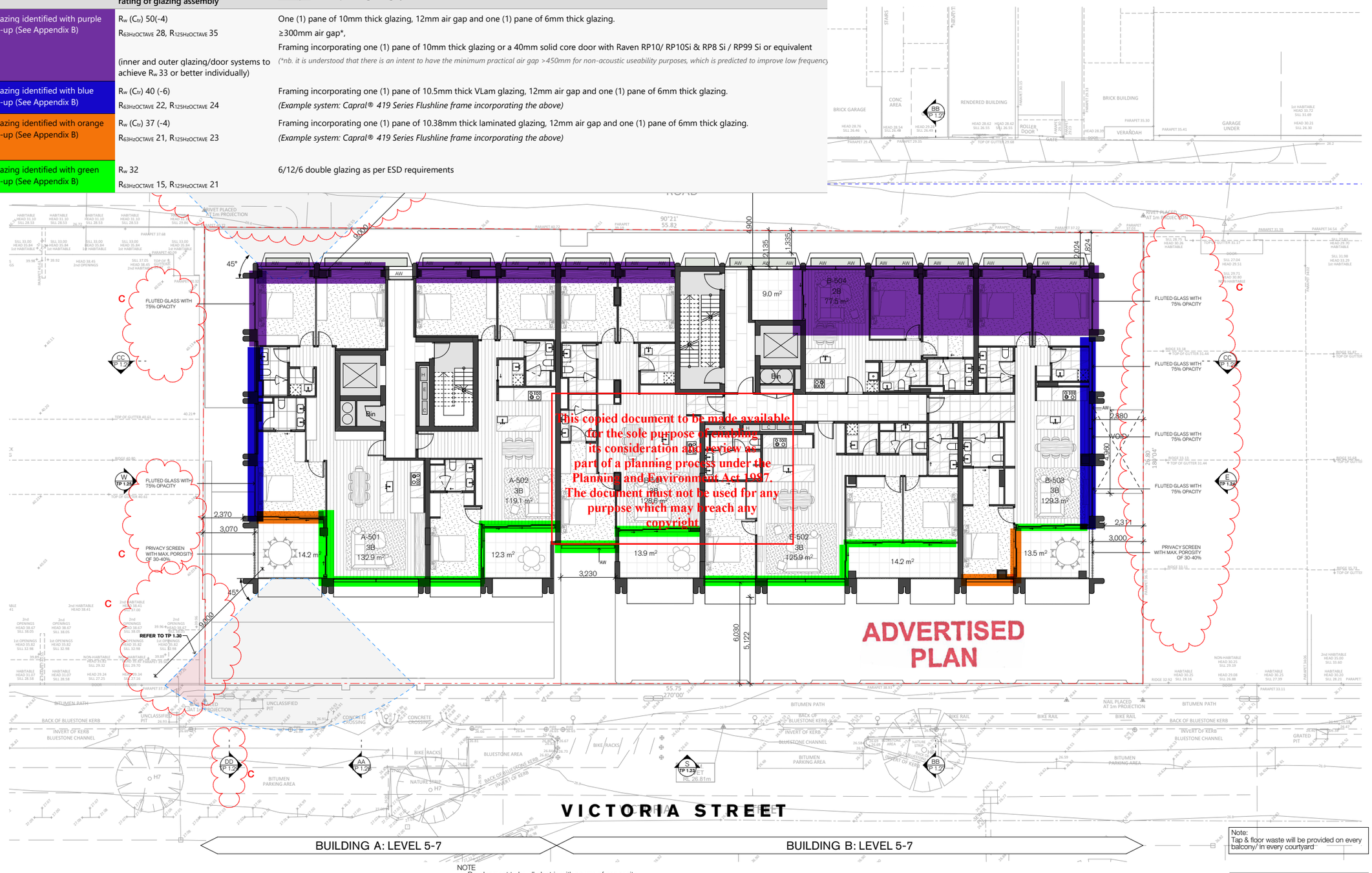
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63Hz OCTAVE}$ 21, $R_{125Hz OCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63Hz OCTAVE}$ 15, $R_{125Hz OCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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Note:
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NOTE
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Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS FP GH LS DW	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

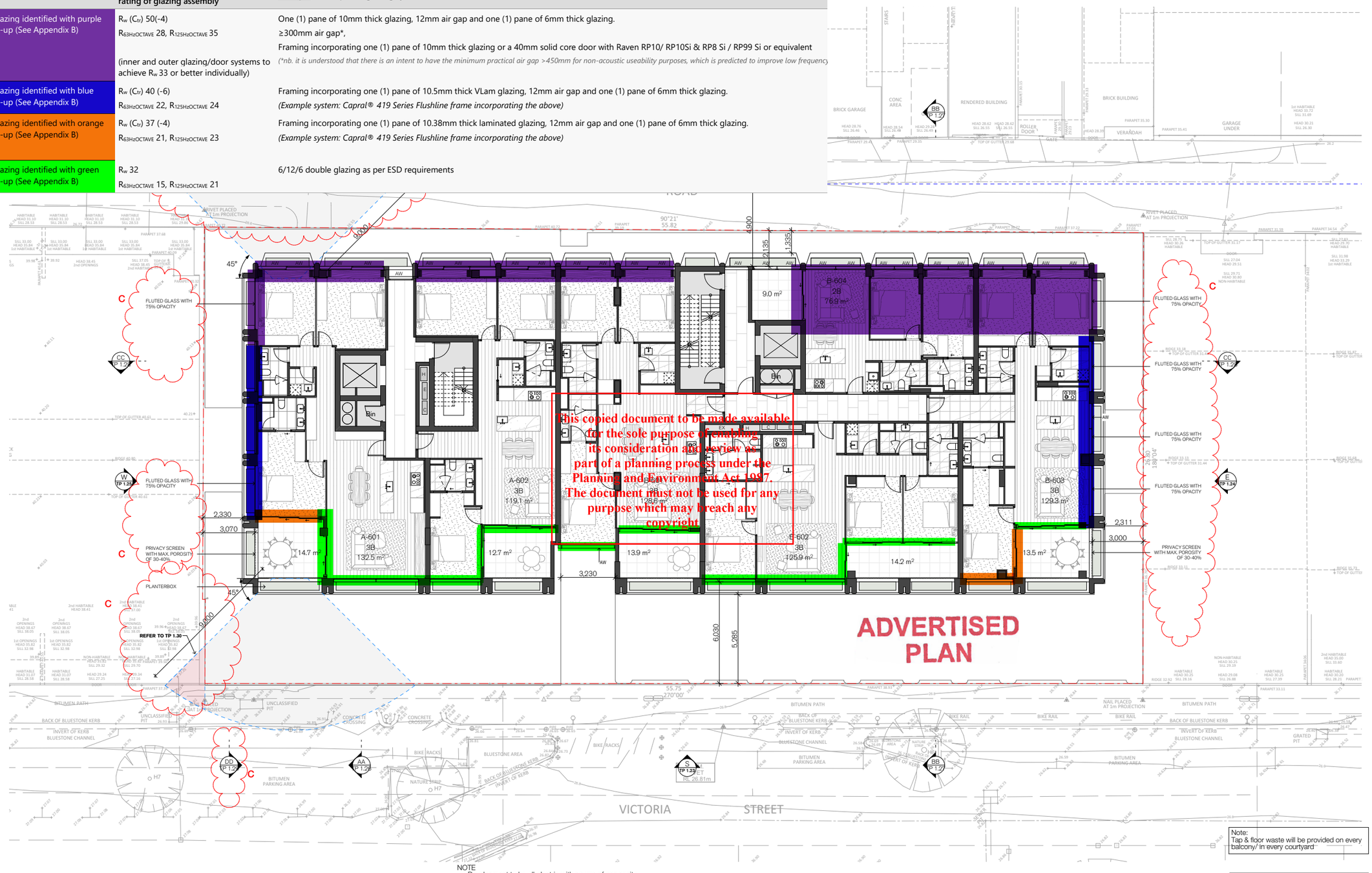
Drawing Name
Floor Plan - Level 5

Drawing Scale 1:100 @ A1

Drawing No. TP 1.15

Revision C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63Hz OCTAVE}$ 28, $R_{125Hz OCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63Hz OCTAVE}$ 22, $R_{125Hz OCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63Hz OCTAVE}$ 21, $R_{125Hz OCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63Hz OCTAVE}$ 15, $R_{125Hz OCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	IS FP GH LS DW	FP	TOWN PLANNING RFI ISSUE

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- Refer to site survey for all information relating to existing site conditions.
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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

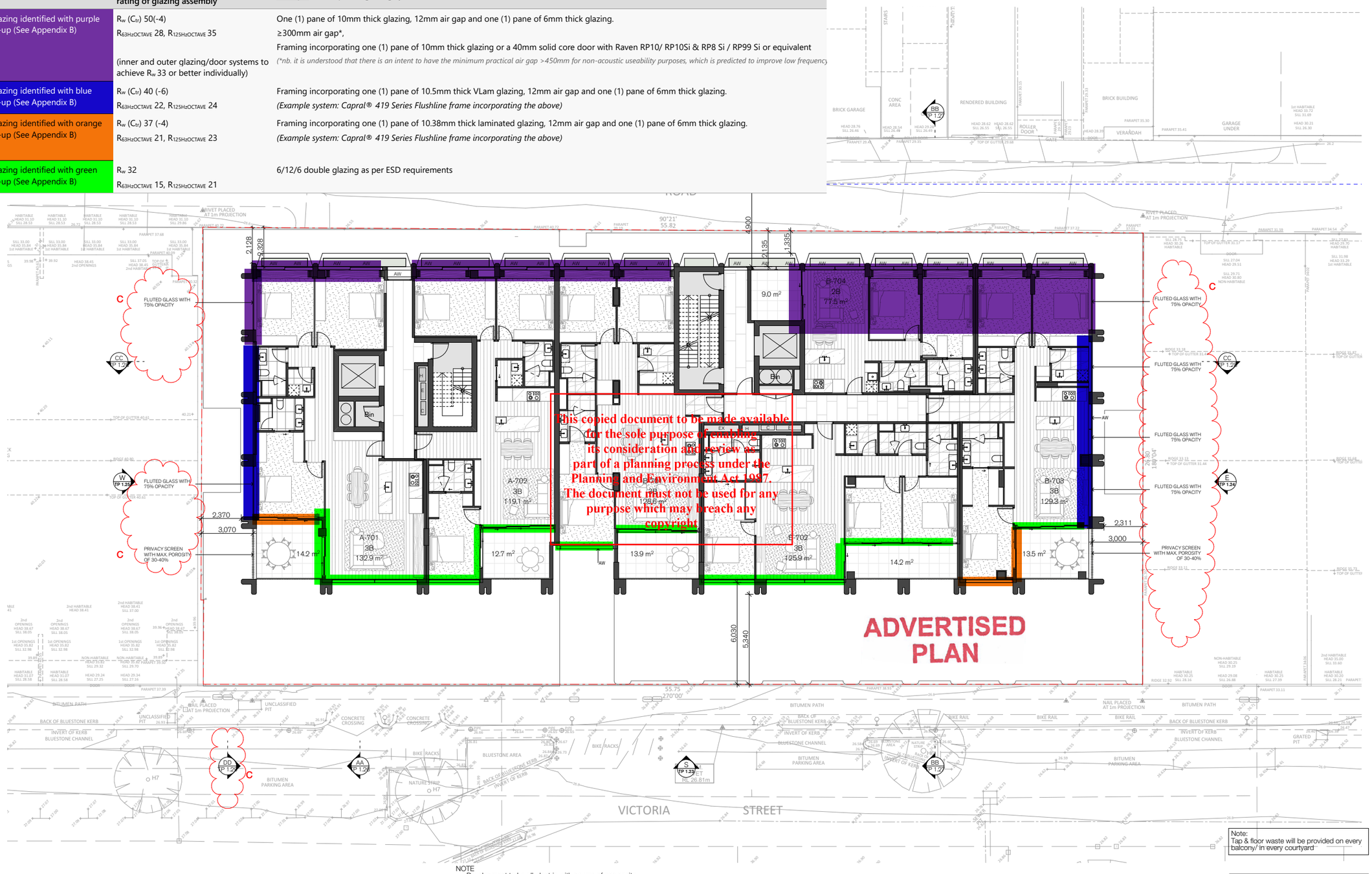
Drawing Name
Floor Plan - Level 6

Drawing Scale 1:100 @ A1

Drawing No. TP 1.16

Revision C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63Hz OCTAVE}$ 28, $R_{125Hz OCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63Hz OCTAVE}$ 22, $R_{125Hz OCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63Hz OCTAVE}$ 21, $R_{125Hz OCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63Hz OCTAVE}$ 15, $R_{125Hz OCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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NOTE
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- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

Rev	Date	By	Chk	Description
B	20/08/2025	ES FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	ES FP GH LS	FP	TOWN PLANNING RFI ISSUE

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TP STAGE 1

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name: Floor Plan - Level 7
Drawing Scale: 1:100 @ A1
Drawing No.: TP 1.17
Revision: C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63HzOCTAVE}$ 22, $R_{125HzOCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
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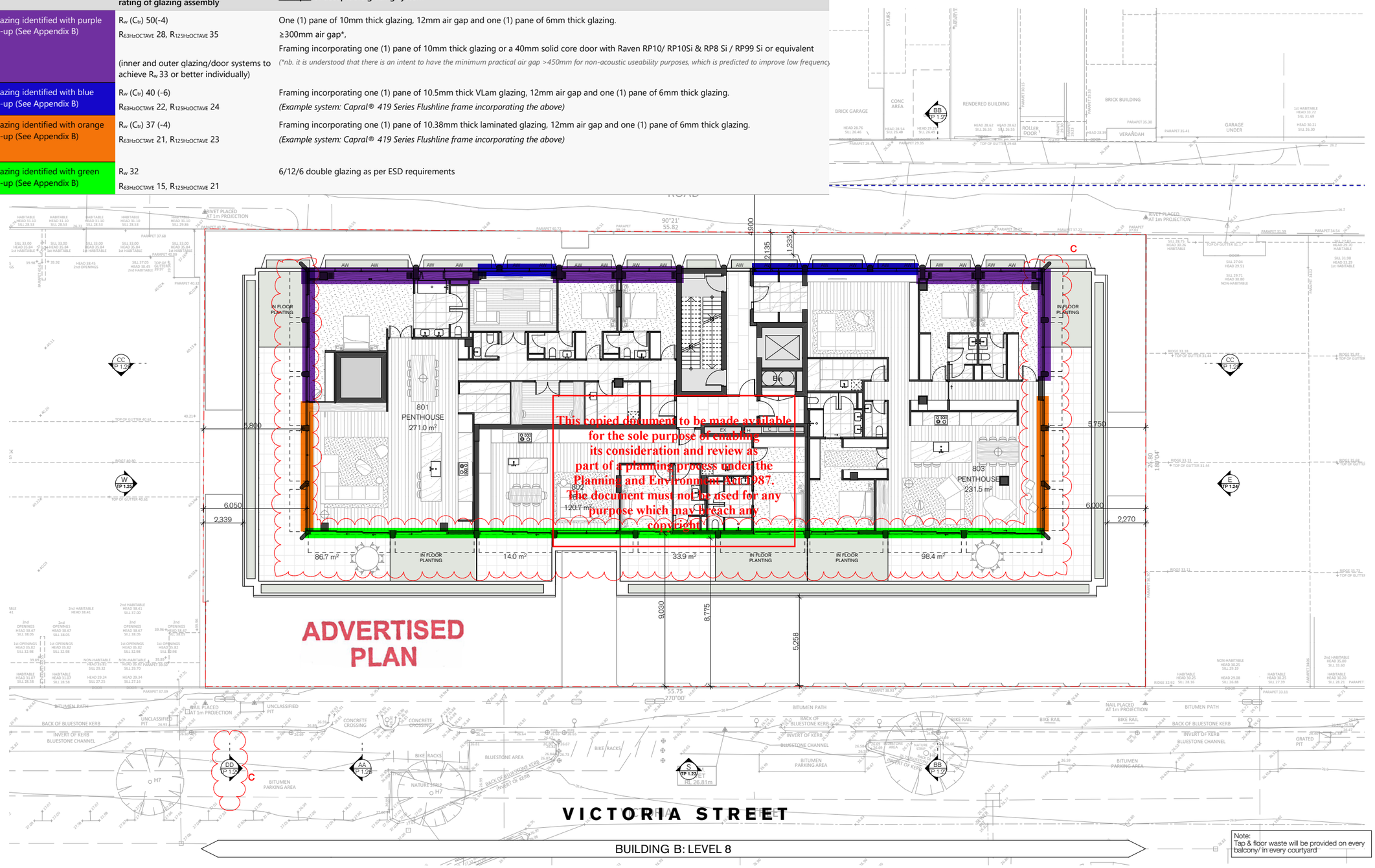
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63HzOCTAVE}$ 15, $R_{125HzOCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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NOTE
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Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

TP STAGE 1

Rev	Date	By	Chk	Description
B	20/08/2025	ES FP GH LS	FP	TOWN PLANNING ISSUE
C	30/10/2025	ES FP GH LS	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 8

Drawing Scale 1:100 @ A1

Drawing No. TP 1.18

Revision C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63Hz OCTAVE}$ 28, $R_{125Hz OCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63Hz OCTAVE}$ 22, $R_{125Hz OCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
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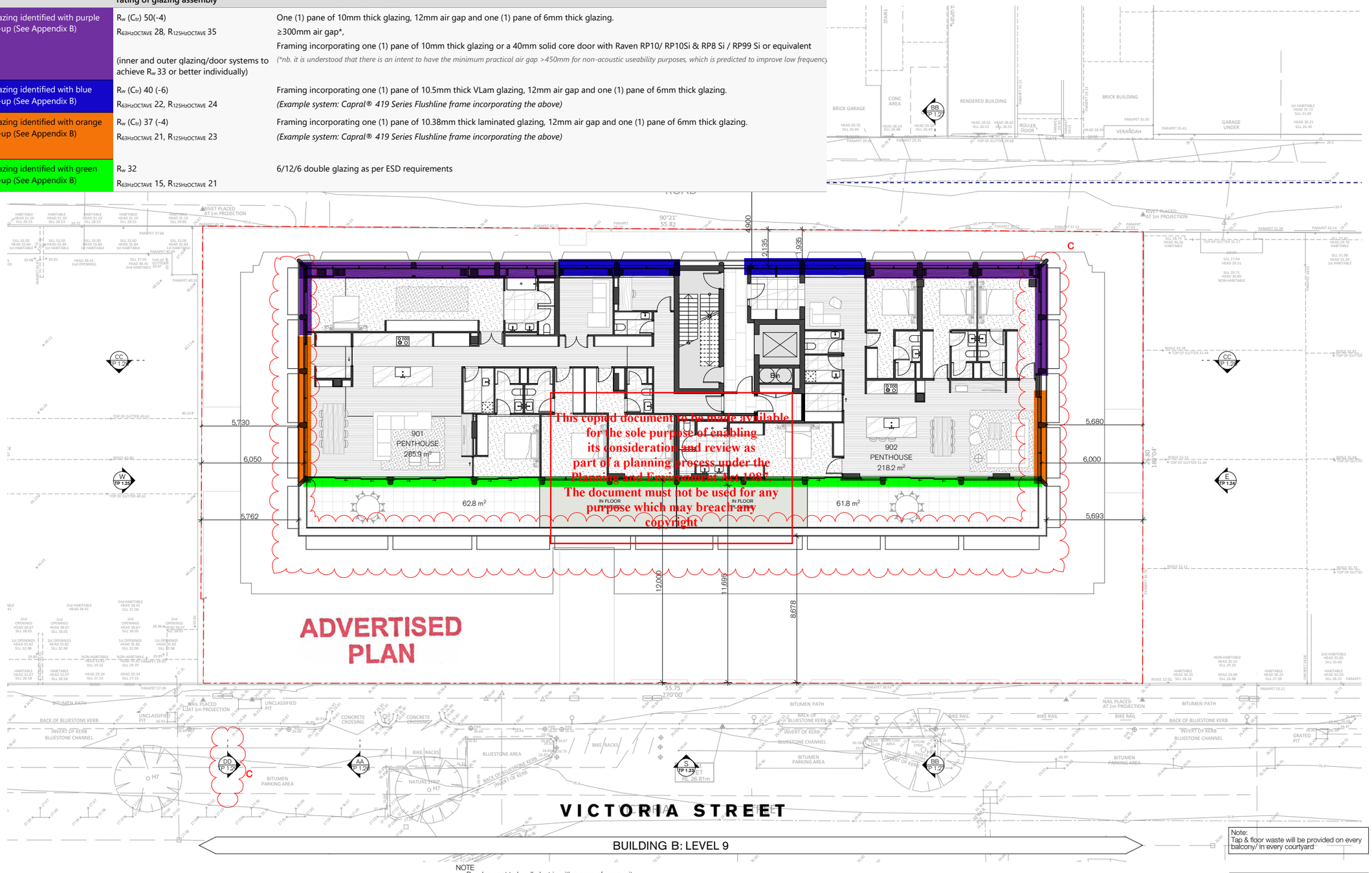
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63Hz OCTAVE}$ 15, $R_{125Hz OCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



Note:
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NOTE
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TP STAGE 1

Rev	Date	By	Chk	Description
B	20/06/2025	ES FP GH LB	FP	TOWN PLANNING ISSUE
C	30/10/2025	ES FP GH LB	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name: Floor Plan - Level 9
Drawing Scale: 1:100 @ A1
Drawing No.: TP 1.19
Revision: C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
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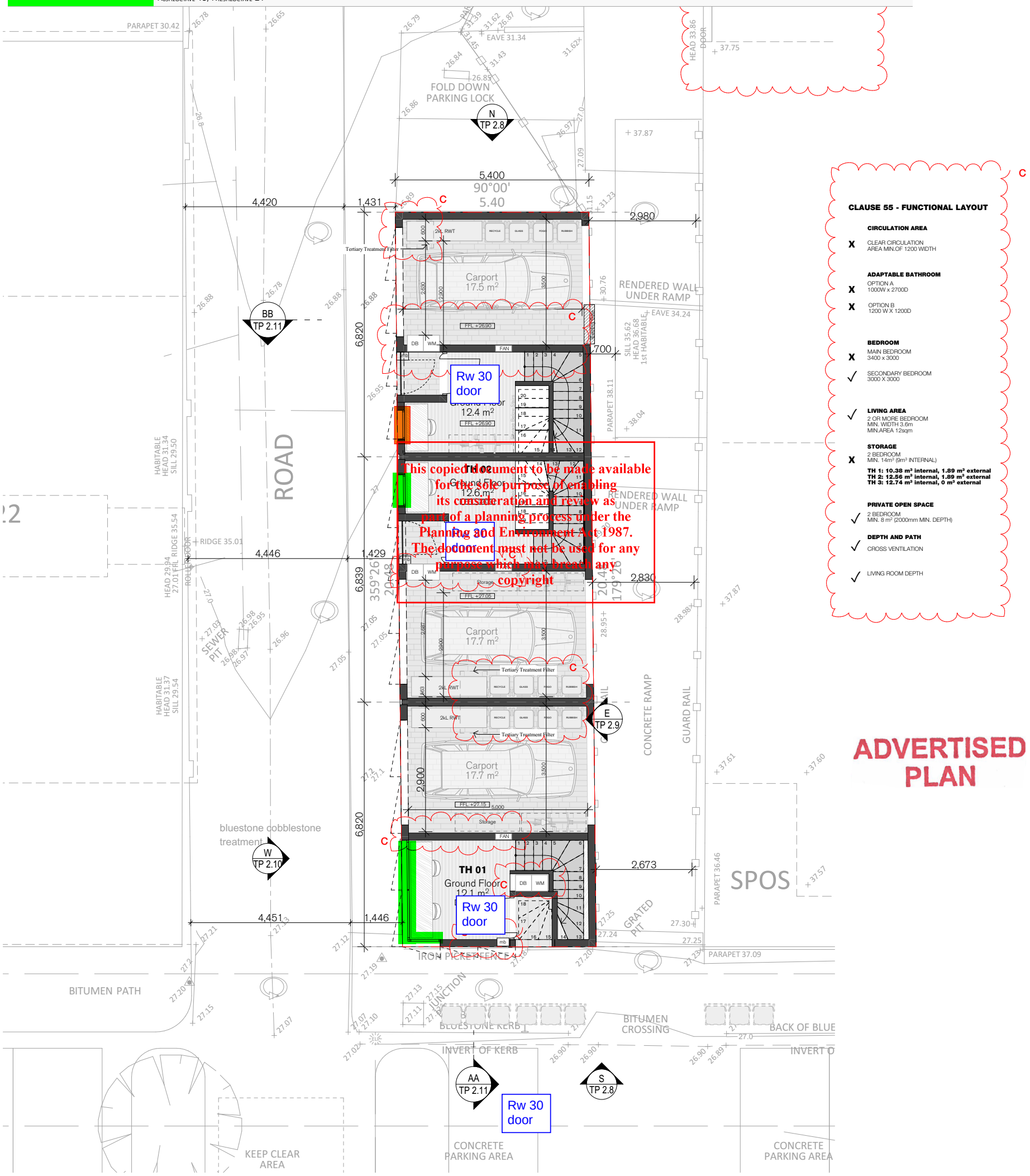
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63HzOCTAVE}$ 15, $R_{125HzOCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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ADVERTISED PLAN

NOTE
· Double Glazing windows provided to all habitable spaces for the townhouses

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name: Floor Plan - Ground Floor
Drawing Scale: 1:50 @ A1
Drawing No.: TP 2.2
Revision: C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
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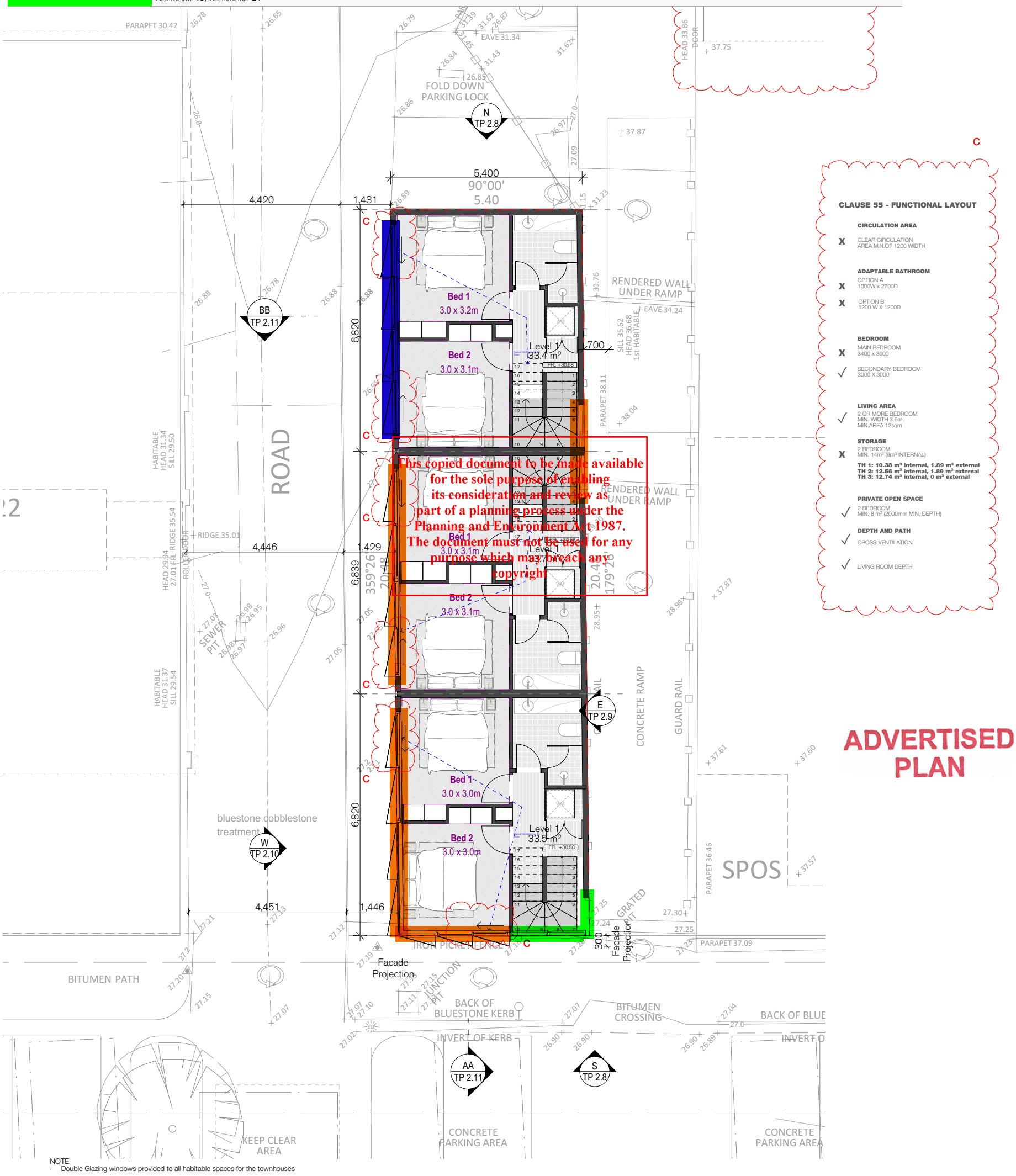

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ADVERTISED PLAN

Rev	Date	By	Chk	Description
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C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name: Floor Plan - Level 1
Drawing Scale: 1:50 @ A1
Drawing No.: TP 2.3
Revision: C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
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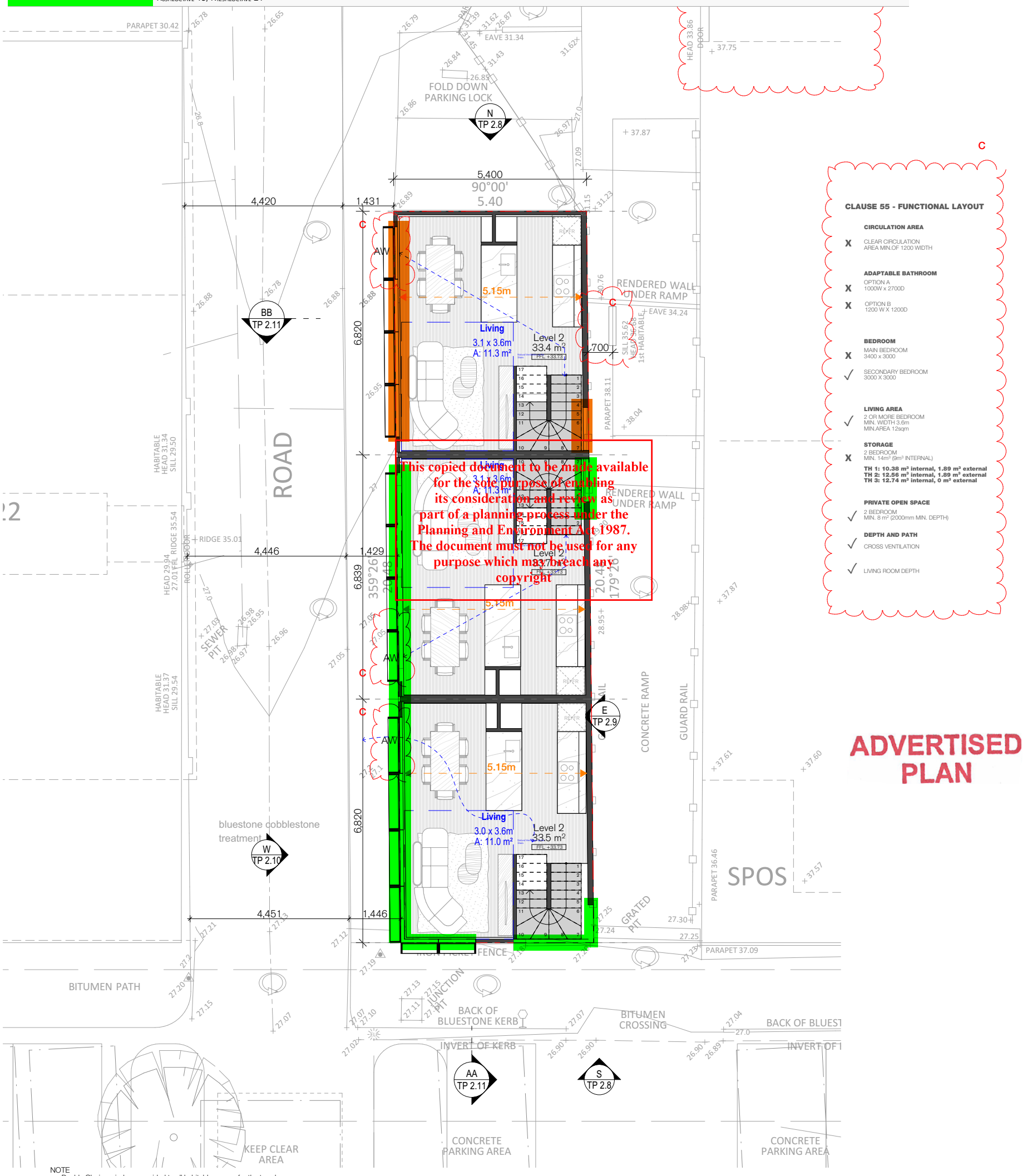

NOTE
- Double Glazing windows provided to all habitable spaces for the townhouses

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH	FP	TOWN PLANNING RFI ISSUE

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- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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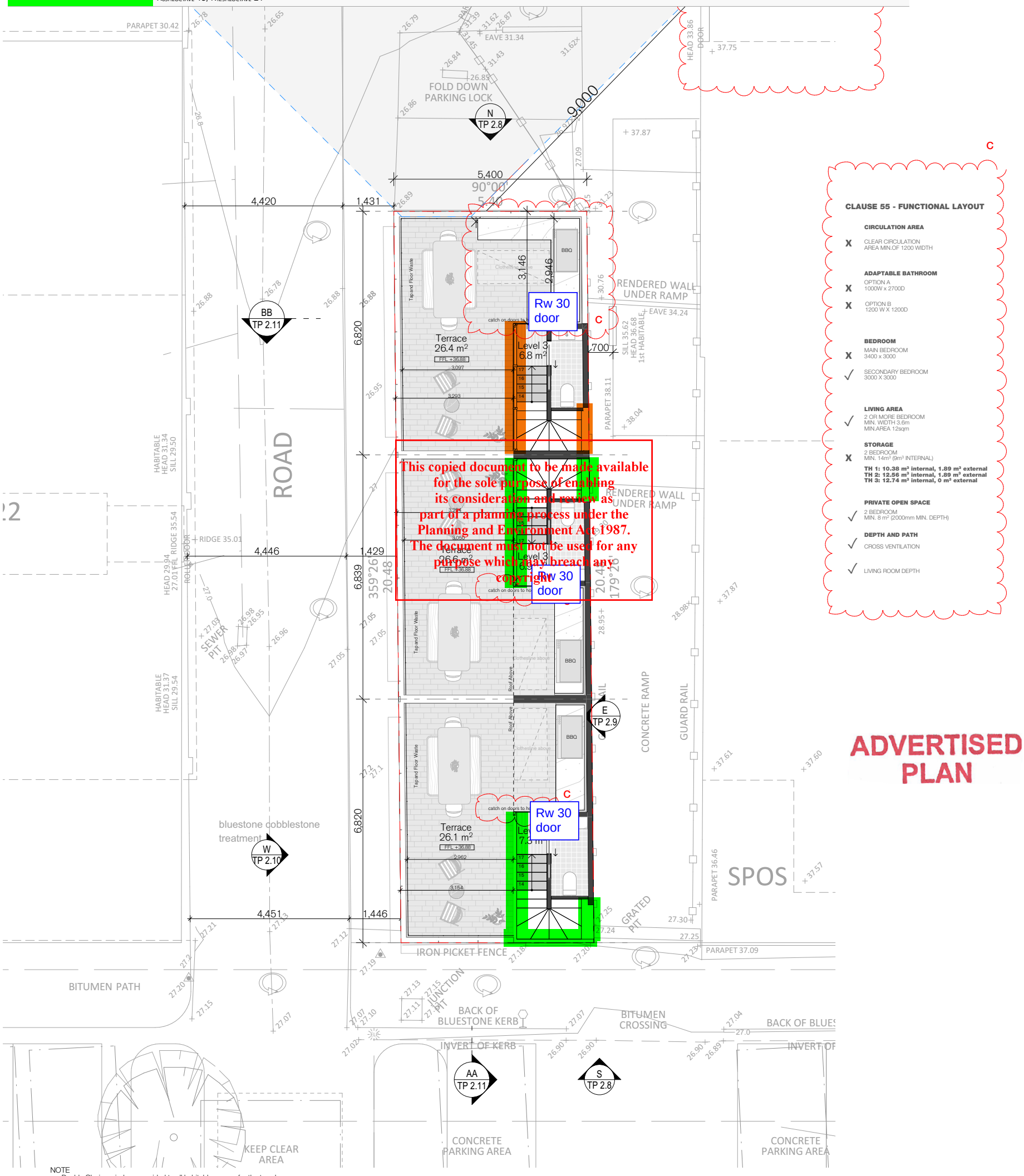
Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name: Floor Plan - Level 2
Drawing Scale: 1:50 @ A1
Drawing No.: TP 2.4
Revision: C

	Performance requirement - Acoustic rating of glazing assembly	Example of acceptable glazing system
All glazing identified with purple mark-up (See Appendix B)	R_w (C_{tr}) 50(-4) $R_{63HzOCTAVE}$ 28, $R_{125HzOCTAVE}$ 35 (inner and outer glazing/door systems to achieve R_w 33 or better individually)	One (1) pane of 10mm thick glazing, 12mm air gap and one (1) pane of 6mm thick glazing. ≥300mm air gap*, Framing incorporating one (1) pane of 10mm thick glazing or a 40mm solid core door with Raven RP10/ RP10Si & RP8 Si / RP99 Si or equivalent *(*nb. it is understood that there is an intent to have the minimum practical air gap >450mm for non-acoustic useability purposes, which is predicted to improve low frequency*
All glazing identified with blue mark-up (See Appendix B)	R_w (C_{tr}) 40 (-6) $R_{63HzOCTAVE}$ 22, $R_{125HzOCTAVE}$ 24	Framing incorporating one (1) pane of 10.5mm thick VLam glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with orange mark-up (See Appendix B)	R_w (C_{tr}) 37 (-4) $R_{63HzOCTAVE}$ 21, $R_{125HzOCTAVE}$ 23	Framing incorporating one (1) pane of 10.38mm thick laminated glazing, 12mm air gap and one (1) pane of 6mm thick glazing. *(Example system: Capral® 419 Series Flushline frame incorporating the above)*
All glazing identified with green mark-up (See Appendix B)	R_w 32 $R_{63HzOCTAVE}$ 15, $R_{125HzOCTAVE}$ 21	6/12/6 double glazing as per ESD requirements



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NOTE
· Double Glazing windows provided to all habitable spaces for the townhouses

Rev	Date	By	Chk	Description
B	20/08/2025	GH	FP	TOWN PLANNING ISSUE
C	30/10/2025	GH FP DW	FP	TOWN PLANNING RFI ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Approval.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name: Floor Plan - Level 3
Drawing Scale: 1:50 @ A1
Drawing No.: TP 2.5
Revision: C

APPENDIX C Noise monitoring

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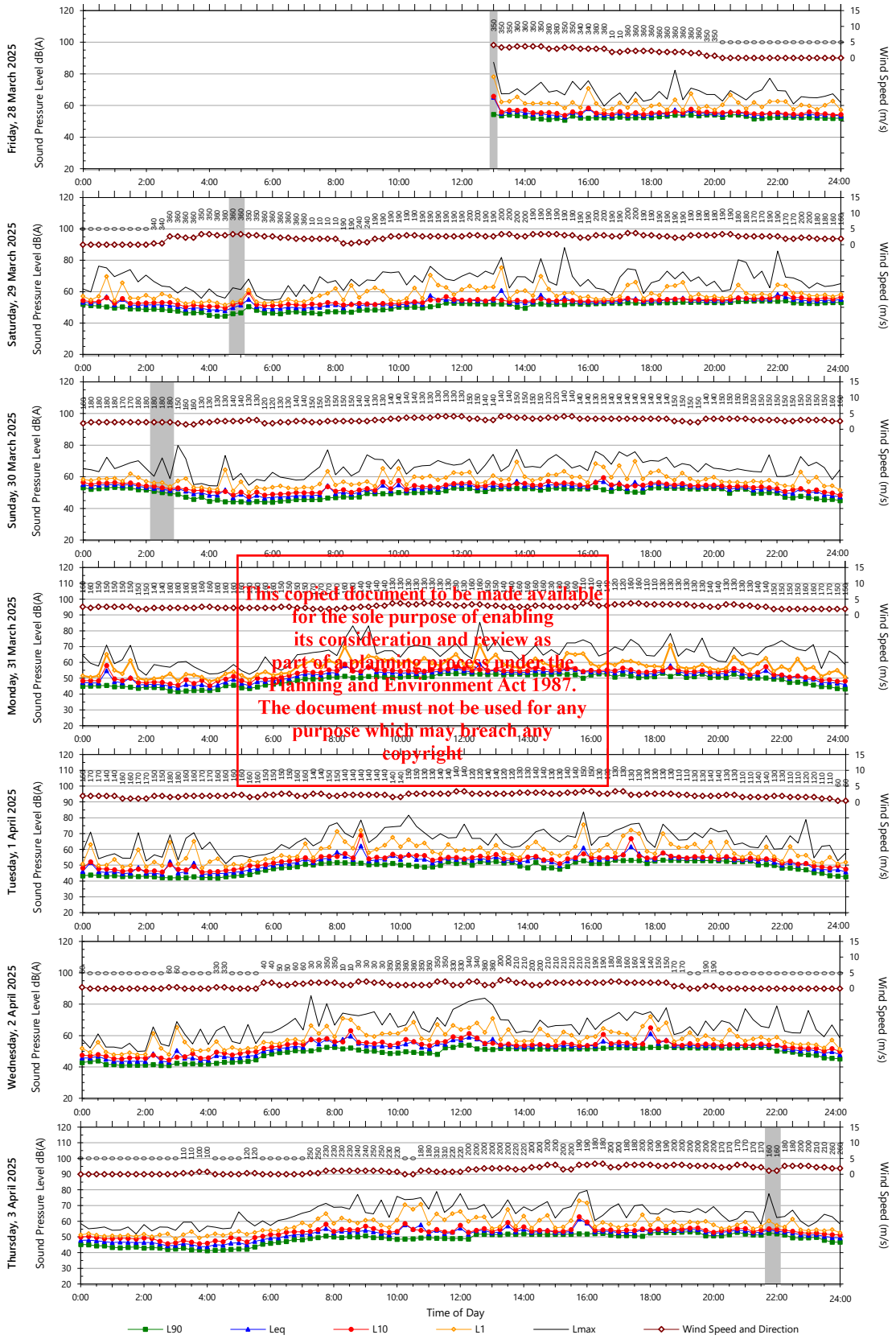
Unattended Monitoring Results **Location: 21-43 Victoria Street, Fitzroy - M1 - North East Corner**



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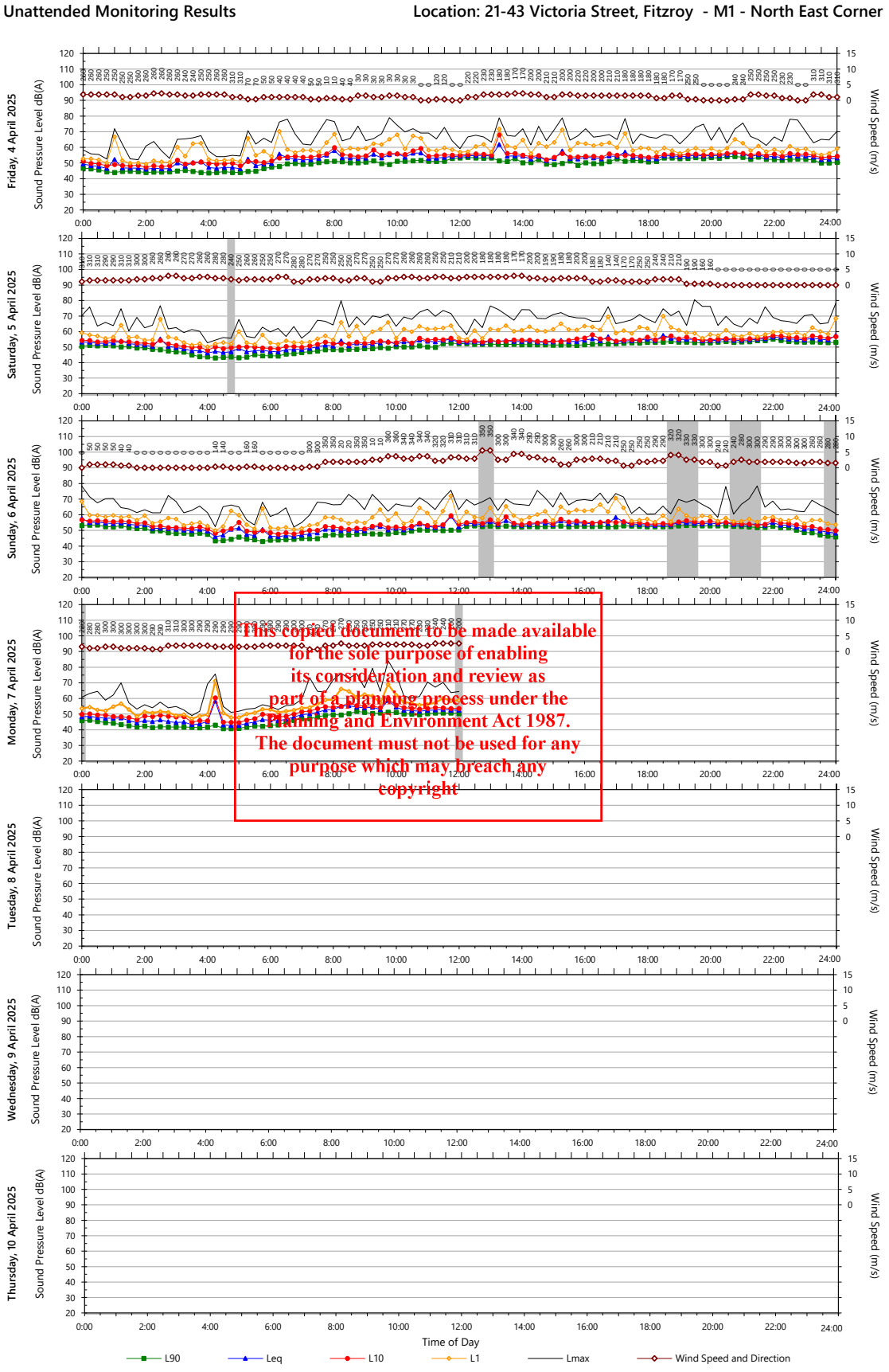

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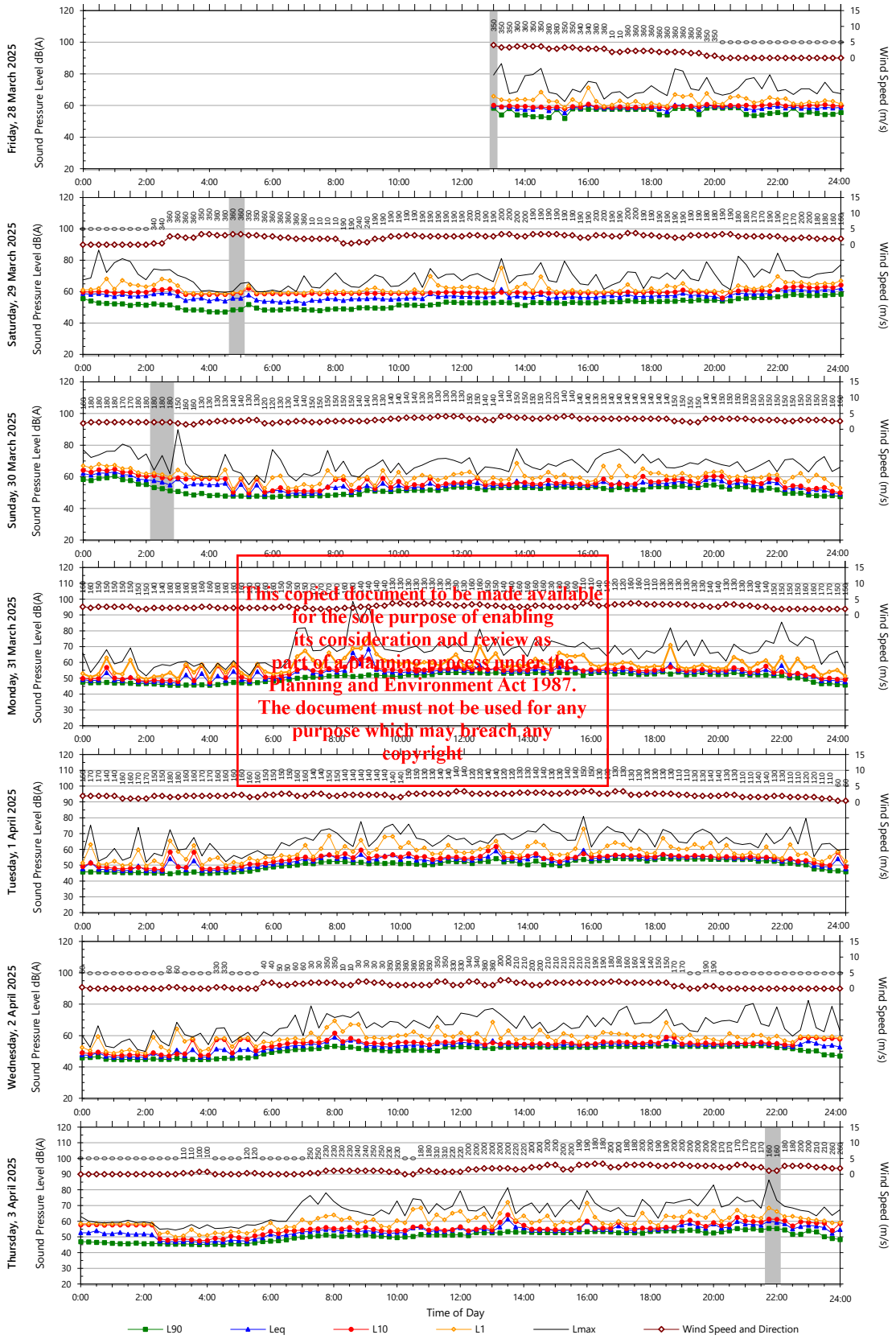
Unattended Monitoring Results **Location: 21-43 Victoria Street, Fitzroy - M2**



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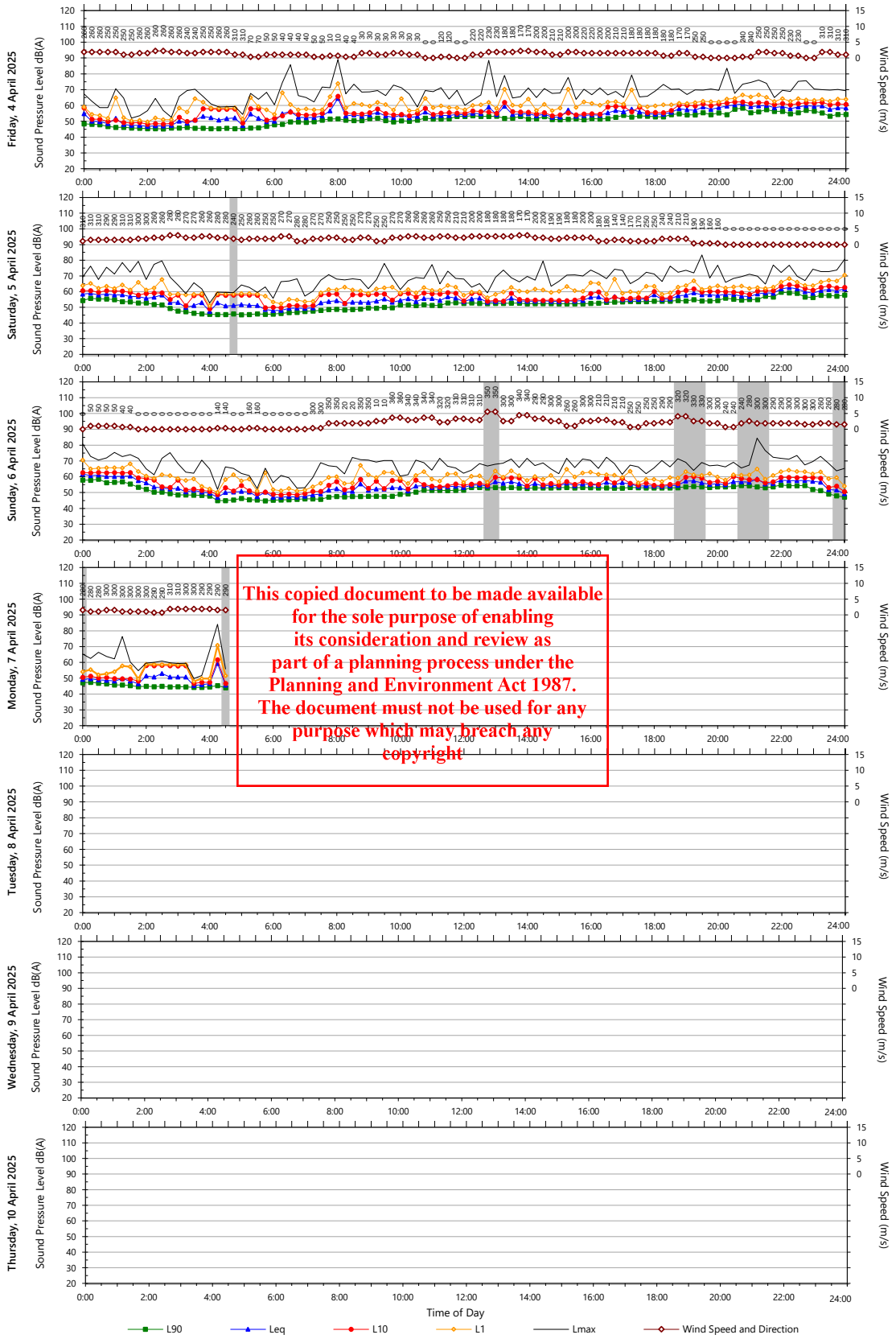
Unattended Monitoring Results **Location: 21-43 Victoria Street, Fitzroy - M2**



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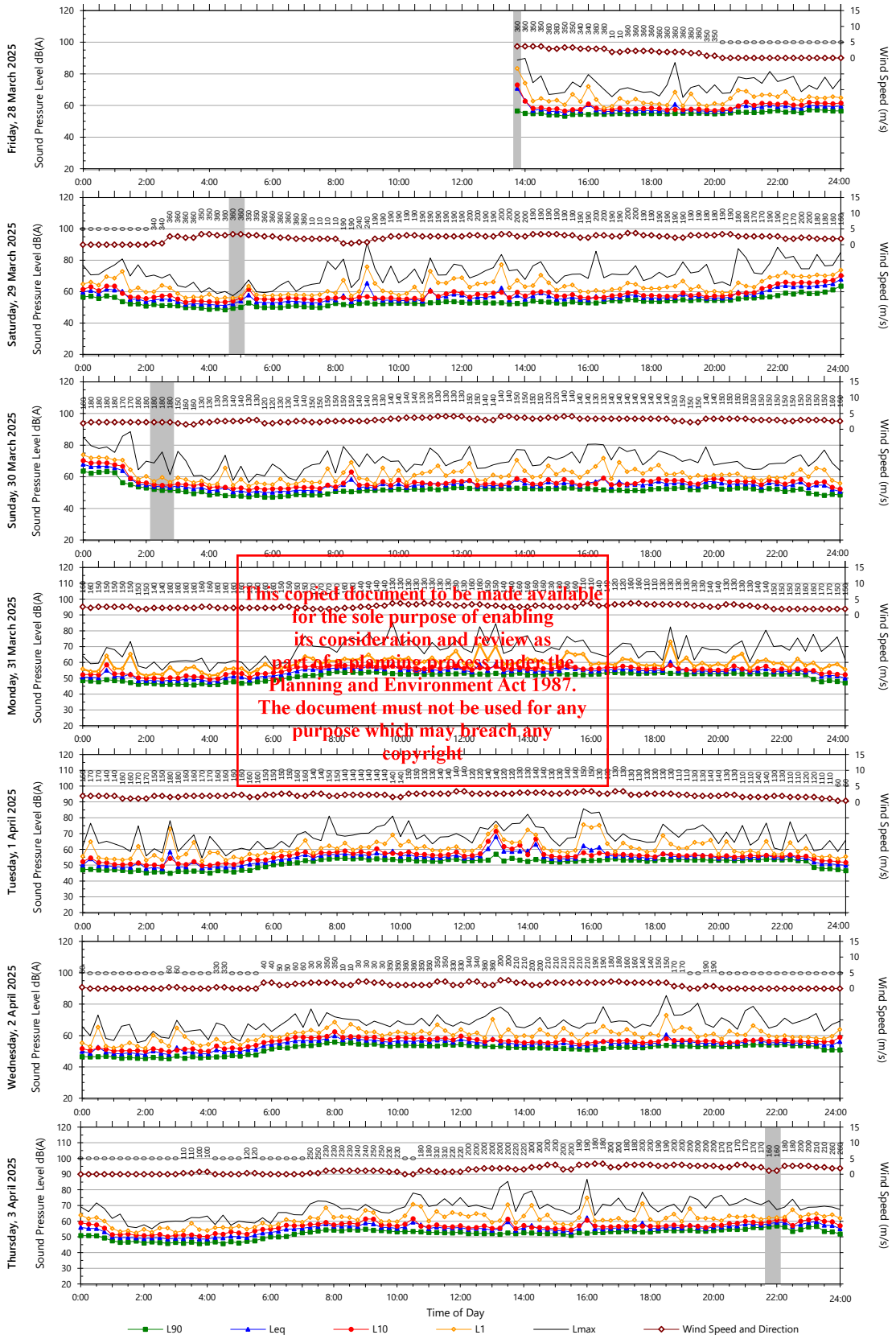
Unattended Monitoring Results **Location: 21-43 Victoria Street, Fitzroy - M3**



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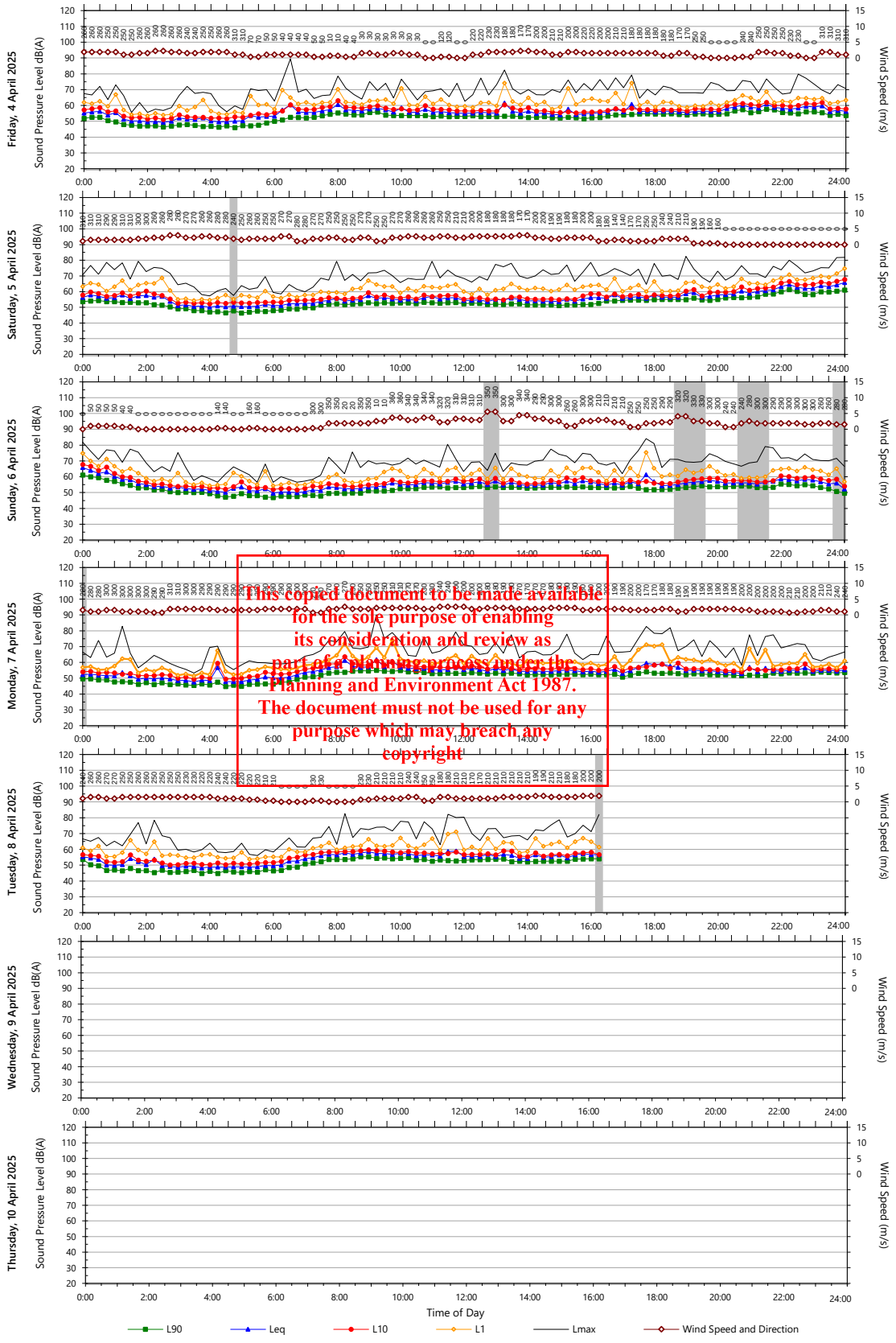
Unattended Monitoring Results **Location: 21-43 Victoria Street, Fitzroy - M3**



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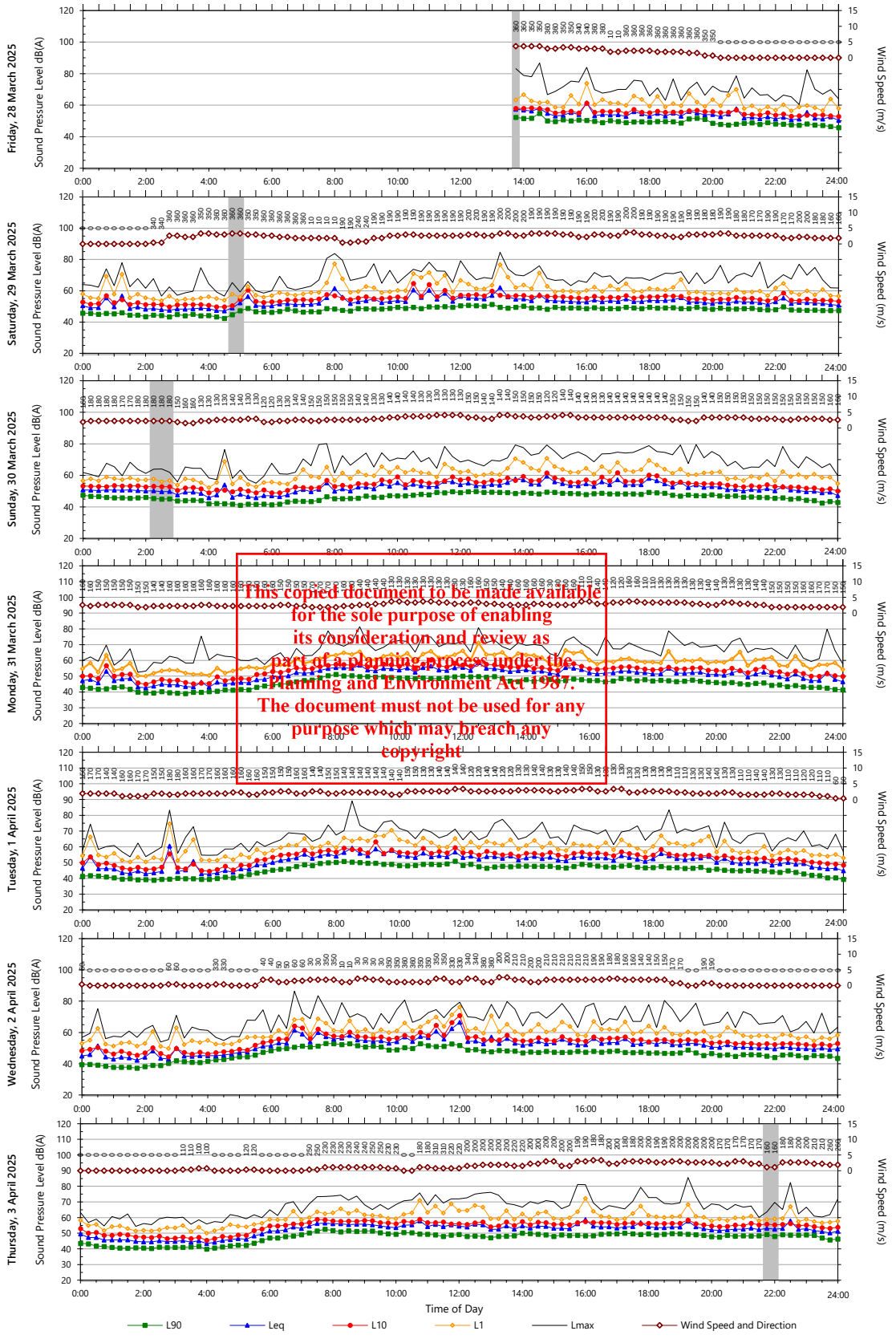
Unattended Monitoring Results **Location: 21-43 Victoria Street, Fitzroy - M4**



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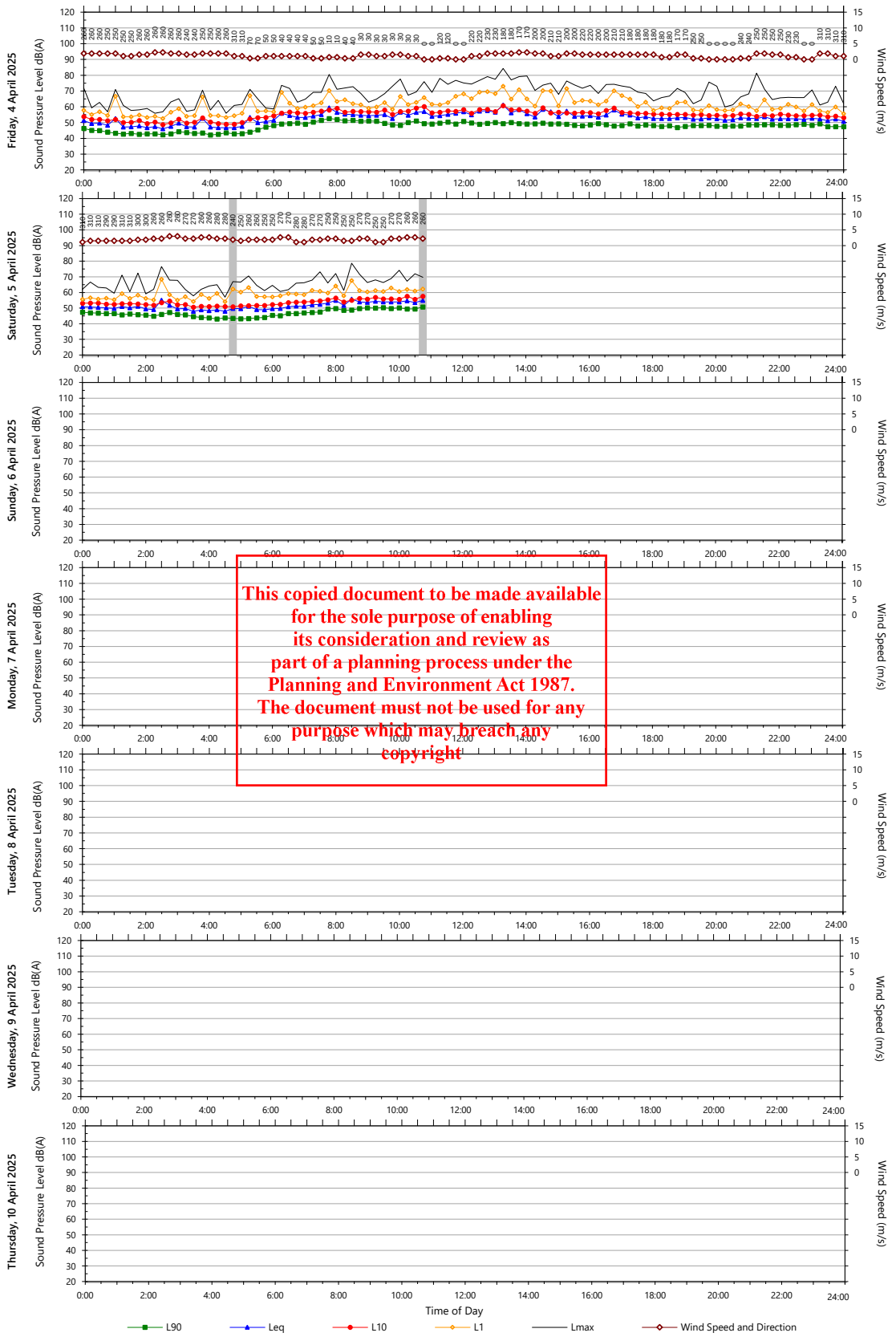
Unattended Monitoring Results **Location: 21-43 Victoria Street, Fitzroy - M4**



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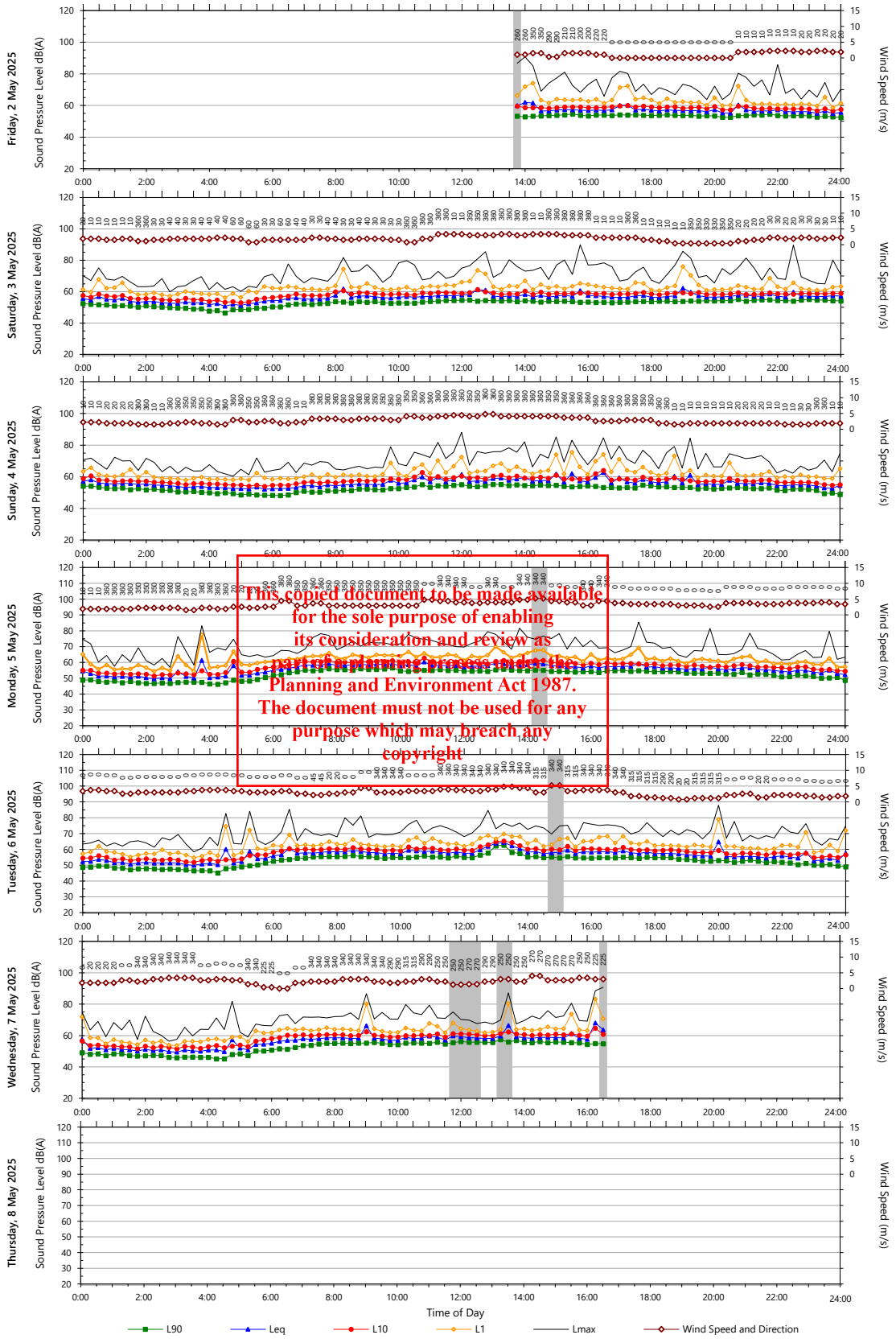
Unattended Monitoring Results **Location: 21-43 Vixctoria Street, Fitzroy - M5**



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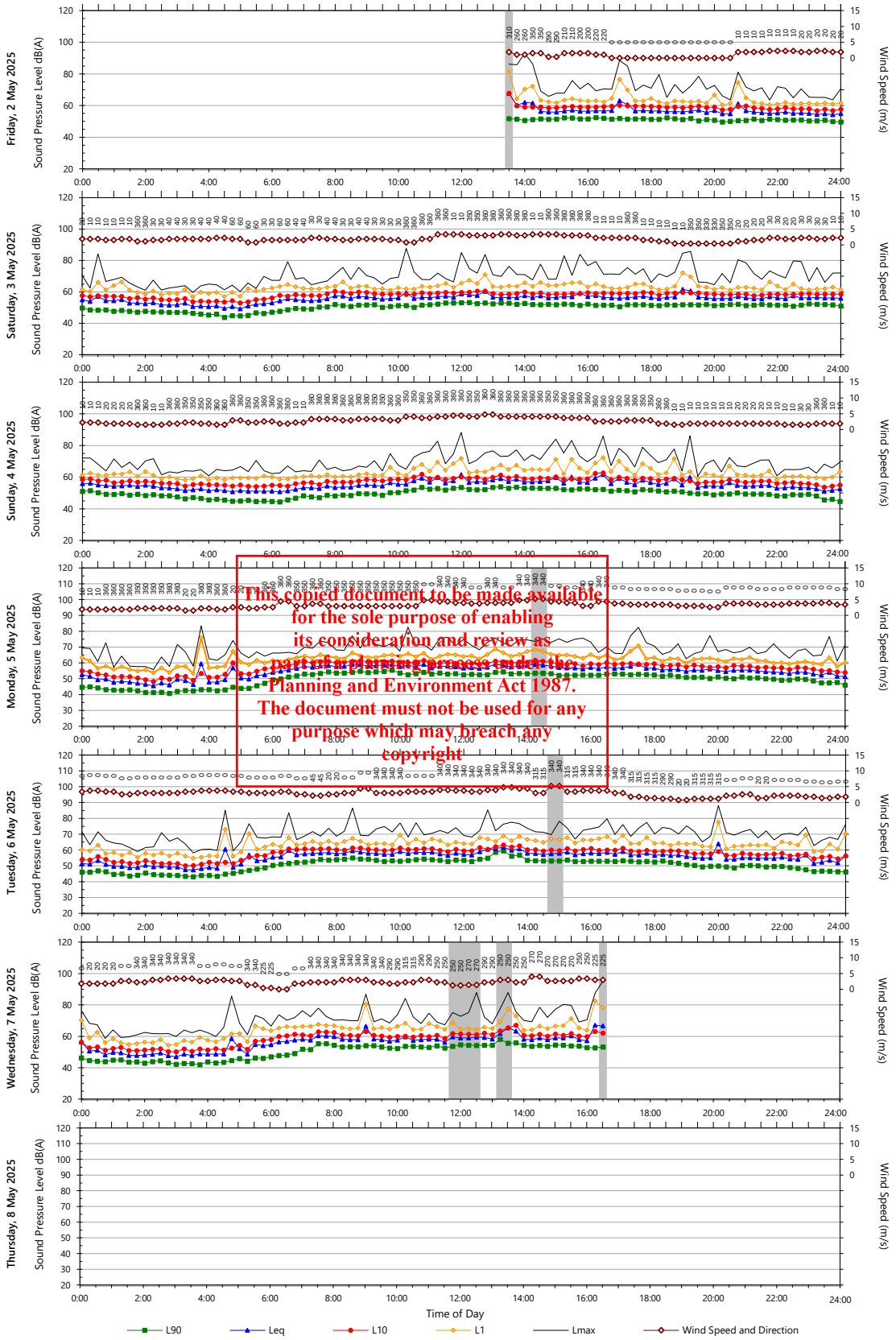
Unattended Monitoring Results **Location: 21-43 Victoria Street, Fitzroy - M6**



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APPENDIX D Design quality items (noise transfer within the development)

D.1 Building Code of Australia

During the detailed design phase, the acoustic consultant shall assess and provide guidance for the development to achieve acoustic amenity requirements, to the level appropriate for the targeted market segment. Part F5 of the National Construction Code details minimum mandatory requirements for sound insulation between apartments and between apartments and adjacent areas as outlined in the Tables below. The NCC/BCC also provides significant requirements for structural isolation of services. These aspects shall be assessed during the detailed design phase.

Table 22: Minimum sound insulation requirements for walls for sole-occupancy units (SOU)

One side of occupancy	Other side of occupancy	NCC/BCA design requirement
SOU Habitable	SOU Habitable	$R_w + C_{tr} \geq 50$
SOU Habitable	SOU Wet area	$R_w + C_{tr} \geq 50$ Discontinuous construction
SOU Kitchen	SOU Kitchen	$R_w + C_{tr} \geq 50$
SOU all areas	Corridor, lobby, carpark, Commercial tenancies, Other	$R_w + C_{tr} \geq 50$
SOU all areas	Lift shafts & plant rooms	$R_w \geq 50$ Discontinuous construction
SOU entry door		$R_w \geq 30$

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Table 23: Minimum sound insulation requirements for floors/ceilings for sole-occupancy units (SOU)

Floor/ceiling Separating	NCC/BCA design requirements	
	Airborne sound insulation	Impact sound insulation
SOU from all areas	$R_w + C_{tr} \geq 50$	$L_{n,w} \leq 62$

D.2 AAAC star rating system

The Association of Australasian Acoustical Consultants (AAAC) has developed a document entitled '*Guideline for Apartments and Townhouse Acoustic Rating (v1.0, June 2017)*'. This outlines criteria over and above the generally accepted minimums. Based on a star rating system the document provides a framework for design of dwellings. This criteria (3 star and better) and implications shall be discussed with the developer during detailed design.

D.2.1 External noise intrusion

External noise intrusion is most commonly caused by transportation systems such as road, rail and air traffic. This category also includes plant noise from adjoining industrial, commercial or residential premises. Table 24 below presents details of the respective AAAC star rating levels.

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Table 24: AAAC star rating requirements for external noise intrusion

Occupancy	Source	2 Star	3 Star	4 Star	5 Star	6 Star
Bedroom	Continuous L_{Aeq}	36	35	32	30	27
	Intermittent $L_{Amax,Average}$	50	50	45	40	35
Other habitable rooms including open kitchens	Continuous L_{Aeq}	41	40	37	35	32
	Intermittent $L_{Amax,Average}$	55	55	50	45	40

Notes:
- Measurements are made in bedrooms and any nominated habitable rooms. Bedrooms are measured over a period between 22:00 and 07:00. Noise measurements in other habitable rooms are undertaken between 06:00 and 24:00. In any event the measurement period must be representative of the noise being assessed.

D.2.2 Internal building services

Internal building services include a range of plant and equipment; all of which have the potential to generate noise within an apartment. These include air-conditioning and ventilation systems, lifts, hydraulic waste and water supply systems, garbage chutes, spa baths and appliances of adjacent apartments. Appliances such as spa baths and dishwashers in the same tenancy are excluded. Table 25 below presents details of the respective AAAC star rating levels.

Table 25: AAAC star rating requirements for internal building services & appliances

Occupancy	Source	2 Star	3 Star	4 Star	5 Star	6 Star
Bedroom	Continuous L_{Aeq}	36	35	32	30	27
	Intermittent $L_{Amax,Average}$	45	40	35	30	27
Other habitable rooms including open kitchens	Continuous L_{Aeq}	41	40	35	30	37
	Intermittent $L_{Amax,Average}$	55	45	40	35	32
Wet areas	Continuous L_{Aeq}	55	50	45	42	40
	Intermittent $L_{Amax,Average}$	60	55	48	42	40

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D.2.3 Inter-tenancy activities

Inter-tenancy activities generate a wide range of different noises, which can be broadly classified into airborne and structure-borne noise. The table below presents details of the respective AAAC star rating levels.

Table 26: AAAC star rating requirements for inter-tenancy sound insulation

Occupancy	Requirement	2 Star	3 Star	4 Star	5 Star	6 Star
Airborne sound insulation for walls and floors						
Between separate tenancies	$D_{nT,w} + C_{tr} \geq$	35	40	45	50	55
Between a lobby/corridor & bedroom	$D_{nT,w} + C_{tr} \geq$	30	40	40	45	50
Between a lobby/corridor & living area	$D_{nT,w} + C_{tr} \geq$	25	40	40	40	45
Doors						
Corridor/foyer to living space	$D_{nT,w} \geq$	20	25	30	35	40
Impact isolation of floors						
Between tenancies	$L_{nT,w} \leq$	65	55	50	45	40
Between tenancies & all other spaces	$L_{nT,w} \leq$	65	55	50	45	40
Impact isolation of walls						
Between tenancies	Wall incorporating a discontinuity no less than 20mm in width	No	Yes	Yes	Yes	Yes
Between tenancies & common areas		No	No	No	Yes	Yes

Notes: Measurements shall be carried out in accordance with ISO140-4 and rated in accordance with ISO717-1.
The nominated DnTw + Ctr values are considered as minimums and there is no site tolerance applicable.
Floor impact transmission is measured in accordance with ISO140-7 and rated in accordance with ISO717-2.

D.3 Noise from common areas and tenancies

Where there is chance that use of common areas and commercial tenancies may affect amenity, inclusion of a Body Corporate clause that limits usage to times between 7am and 10pm, 7 days a week is typically found to be satisfactory; accompanied by signage setting out expected behaviour as appropriate.

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D.4 Noise between car park and dwellings

The following guidance is provided, regarding noise between car parks and adjacent dwellings:

- The floor slab separating the car-park entrance from habitable areas shall achieve a sound insulation performance of Rw 50 or greater
- In heavily trafficked areas, installation of speed humps, loose control/ expansion joint cover plates and other significant discontinuities shall be avoided
- Fixed structural slab joints shall be avoided near heavily trafficked areas

D.5 General recommendations for garage and loading dock doors

- Each garage door shall not emit noise greater than 55dB(A) Lmax at 3m (including motors). The supplier shall be required to confirm this rating before supply of such systems.
- All mechanical door mechanisms, including guides, tracks, motor and other mountings shall be isolated from walls and slab soffit of the building structure using restrained neoprene mountings with a captive steel insert.
- The drum (if fitted) and motor brackets shall be decoupled from wall/slab soffits using Embelton neoprene mounts type NRD or approved equivalent.
- The guide channel shall be decoupled from the wall using 10.5mm thick neoprene pad (Embelton Shearflex or approved equivalent) and fastened using bolt isolation washer-bushing.
- Neoprene mounts shall have a Durometer range 28-32 and rated tension deflection 3mm. Bonded assemblies without mechanical interlocks are not acceptable.

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D.6 General recommendations for garbage chutes

- Garbage chutes shall only be connected to the structure via shearflex pad or outrigger mounts incorporating Embelton NRD resilient elements at each slab/soffit. The outrigger mounts or shearflex pads shall be correctly specified for the installed weight of the chute as necessary to provide adequate attenuation of structure borne noise and vibration. There shall be no other connections between the garbage chute and adjoining construction (including where the chute passes through the slab/soffit).
- Other than via resilient mounts there shall be a clearance of not less than 20mm between the garbage chute and adjoining construction, including:
  - Where the chute passes through the slab/soffit
  - Between chute openings and the walls within which they are mounted (gaps around these openings shall be acoustically sealed as described per Part C - *Acoustic Sealing'*
- Steel garbage chutes shall be externally wrapped and sealed using 50mm thick Bradford® 'Supertel' (32kg/m3) glasswool insulation and 4kg/m2 loaded vinyl (Pyrotek® 'Wavebar') or 50mm thick Bradford® 'Fibertex' rockwool ductwrap with 4kg/m2 loaded vinyl or Pyrotek® 4525C. Overlap and tape all joints and gaps tight.
- Wastech® 'Smoothtubes' LLDPE plastic garbage chutes (or equivalent) do not require acoustic lagging.
- The deflector at the bottom of garbage chutes shall not be fixed to the chute or the structure of the building.
- For the purposes of minimising garbage chute deflector noise the following treatments shall be applied:
  - Install all brackets connecting the deflector to building structure using Mason® 'RBA', 'RCA' or 'RDA' neoprene mountings with captive steel inserts, correctly selected for weight of the deflector (http://www.masonaust.com.au/).
  - Isolate the deflector from the soffit using Mason® 'RBA', 'RCA' or 'RDA' neoprene mountings with captive steel inserts, correctly selected for weight of the deflector.
  - Refer to manufacturer for proper selection of element durometers for most efficient loading/isolation.
- All garbage chute doors shall be fitted with a soft closing mechanism.

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9 and 25-37 Victoria Street, Fitzroy (Wurundjeri Country)

Planning Permit Application

Prepared for 21 Victoria St Pty Ltd

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Tract
Wurundjeri Country
Level 6, 6 Riverside Quay, Southbank VIC 3006
(03) 9429 6133
www.tract.com.au

6 November 2025

Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

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ADVERTISED 27/01/2026

Our Country, 2022
88 x 119 cm Acrylic on canvas
Original artwork by
Alfred Carter
Gunaikurnai

Quality Assurance

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Planning Report
9 and 25-37 Victoria Street, Fitzroy (Wurundjeri Country)
Planning Permit Application

Project Number
324-0406-00

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	13/05/2025	Planning Report (Preliminary Lodgement)	HL	PL	JI
01	05/09/2025	Planning Report (Formal Lodgement)	HL	PL	JI
02	06/11/2025	Planning Report (RFI Response)	HL	PL	JI
03	21/11/2025	Planning Report (RFI2) Response	HL	PL	JI

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1 Introduction

1.1 Purpose

This report has been prepared by Tract Consultants Pty Ltd for 21 Victoria St Pty Ltd (the 'Applicant') to support a planning permit application to use and develop land for an Office and for the partial demolition of a heritage building and construction of a multi-storey mixed-use apartment development, with an associated reduction in car parking at 25-37 Victoria Street, Fitzroy, and the construction of a townhouse development on part of the land at 9 Victoria Street, Fitzroy, pursuant to Clause 53.23 – *Significant Residential Development with Affordable Housing*.

The Sites represent an excellent opportunity to provide a diversity of high-quality dwellings that will contribute to urban consolidation strategies within the City of Yarra, whilst responding sensitively and respectfully to the valued heritage character of the Victoria Street precinct. It is well-located in the heart of Fitzroy, in close proximity to the existing services and amenities of the Johnston Street and Brunswick Street Activity Centres, public transport and cycling links, restaurants, shops, entertainment, and parks.

The Applicant has assembled an experienced project team and engaged in extensive pre-application engagement with both Council and the Department of Transport and Planning's (DTP) Development Facilitations Program (DFP) and is proud to have developed a proposal which is able to achieve a suite of positive social, environmental and built form outcomes for the Sites.

These include retention and restoration of heritage fabric and the subsequent benefits in leveraging embodied carbon for the adaptive reuse of these buildings in Yarra; extensive design workshopping to derive a sensitive contextual response which achieves the relevant objectives under current and future proposed planning controls for the Site; a highly resolved architecture response that will be a welcome addition to an established and vibrant mixed use and residential neighbourhood; and provision of a diversity of housing supply in a prime location, including a cash contribution of 3% of the estimated development cost (i.e. $1,594,950, based on the current estimated development cost of $53.165M – refer to the QS report for details) to support the funding of additional affordable housing by the State Government.

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1.2 Overview

Key elements of the apartment proposal include:

- Multi-storey mid-rise development (between 9 and 12 storeys on account of the variances in internal floor levels).
- 57 dwellings comprised of 4 x 1 bedroom, 18 x 2 bedroom, and 35 x 3 bedroom apartments in a variety of spacious, high amenity typologies.
- 255sqm ground floor commercial Office tenancy fronting Victoria Street.
- 74 car parking spaces across two basement levels.
- 57 bicycle spaces

Key elements of the townhouse proposal include:

- 3 x four-storey, two-bedroom townhouse dwellings, each with one bathroom and additional toilet on the rooftop terrace.
- One (1) car parking space per dwelling provided in an undercover carport accessed via the western laneway.
- Open air terrace on the fourth floor of each dwelling.

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Figure 1 - Artist illustration of proposed townhouse and apartment developments (DKO)

1.3 Planning Permit Triggers

A planning permit is triggered under the following provisions of the *Yarra Planning Scheme:*

- Clause 32.04-2 (Mixed Use Zone): to use land for Office (other than a Medical centre) where the leasable floor area exceeds 250sqm.
- Clause 32.04-7 (Mixed Use Zone): to construct two or more dwellings on a lot.
- Clause 32.04-10 (Mixed Use Zone): to construct a building for a Section 2 use (Office)
- Clause 43.01-1 (Heritage Overlay): to demolish or remove a building, to construct a building or construct or carry out works, and to externally alter a building in any way.
- Clause 52.06-3 (Car parking): to reduce the car parking requirement.

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1.4 Background

1.4.1 Pre-Application Meetings with Council

The following section details the applicant's pre-application engagement with Council on the project to date.

Pre-application meeting with Council Planning Officers at Yarra City Council – 18 July 2024

- The project team presented a mixed-use development scheme comprising the retention of the existing building facades along Victoria Street with an upper level component set back 6m from Victoria Street. The building had a maximum height of 30.65m.
- Council's preliminary feedback in the meeting (noting that this was not provided in writing) is summarised below:
  - Council described the proposal as considerate of the restraints affecting the Site and the design principles as being sound.
  - The retention of the 3D heritage façade and rooftop returns was considered positive.

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- Council was generally comfortable in principle with the building height in the western portion of the Site but considered that the eastern portion may need further analysis in light of the lower street wall height and increased visibility.
- Council was open to the building overshadowing the kerb outstands.
- The proposal should consider acoustic implications due to the live music venue to the north.

Pre-application meeting with Council Planning and Heritage Officers at Yarra City Council – 10 February 2025 (Heritage)

Following further research undertaken by Bryce Raworth into the heritage value of the existing buildings on the Site, a second pre-application meeting was held on 10 February 2025 between Tract and Council.

Following the meeting, Council provided the below written advice (13 February 2025):

- *The recess in the building is supported (subject to the return roof/parapet of the contributory building above being maintained, as the recess emphasises the missing heritage form).*
- *The street wall height is supported.*
- *As stated above, the eastern parapet of the contributory building should be retained (as per the western parapet).*
- *It was agreed that the middle building can be demolished.*
- *It was questioned whether the eastern portion of the building could be retained as it has value to the street; or failing that the new built form to be more solid as a reinterpretation of this 'industrial' style building. There were questions about whether the overall new form could be broken up further, and about setbacks of upper levels.*
- *Given basic information on proposal, further details would be required before additional comments provided.*

1.4.2 Pre-Application Meeting with the Development Facilitation Program (25 March 2025)

A pre-application meeting was held with Sheridan Hurley and Lucy Lane from the Department of Transport and Planning on 25 March 2025.

DTP was generally supportive of the application and willing to accept it through the DFP pathway. DTP advised that at the pre-application stage, there were no concerns or issued to be raised from a planning perspective and generally commended the high level of consideration to key planning matters that the project team had prepared up-front.

Comments from the DTP urban design team were subsequently circulated on 8 April 2025:

- *Noteworthy qualities of the proposal include:*
  - *Celebrating heritage with respectful built-form separation, appropriate and sensitive articulation, rhythm, and datum to the 'new' that respects and complements the 'old'.*
  - *Activated ground floor with residential access directly from the primary street.*
  - *Varied residential tenancy mix and offering.*
  - *A balanced distribution of materials ranging between solidity and glazing across the proposal.*
  - *Conscious design articulation applied to future potential blank party walls.*

A number of minor recommendations were provided for design consideration and these are responded to in the table below.

Design recommendation	Response
Regarding podium street wall interface and articulation, consider slightly recessing the glazed facades of the new building facing Victoria Street. This will allow for balconies in	The Victoria Street façade is designed with recesses to the glazed facades and slight protrusions of the

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the foreground, and glazed windows in the rear to provide a richer granularity to this interface.	masonry / column elements to provide granularity to this interface.
In terms of the subterranean and loft apartments, this diverse residential typology is welcomed. Although we note that the mezzanine level is proposed at a 2.3m floor-to-ceiling height. Referencing Part 3.8.3 Rooms Heights in the National Construction Code (NCC), the specific ceiling height for mezzanine is not explicitly detailed. However, the minimum floor-to-ceiling height for habitable rooms is 2.4m. Could you provide clarity on these spaces in the proposal? We would recommend the 2.4m minimum.	Subterranean apartments are no longer proposed. All habitable rooms, including rooms mezzanine levels and lofts, have been designed with a minimum floor-to-ceiling height of 2.4m.
Furthermore, referencing the sections provided on pages 75,76 and 77, DFP Presentation, we query the ground floor unit interfaces to the laneway of these products, in relation to the floor plans provided on pages 63 and 64. The sections show the built form interfaces against the boundary, whereas the plans show landscaping buffers and outdoor balconies. Could you clarify the ground floor interface, and the privacy mechanisms applied? See the attached revision cloud mark-up for ease of reference. Consider providing an illustrative render of the rear of the building interface facing the laneway.	The ground floor unit interfacing the rear laneway are proposed to be accessed via a shared central entrance along the rear boundary. Given the slope of the land, the FFL of the ground floor of these units will be approximately 800mm above natural ground level, which will provide a level of privacy at this interface. Further, a row of planters are proposed along this interface which will allow for landscaping screening to balance privacy whilst allowing light and outlook to be accessed by residents.
A minor design detail to consider is the landing space upon entry into the loft apartments. Consider marginally extending these floor areas further away from the door before reaching the staircase, ensuring this is a satisfactory and safe trafficable area.	The loft apartments are designed with spacious and practical landing areas upon entry, including provision for storage.
We note the bicycle storage is quite small to service all apartments. Since the location is shared with services and storage, consider including two-tiered racks to accommodate more bicycles.	Bicycle storage provision exceeds the statutory requirements and is provided in a variety of locations throughout the development. A mix of at-ground and vertical two-tiered racks are proposed.

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1.4.3 Preliminary Lodgement and Assessment of Application

A preliminary planning application package was submitted to DTP on 13 May 2025 which has since been referred internally to DTP's Transport department, as well as externally with Council's Planning department.

This updated planning report and supporting application material has had regard to the correspondence and comments received from DTP/DFP and Council during the preliminary review process, including:

- Further information requested within DTP's eligibility letter dated 25 August 2025
- Preliminary assessment comments from the City of Yarra, dated 10 July 2025
- Pre-application comments from the Head, Transport for Victoria, dated 27 June 2025

Please refer to the supporting cover letter that accompanies this submission for a summary response to each of these comments above.

1.4.4 DFP Eligibility

The proposed development meets the eligibility requirements for assessment by the Development Facilitations Program under Category 1 of Clause 53.23-1 as follows.

Category	Eligibility Requirements	Response
Category 1	The estimated cost of the development of land as specified in the quantity surveyor report required under clause 53.23-3 must be at least $50 million if any part of the land is in metropolitan Melbourne.	The proposal is estimated to cost approximately $53,165,000. Refer to submitted QS Report prepared by Berkowitz & Associates for further details.
	At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.	The mechanism to capture this financial contribution will be stipulated by a condition on permit. The Applicant will provide a cash contribution of 3% of the estimated development cost to support the funding of additional affordable housing by the State Government.
	Must have written advice from the Chief Executive Officer, Invest Victoria confirming the likely financial feasibility of the proposal.	Refer to the supporting letter prepared by Invest Victoria dated 14 August 2025.

1.5 Report Structure

This report details the Site and its surrounding context (Chapter 2), describes the proposal (Chapter 3), identifies the relevant planning policy and provisions (Chapter 4), and assesses the proposal against these (Chapter 5), before concluding (Chapter 6).

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2 Site & Surrounds

This application comprises land at 25-37 Victoria Street, Fitzroy (Apartment Site) and part of the land at 9 Victoria Street, Fitzroy (Townhouse Site).

The Sites are detailed below.

2.1 25-37 Victoria Street, Fitzroy (Apartment Site)

2.1.1 Site Details

The proposed apartment development is located at 25-37 Victoria Street, Fitzroy.

The Apartment Site comprises an area of approximately 1505sqm, with a primary frontage to Victoria Street of approximately 55m and a depth of approximately 27m.

The Apartment Site is currently occupied by a part three-storey, part two-storey building (built to all boundaries) historically known as the Acme Shirt Factory, which is identified under the Heritage Overlay Schedule 334 (HO334) as having Contributory heritage values.

A heritage review by Bryce Raworth of the existing building has found that the built form comprises three key areas with different relative heritage values – the 1889 factory (highest heritage value), the intermediate 1900s-1970s building (less heritage value) and the eastern 1938 building (least heritage value).

The Apartment Site has most recently been used as an Education centre by the Southern School of Natural Therapies. It is understood that the car spaces currently located at the Townhouse Site were used by staff and operations of the Apartment Site (i.e. recently by the Southern School of Natural Therapies).

Refer to Section 3 for a further discussion of the heritage considerations of the Apartment Site.



Figure 2 - View of Site frontage from Victoria Street (Google Streetview, captured December 2018).

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Figure 3 - Aerial image (OneMap, April 2025).



Figure 4 - Extracted images from the Heritage Impact Statement prepared by Bryce Raworth showing periods of construction for parts of the existing building.

2.1.2 Title Particulars

The Apartment Site is formally identified as Lot 2 on Plan of Subdivision 341022M.

The Apartment Site is subject to a caveat (AY874530M).

There are no other relevant easements, encumbrances or notices that affect the title documents for the Apartment Site.

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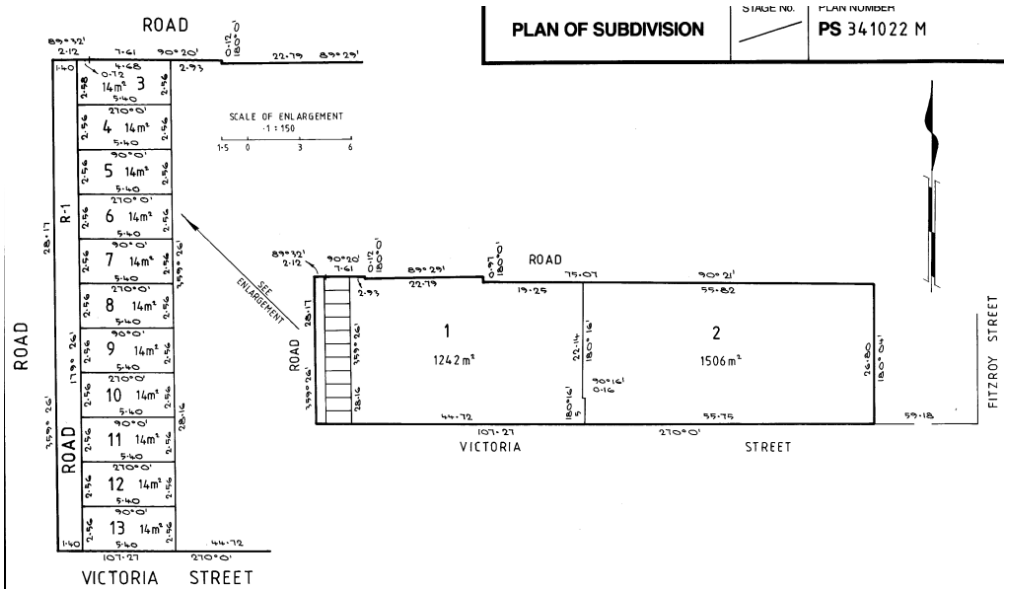

Figure 5 - Extract of Plan of Subdivision 341022M.

2.1.3 Site Interfaces

The Apartment Site has the following key interfaces:

- South – Victoria Street, a part 20m, part 24m wide road reserve with 90 degree car parking, street trees, and footpaths on both sides of the street and kerb outstands on the southern side of the street. On the opposite side of Victoria Street to the south is 30 Victoria Street, which comprises a number of apartment and townhouse dwellings. Further to the east is a row of single and double storey dwellings between 36 and 42 Victoria Street which are each identified as being of 'Contributory' heritage value.
- East – 59 Victoria Street, a part single part double storey warehouse and office building built to the boundary on all sides with a sawtooth roof profile. The two-storey form at the Site's eastern elevation is visible over the single-storey wall immediately adjacent at 59 Victoria Street.
- West – 9 Victoria Street, a part two, part three storey building with a retained heritage façade built to the boundary. This building has been adaptively reused for apartments and is built to the boundary along the western boundary of the Apartment Site. The converted apartments have north and south facing open balconies on the third floor with a boundary wall interface where shared with the Apartment Site.
- North – Unnamed service laneway, variable 5-6m in width, which runs from Fitzroy Street to a T-intersection of another laneway running north-south connecting Johnston Street and Victoria Street. The laneway is lined by single, double and three-storey streetwalls built to the boundary and provides vehicular access to properties fronting Victoria Street and Johnston Street. Directly opposite the rear laneway from the Site are properties between 36 and 60 Johnston Street which generally comprise double-storey terrace shops with no sensitive interfaces.

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Figure 6 – L-R: View east along Victoria Street and birds-eye perspective view of the boundary wall interface with the POS at 9 Victoria Street.



Figure 7 - View west along Victoria Street.

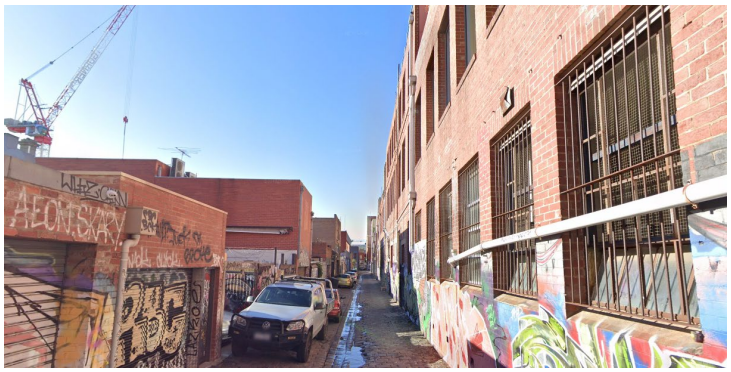

Figure 8 - View east along rear laneway.

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2.2 Part of 9 Victoria Street, Fitzroy (Townhouse Site)

2.2.1 Site Details

The proposed townhouse development is located on the western side of 9 Victoria Street, Fitzroy.

The Townhouse Site comprises an area of approximately 111sqm, with a southern frontage to Victoria Street of approximately 5.4m and a western frontage to an unnamed laneway that runs north-south to connect Victoria Street to Johnston Street of approximately 21m.

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The Townhouse Site is currently used for at-grade open air car parking spaces accessed via the unnamed laneway along the western boundary of 9 Victoria Street. It is noted that the eastern edge of this unnamed laneway as it interfaces with the Townhouse Site is comprised of Road R-1 on Plan of Subdivision 341022, which is 1.4m wide.

The car parking spaces are currently associated with the tenancy at 25-37 Victoria Street and the use of these lots for future car parking and/or any other purposes like waste storage or collection will not be required following cessation of the existing use at 25-37 Victoria Street and the ultimate redevelopment proposed as part of this application.

The balance of the eastern portion of the land at 9 Victoria Street is occupied by a mixed-use residential complex with car parking access via a ramp that abuts the eastern boundary of the Townhouse Site.

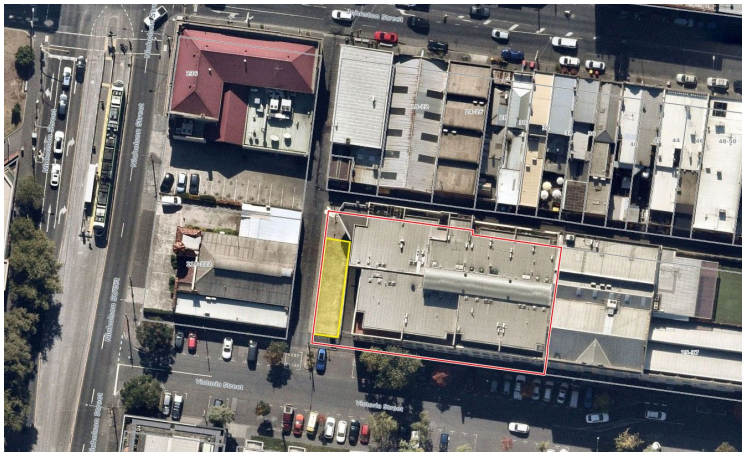

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Figure 9 - Markup of Townhouse Site in yellow on the western side of 9 Victoria Street (OneMap, May 2025).



Figure 10 - View north towards the Townhouse Site from Victoria Street (Google Streetview, captured Dec 2018).

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2.2.2 Title Particulars

The Townhouse Site is formally identified as Lots 6 to 13 on Plan of Subdivision 341022M.

The relevant certificates of titles for these lots do not identify any relevant easements, encumbrances or notices.

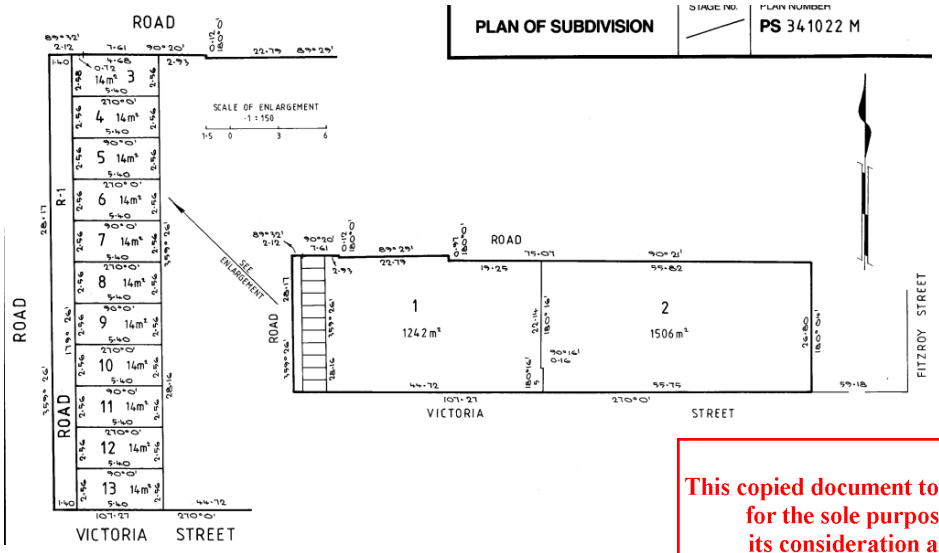

Figure 11 - Extract of Plan of Subdivision 341022M.

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2.2.3 Site Interfaces

The Townhouse Site has the following key interfaces:

- South – Victoria Street, a part 20m, part 24m wide road reserve with 90 degree car parking, street trees and footpaths on both sides of the street. On the opposite side of Victoria Street to the south is 30 Victoria Street, which encompasses a number of apartment and townhouse dwellings, as well as a row of single and double storey dwellings between 36 and 42 Victoria Street which have a 'Contributory' heritage grading.
- East – the balance of 9 Victoria Street, a part two, part three storey building with a retained heritage façade built to the boundary. The eastern site boundary abuts a ramp that provides car parking access to 9 Victoria Street. A cantilevered form above the car parking ramp includes a window close to the boundary. From reviews of floor plans available online, it is understood that this is a secondary window to a second floor habitable room, with daylight and outlook achieved through the north-facing aspect of the room's primary window. There is also a balcony/terrace area on the third floor at the southwestern corner of 9 Victoria Street which interfaces the Townhouse Site.
- West – Road R-1 on the same Plan of Subdivision 341022, a 1.4m wide road reserve which effectively forms the eastern edge of the 6m unnamed laneway to the west that runs north-south from Johnston Street to Victoria Street. Directly opposite the western laneway is 218-222 Nicholson Street, an art-deco style building currently used as a showroom and warehouse for commercial and bespoke kitchen equipment. The rear of 218-222 Nicholson Street as it interfaces the laneway comprises two obscured windows and a roller door for loading and vehicle access.
- North – the northern balance of 9 Victoria Street, which comprises lots 3 to 5 of Plan of Subdivision 341022 and which will continue to be used for access to service and storage areas at the ground floor and vehicular circulation in the airspace above associated with the development at 9 Victoria Street.

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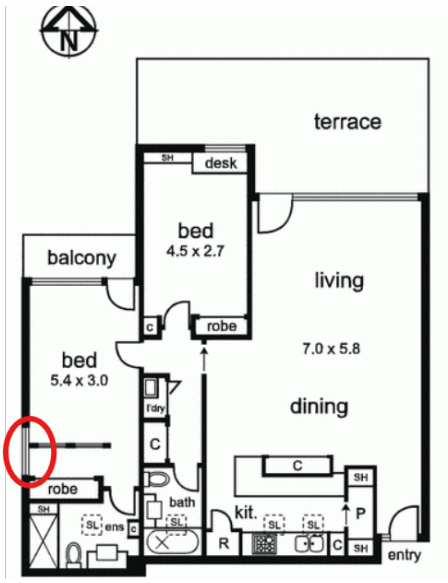

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Figure 12 - Extract of floorplan for Unit 11/19 Victoria Street (otherwise known as 9 Victoria Street) as available on Realestate.com.au



Figure 13 - View looking south towards the Site along the abutting laneway.

2.3 Site Context and Surrounding Character

The Sites are located within the Johnston Street Neighbourhood Activity Centre in close proximity to the Brunswick Street Major Activity Centre. The Sites benefits from outstanding access to local services and employment opportunities, public open spaces, as well as to a range of public transport modes.

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The Sites' immediate surrounds are characterised by the remnant industrial and warehouse heritage fabric along the northern side of Victoria Street interspersed with more contemporary infill and adaptive reuse development, and traditional low-scale residential development on the southern side of Victoria Street.

The Built Form Framework identifies the Site as being within the Victoria Street (V1) sub-precinct:

> *The subprecinct comprising properties which front the northern side of Victoria Street, between Nicholson Street and Smith Street. It comprises predominantly larger, former factory buildings of varied streetwall heights. The width and profile of Victoria Street also changes from east to west, whereby it comprises a 20m width towards the east and increases to 24m towards the west. Along the southern side of the street (outside the precinct) are residential properties.*

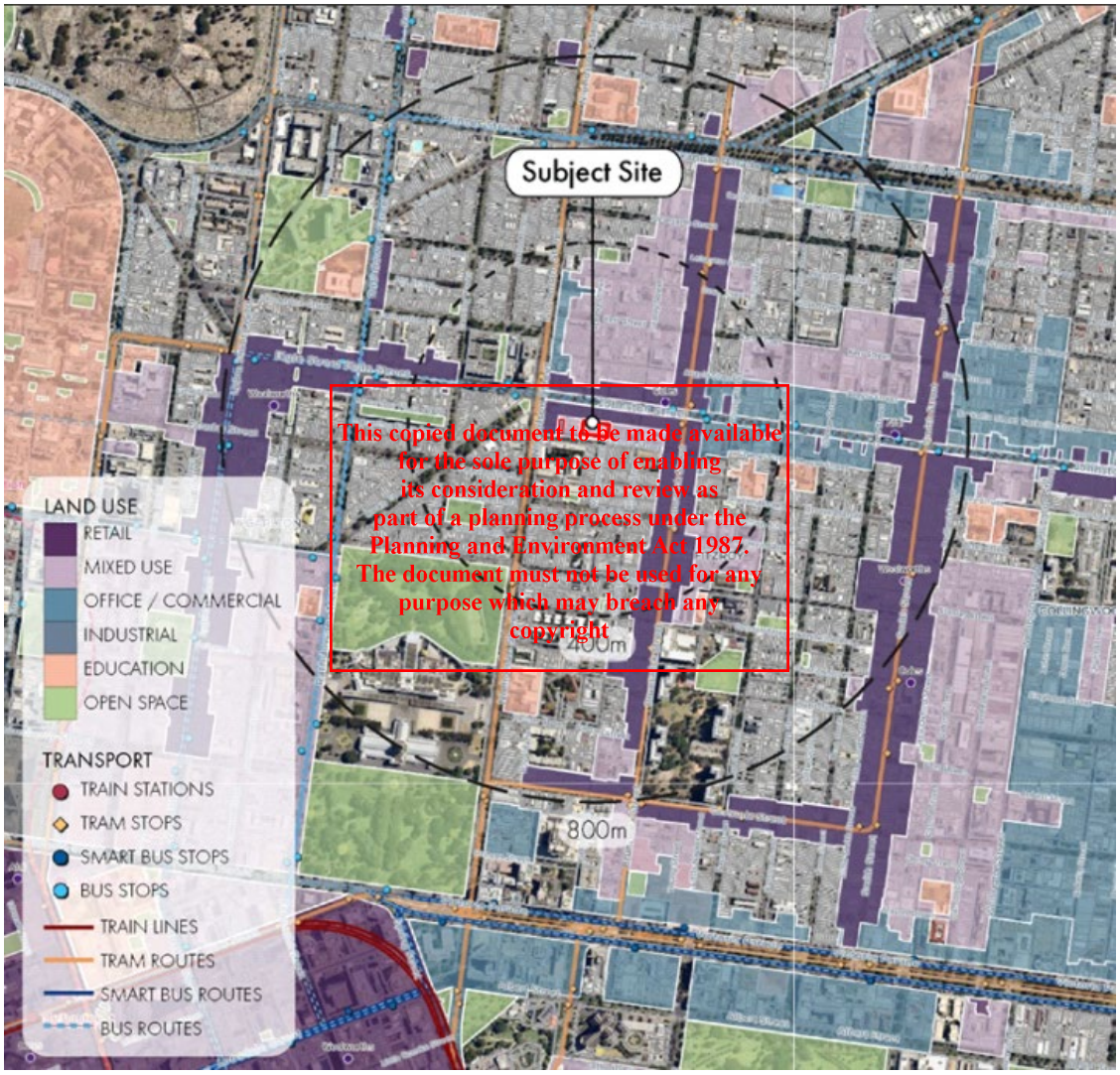

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Figure 14 - Context Plan (OneMap)

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2.3.1 Surrounding Development Activity and Emerging Built Form Character

There are a number of existing and future approved developments surrounding the Site which evidence an emerging mid-rise built form character around Fitzroy.

This includes a mix of adaptive reuse of heritage buildings, such as at 57-61 Johnston Street and 101 Victoria Street, as well as contemporary additions to the streetscape, such as at 340 Fitzroy Street and 8 Elgin Street.

The emerging built form character is generally described as having strong podium presentation to the street with buildings built to boundary, well articulated and textured materiality and diversity of solid-to-void ratios, and clear demarcation of between heritage fabric ends and contemporary additions.

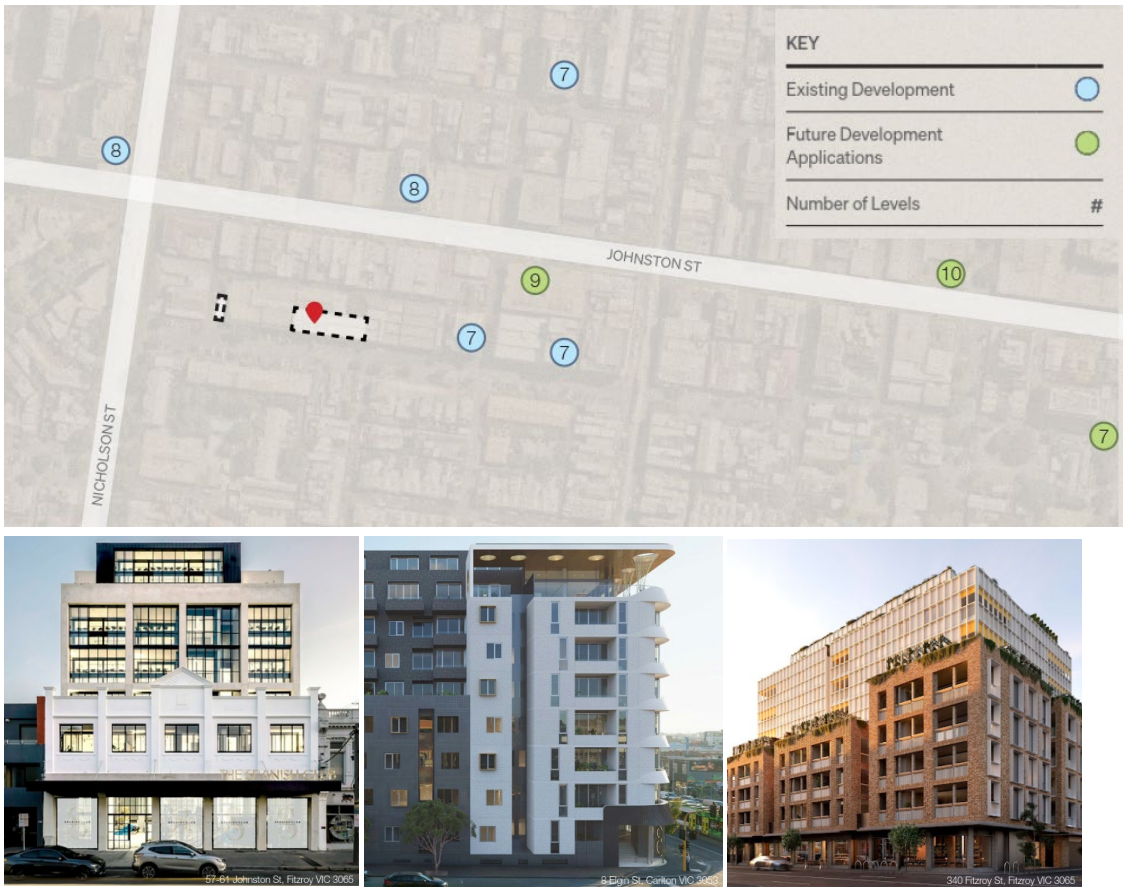

Figure 15 - Extracts from the Urban Context Report (DKO).

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3 Proposal

This section should be read in conjunction with the Architectural Plans (Rev B, September 2025) and Urban Context Report (September 2025) prepared by DKO Architects.

In summary, the proposal seeks to construct a multi-storey Apartment Development comprising 57 dwellings with 255sqm of Office uses on the ground floor and a Townhouse Development comprising three (3) four-storey two-bedroom dwellings.

A cash contribution of 3% of the estimated development cost is also proposed to support the future delivery of additional affordable housing by the State Government in accordance with the application criteria under the Clause 53.23 (Significant Residential Development with Affordable Housing) approvals pathway. Given the estimated development cost of $53.165M, the affordable housing contribution of 3% would be $1,594,950. Refer to the QS Report for details.

3.1 Apartment Development

3.1.1 Overview

The proposed development has been informed by a comprehensive analysis of the Site and its surrounds, including onsite and surrounding heritage values, as well as its location within the Mixed Use Zone and the eclectic diversity of industrial, commercial and residential land uses and built form along Victoria Street. The proposal exhibits a sophisticated architectural response by DKO Architects that sensitively retains and restores the1880s heritage fabric on the Apartment Site and incorporates new additions which read as distinctly contemporary without detracting from the overall heritage significance of the Site.

The proposed massing arrangement has been designed to deliver a mid-rise building that echoes the robust geometries of the ex-industrial and warehouse fabric along Victoria Street, with domestic architectural detailing drawn from detailed analysis of the nearby terraces. Future constructability is a core component to ensure that the project is shovel-ready upon planning approval through up-front consideration of structural efficiency and durable materiality.

Floor layouts have been designed to be flexible and adaptable, incorporating open floor plans and easily reconfigurable spaces to support diverse occupant needs. This will help to ensure residents can age in place as required and to ensure apartment living can be sustainable for families and older residents in the long term. Consideration of solar access and orientation to maximise thermal performance and increase internal amenity for residents has also been embedded early within the building design.

Key elements of the proposal include:

- Multi-storey mid-rise development (Maximum 10 storeys, excluding loft mezzanines).
- 57 dwellings comprised of 4 x 1 bedroom, 18 x 2 bedroom, 29 x 3 bedroom, and 6 x 4 bedroom apartments.
- Cash contribution for affordable housing of 3% of the development cost.
- 255sqm ground floor commercial Office tenancy fronting Victoria Street.
- 74 car parking spaces across two basement levels.
- 59 bicycle spaces, including two spaces for the Office use.

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Figure 16 - Extract from Urban Context Report (DKO).

3.1.2 Built Form

Design response

The design response has been guided by seven key principles drawn from rigorous contextual analysis and DKO's skill and expertise in delivering sustainable medium-density apartment developments of high architectural quality. The project seeks to celebrate and restore the original heritage building and to preserve its prominence within the Site. New building fabric has been designed to complement the retained building fabric, with material, forms and landscaping echoing the heritage language to create a cohesive relationship between the old and the new. The proposed massing arrangements and internal layouts have been driven a focus on sheer forms set out within a consistent structural grid, creating a classical geometric order within a rhythmic façade language that maximises opportunities for generous, dual aspect apartments.

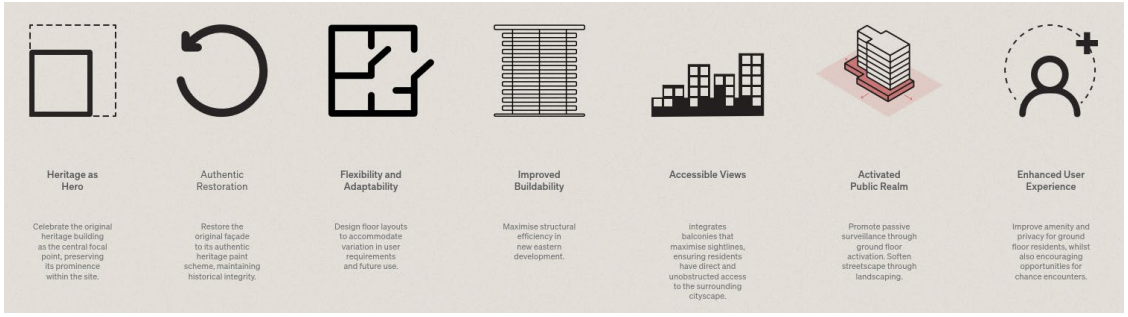

Figure 17 – Extract from Design Report - Key Principles (DKO)

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The following key moves have driven the massing arrangement:

- Retaining contributory building to west, preserving facade, return parapet and internal floor-ceiling proportions.
- Delivering a new street wall to align with the height of the existing heritage street wall parapet height and adjacent future street wall, contributing to a consistent street wall character along Victoria Street.
- Enhancing the visual prominence of the heritage building with building separation and a recessive point of entry, allowing for relief and visual connection to the return parapet.
- Emphasising the dimensionality of the heritage facade by protecting the sightline to the return parapet.
- Arranging upper-level elements to be clearly distinct from the street wall and setback to align with the relevant precinct character objections (1/3-2/3 visibility test and 1:1 street width/height relationship).

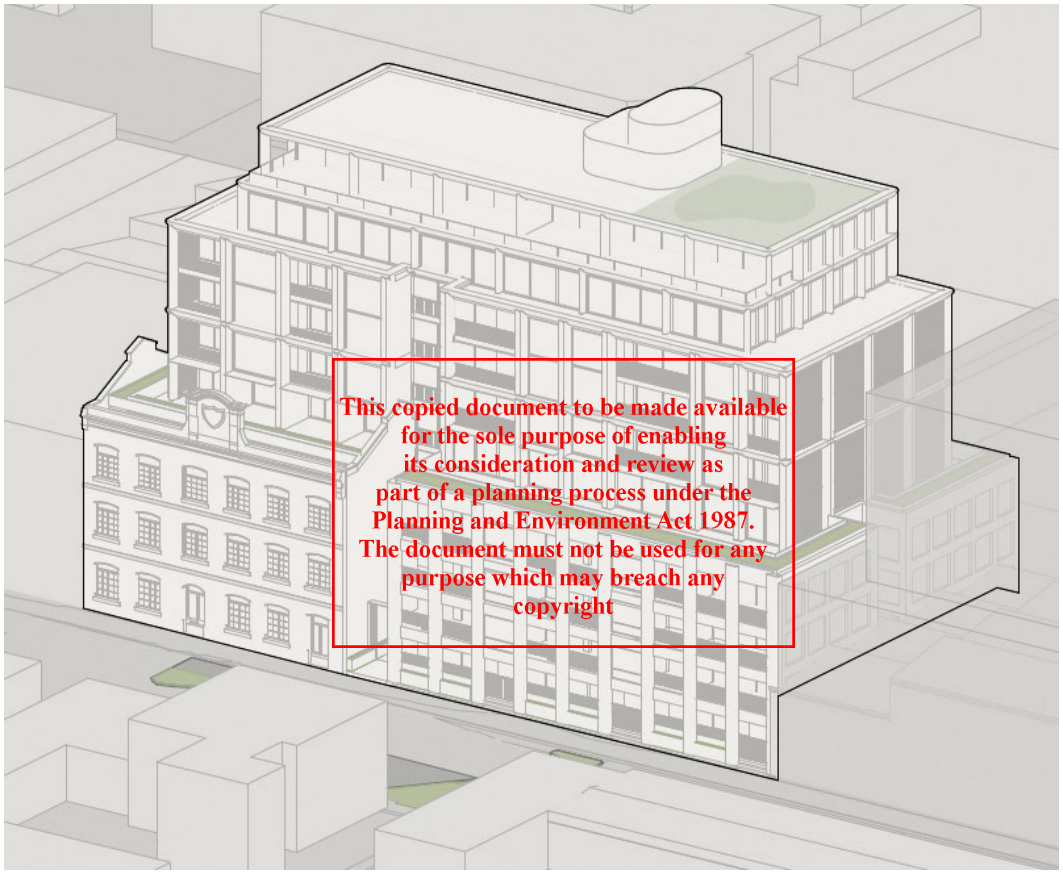

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Figure 18 - Extract Design Report - Design Response (DKO)

The architectural detailing and façade composition has been informed by a detailed analysis of the typical architectural elements of the warehouse and terrace typologies, resulting a robust podium treatment of thick-set expressed columns and slab edges within a grid framework and finer-grained upper levels within vertically articulated columns that echo the party wall treatment of attached terrace houses.

Ornamental balustrades, decorative soldier bond brickwork and curve column details subtly reflect and abstract the horizontal datums and patterns of articulation found in both heritage typologies, allowing the proposal to sit comfortably within its surrounds and form a cohesive and finely detailed part of the neighbourhood.

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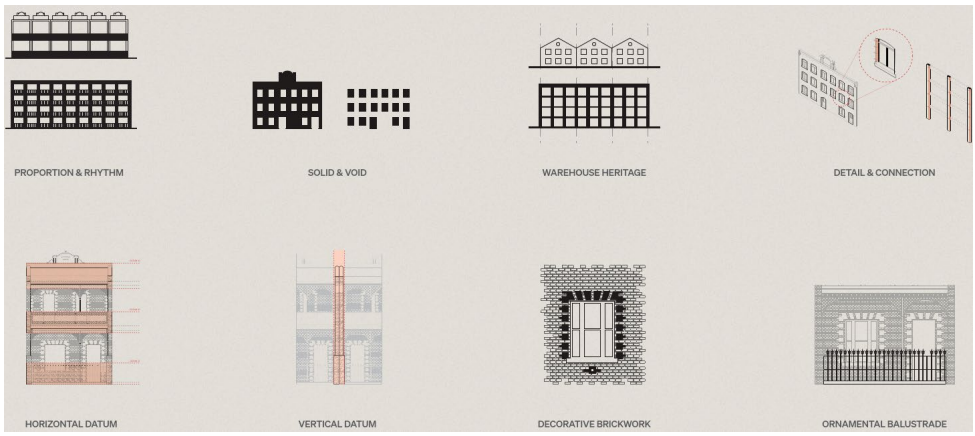

Figure 19 - Extract from Design Report (DKO).

Refer to the Design Report prepared by DKO for further details on the design response.

Materiality

The material palette is proposed to be comprised of contemporary, subdued and light coloured materials which complement the restored heritage façade. This includes white brick for the new façade podium on the eastern portion of the Site, light textured and untextured concrete finishes for upper storeys, vertical metal elements to provide articulation in the glazing, as well as a mix of clear and tinted glazing to balance visual outlook and privacy.

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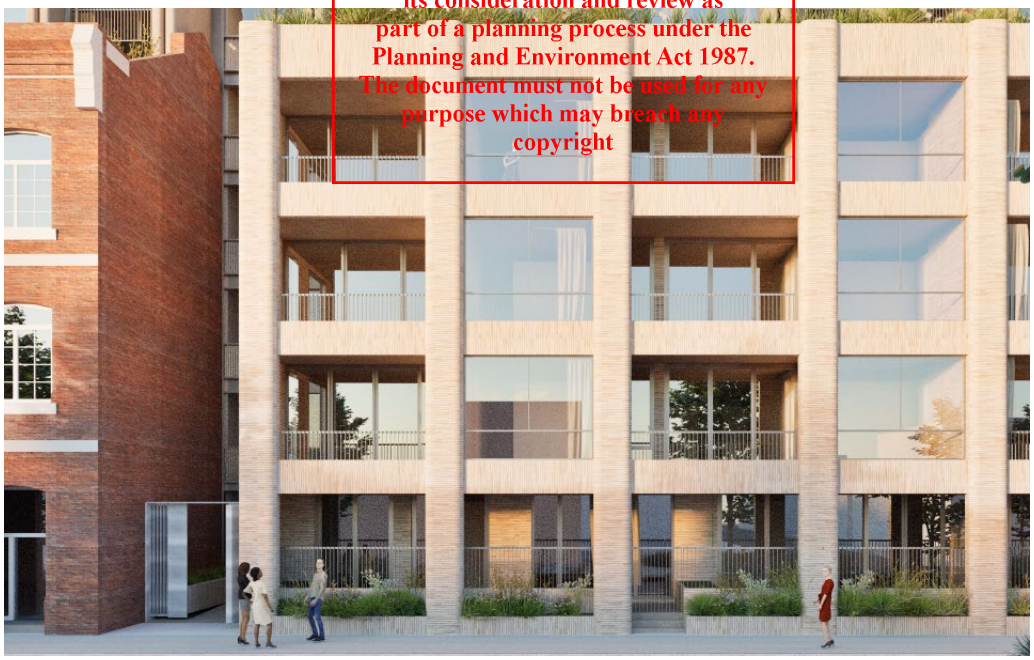

Figure 20 - Extract from UCR.



Figure 21 - Extract from UCR (DKO)

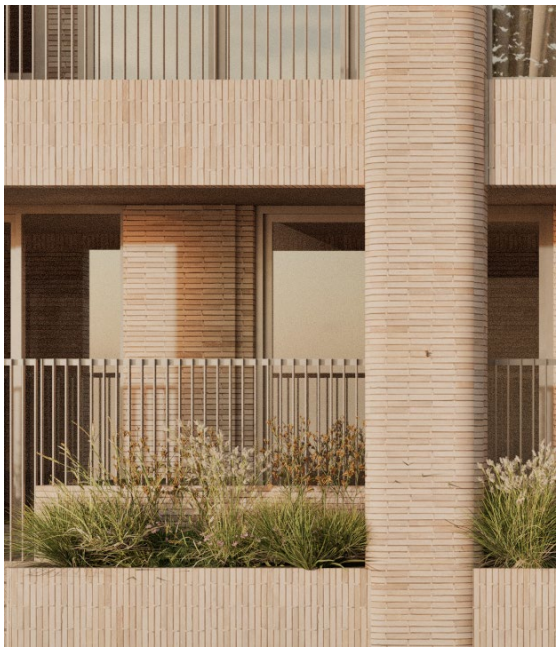



Figure 22 - Extrack Design Report - Detailed renders (DKO)

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Building heights, street wall heights, setbacks

A summary of the proposed building heights, street wall heights and setback (massing arrangements are provided in the table below.

Built form element	Proposal
Maximum building height	33.273m from natural ground level (maximum 10 storeys, excluding loft mezzanines).
Street wall height to Victoria Street	14.72m (effectively the height of the retained heritage street wall), which accommodates between 3 and 4 storeys along this frontage.
Street wall height to rear laneway	14.35m
Upper-level setback (Victoria Street)	Minimum 6m from Victoria Street boundary from Level 4 and above. This increases to 8m in the western part on Level 4 where the new development first rises above the retained heritage street wall to provide additional relief to the heritage fabric. At Level 8 the built form is set back a minimum of 9m, with a further set back of 3m from Victoria Street at Level 9 (resulting in a 12m setback).
Upper-level setback (rear laneway)	Upper level development above the rear street wall of 14.35m is setback 2.135m from the rear boundary (equivalent to 4.9m from the centre of the adjoining laneway), excluding column protrusions and planter box projections. The upper-level setback above the rear boundary wall is contained within one step.
Upper Level Side Setbacks (eastern and western)	Upper level development from Levels 4 to 7 is setback a minimum of 3m from the eastern and western common boundary. The setback increases at Levels 8 and 9 to a minimum of 5.6m from the eastern and western common boundary. The setback dimensions exclude column protrusions along the western and eastern interfaces which provide visual articulation and passive shading along the elevations. Obscure glazing is proposed to eastern and western glazing at levels 4 to 7 to mitigate potential overlooking between buildings.

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3.1.3 Internal Program

Basement 1 and 2

Basements 1 and 2 will provide 74 car parking spaces and 57 bicycle spaces for resident use, plus two bicycle spaces for commercial use. All car parking spaces will be EV ready and will be accessed via a ramp from the rear laneway. Both basements have provisions for external storage.

Bin storage areas and other building services like meters, 22kL rainwater tank and stormwater treatment areas are proposed to be located at Basement 1.

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Ground floor

The Ground floor comprises the main entrance from Victoria Street into the central resident lounge and semi-open communal areas. The communal amenity area is located between the two main lift lobbies which serve dwellings either on the west (behind the retained heritage façade) or east side (new addition) of the building.

Five dwellings are located on the ground floor. The ground floor behind the retained heritage wall will be utilised for an Office tenancy. The rear of the ground floor adjacent to the basement ramp is set aside of building services, including substation, fire pump and the like.

Levels 1 to 8

Each floor above ground level comprises a mix of one, two, three, and/or four-bedroom apartments.

Level 9

Level 9 is the penthouse floor, which comprises two large four-bedroom apartments.

Rooftop

The rooftop provides a communal health/wellness area of 99.5sqm that is proposed to be a relatively passive space for socialising and relaxation. The rooftop will also provide for cold plunge and sauna facilities. A row of planters is proposed to border the rooftop communal area.

3.1.4 Landscaping

This section should be read in conjunction with the Landscape Concept Plan prepared by Acre (September 2025).

The proposal has sought to incorporate planters and in-floor planting along the edges of the building to provide greening and a positive outlook for residents, as well as soften the built form presentation to the street.

A tree and fernery is proposed in the lightwell. The plant selection is based off hardy and easy-to-maintain species which are relatively compact and easy to grow in smaller containers and shallower soil depths.

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3.1.5 Environmentally Sustainable Design (ESD)

The proposal is supported by a Sustainability Management Plan (SMP) prepared by Hexicon (September 2025)..

The SMP commits to the following ESD features (amongst others):

- Separate water and electricity metering facilities provided for individual apartments
- 22,000L rainwater tank provided in the basement to be used for toilet flushing throughout the building.
- Water efficient fixtures and fittings, including 4 Star WELS rated showerhead and toilets, 6 Star WELS rated kitchen and bathroom taps.
- 7 Star minimum NatHERS rating will be achieved for each apartment with an average NatHERS rating of at least 8.2 Stars.
- 28kW Solar PV system provided on the rooftop.

3.1.6 Parking, Traffic and Waste Management

The proposal is supported by a Traffic Impact Assessment (September 2025) and Waste Management Plan (May 2025) prepared by Colliers.

The proposal provides for 74 residential car spaces across two basement levels, which will be accessed via a basement ramp from the rear laneway to the north of the Site. No commercial or visitor car spaces are proposed.

The proposal provides for 57 residential and 2 commercial bicycle spaces across the basement levels. The proposal will also benefit from 12 existing bike spaces currently located along the Victoria Street footpath.

All waste will be separated into general, recycling, glass and FOGO streams and stored within dedicated waste storage areas in Basement 1. All waste will be collected via private contractors.

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3.2 Townhouse Development

3.2.1 Overview

Key elements of the proposal include:

- 3 x four-storey, two-bedroom townhouse dwellings.
- One (1) car parking space per dwelling provided in an undercover carport accessed via the western laneway.
- Open air terrace on the rooftop level of each dwelling.



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Figure 23 - Extract from UCR.

3.2.2 Built Form

Design Response

The townhouse proposal has adopted a first-principles site-specific design response to a relatively constrained parcel of land, with its narrow street frontage and unique side and rear interfaces against an existing laneway, car parking ramp and car spaces. As a result, DKO has designed a minimalist, slender and efficient built form built to the site boundaries to maximise site coverage and opportunities for improved internal amenity, whilst also complementing the existing streetscape character of buildings with zero setbacks and robust industrial heritage.

The dwellings generally present as three-storeys to Victoria Street, rising up to four-storeys on the eastern end of the Site as it interfaces with the adjoining property at 9 Victoria Street. This fourth storey is largely glazed to reduce its visual impact and present a lighter built form to the street.

Materiality

The material palette is residential in nature, comprised of masonry, concrete and metal elements with warm tones which complement the surrounding historic residential areas of Fitzroy. This includes red brick which wraps around the ground floor of the Site, and metal cladding in a warm tint on upper levels. To acknowledge the relationship of the townhouse development with the apartment development, the champagne-tinted metal elements are also proposed for the townhouses to provide articulation to the façade, as well as perforated warm-tinted metal screens to balance privacy and internal amenity.

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Figure 24 - Extract from UCR.

Building heights, street wall heights, setbacks

A summary of the proposed building height, street wall height and setback is provided in the table below.

Built form element	Proposal
Maximum building height	12.58m (4 storeys)
Street wall to Victoria Street	Part 12.58m (4 storeys), part 9.98m (3 storeys).
Street wall to side (west) laneway	9.98m (3 storeys)
Upper Level Setback	Consistent circa 3.2m setback from western laneway at the fourth storey. The rooftop terrace screens between dwellings are angled along this setback which takes cues from the surrounding pitched roofs of the surrounding Fitzroy residential neighbourhood.
Other boundary conditions	East – eastern elevation wall built on boundary. No windows or openings are proposed along this elevation. North – part 12.58m (4 storeys), part 9.98m (3 storeys) boundary wall.

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3.2.3 Internal Program

Ground

The ground floor will comprise an open car port each with space to store waste bins, a 2kL rainwater tank and one bicycle. The car port is adjacent to the front entrance of each dwelling, which will provide a study/office area on the ground floor.

Level 1

Each dwelling provides two bedrooms with a western outlook and a bathroom on Level1.

Level 2

Each dwelling provides an open plan living, dining and kitchen area on Level 2.

Rooftop terrace

Each dwelling provides an open terrace area with provisions for an undercover BBQ and clothesline, and separate toilet.

The roof of the undercover area provides space for the installation of a Solar PV system.

3.2.4 Environmentally Sustainable Design

The proposal is supported by a Sustainability Management Plan (SMP) prepared by Hexicon (September 2025)..

The SMP commits to the following ESD features (amongst others):

- Separate water and electricity metering facilities provided for individual dwellings.
- 2,000L rainwater tank provided in the carport for each dwelling for toilet flushing throughout the building (total 6,000L for the townhouse development).
- Water efficient fixtures and fittings, including 4 Star WELS rated showerhead and toilets, 6 Star WELS rated kitchen and bathroom taps.
- 7 Star minimum NatHERS rating will be achieved for each dwelling, with a whole of home rating not less than 60/100.
- Provisional area for future solar panels on the rooftop of each dwelling.

3.2.5 Parking, Traffic and Waste Management

The proposal is supported by a Traffic Impact Assessment (September 2025) and Waste Management Plan (May 2025) prepared by Colliers..

The proposal provides for 3 residential car spaces (one per dwelling) which will be accessed at ground floor via the unnamed laneway running alongside the Site.

The proposal provides for 3 bicycle spaces (one per dwelling) in the car parking area, noting that the dwelling are sufficiently spacious to accommodate any additional bicycle storage as required.

All waste will be separated into general, recycling, glass and FOGO streams and stored within the respective carports of each dwelling, for collection by Council.

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4 Planning Provisions

The following provisions of the *Yarra Planning Scheme* are considered relevant to the Sites and the proposal.

4.1 Municipal Planning Strategy

4.1.1 Clause 02.03 – Strategic Directions

The following strategic directions are relevant to the proposal:

- Clause 02.03-1 (Settlement) – *'Plan and manage employment and residential opportunities to ensure they strengthen activity centres as primary locations for economic activity, housing, leisure and recreation, tourism, arts and culture.'*
- Clause 02.03-3 (Environmental risks and amenity) – *'Create a built environment that mitigates and adapts to climate change by:*
  - *Directing growth to activity centres, major employment precincts, and employment land that are close to public transport.*
  - *Promoting land use and development that support a shift to sustainable modes of transport - walking, cycling and public transport.*
  - *Supporting environmentally sustainable development.'*
- Clause 02.03-4 (Built environment and heritage) – *'Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings.'*
- Clause 02.03-5 (Housing) – *'Direct housing growth to appropriate locations including major regeneration areas (Alphington Paper Mill, the former Gasworks site in Fitzroy North and south-west Cremorne, south of Gough Street) as shown in clause 02.04 (Strategic Framework Plan), and areas within activity centres that have good access to public transport, jobs, open space and other services.'*
- Clause 02.03-6 (Economic development) – *'Ensure sensitive land uses (such as residential uses) are designed and located to minimise the potential conflict with existing surrounding employment uses (including existing retail, commercial, hospitality, night time economy, creative and cultural uses).'*
- Clause 02.03-7 (Transport) – *'Encourage developments to promote and prioritise sustainable transport modes.'*

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4.1.2 Clause 02.04 – Strategic Framework Plan

The Strategic Framework Plan identifies the Site as being within a Neighbourhood Activity Centre.

4.2 Planning Policy Framework

The provisions of the PPF that are most relevant to this proposal have been summarised below.

4.2.1 Clause 11 – Settlement

This clause recognises, inter alia, that *"planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure".*

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The Clause outlines a number of policies related to this clause, including:

- Clause 11.01-1S (Settlement) seeks '*to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*'
- Clause 11.03-1S (Activity centres and precincts) seeks '*to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport services.*'
- Clause 11.03-1L (Activity centres) which seeks to "*manage a sustainable network of activity centres that facilitate appropriate economic and housing growth and provide attractive places for social and community interaction*".

  The Site is identified within the 'Johnston Street (west of Smith Street)' neighbourhood activity centre in the Major and Neighbourhood Activity Centres in Fitzroy/Collingwood Plan in this clause, which seeks to (inter alia):
  - *'Retain the visual prominence of the Victorian and Edwardian heritage streetscape and street corner sites west of Brunswick Street, through appropriate upper level setbacks and mid-rise scale.'*

4.2.2 Clause 13 – Environmental Risks and Amenity

This clause recognises, inter alia, that "*planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach*".

This clause outlines the following relevant policy:

- Clause 13.07-1L-01 (Interfaces and amenity) which seeks:
  - *To protect the operation of business and industrial activities from new residential use and development.*
  - *To provide a reasonable level of amenity to new residential development within or adjacent to land in commercial and industrial zones.*
  - *To support the growth and operation of surrounding non-residential development and uses.*

  It outlines a number of relevant strategies including:
  - *Ensure new residential use and development includes design measures to minimise the impact of the normal operation of existing commercial, industrial and entertainment uses on the amenity of the dwelling, such as:*
    - *Locating noise-sensitive rooms (in particular, bedrooms) and private open space away from existing and potential noise sources, and where appropriate, incorporate other measures such as acoustic fencing, landscaping, acoustic glazing to balconies and windows and building setbacks.*
    - *Providing for air ventilation that avoids compromising acoustic amenity when windows are closed.*
  - *Incorporate measures to protect residents from unreasonable fumes or air emissions, light spillage, vibration and other likely disturbances from nearby business or industrial operations, including through appropriate orientation of windows, habitable rooms, balconies and ventilation systems.*
  - *Minimise the potential for overlooking from existing business or industrial premises into habitable room windows and private open space areas, through appropriate siting, setbacks, articulation, screening and landscaping.*

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4.2.3 Clause 15 – Built Environment and Heritage

Aims to "*ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context.*" The Clause outlines a number of policies related to this clause, including:

- Clause 15.01-1L (Urban Design) which outlines a number of strategies, the most relevant being:
  - *Minimise the potential for development, particularly taller buildings, to create adverse wind conditions in the public realm at street level through building siting and design.*
  - *Support development that provides weather protection of the public realm (including footpaths and plazas).*

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- *Ensure development provides a transition from any adjoining building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.*
- *Ensure development is sympathetic and respectful design response that does not dominate an adjoining heritage place.*
- *Ensure appropriate materials and finishes complement the area which do not detract from the fabric of the heritage place.*
- *Ensure development adopts a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.*

- Clause 15.01-2L (Building design) which outlines a number of strategies, with the most relevant being:
  - Building form
  - Building heights
  - Building setbacks
  - Internal amenity
  - Impact of development on adjoining properties
  - Landscaping
  - Pedestrian access
  - Frontages

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- Clause 15.01-2L-01 (Environmentally sustainable development) which seeks to "*achieve best practice in environmentally sustainable development from the design stage through to construction and operation*".
- Clause 15.01-2L-02 (Landmarks) which seeks to "*maintain the visual prominence of and protect primary views to Yarra's valued landmarks*".
- Clause 15.03-1L (Heritage) applies to land within a Heritage Overlay and seeks to, as relevant:
  - *To conserve and enhance Yarra's natural and cultural heritage.*
  - *To preserve the scale and pattern of streetscapes in heritage places.*
  - *To ensure the adaptation of heritage places is consistent with the principles of good conservation practices.*

4.2.4 Clause 16 – Housing

Provides that *"planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure"* and *"ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space"*.

The Clause outlines a number of policies related to this clause, including:

- Clause 16.01-1S (Housing supply) aims to *"facilitate well-located, integrated and diverse housing that meets community needs"*.
- Clause 16.01-1R (Housing supply – Metropolitan Melbourne) sets out strategies including to *'create development opportunities to meet housing targets population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are [in] established areas close to existing services, jobs and public transport.'*
- Clause 16.01-1L (Location of residential development) which seeks:
  - 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).
  - To maintain the character and scale of established residential areas.

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The 'Strategic housing framework plan – Fitzroy and Collingwood' identifies the Site as being within a 'moderate change area'.

- Clause 16.01-1L-01 (Housing diversity) seeks to '*support well designed apartment development in high and moderate change areas.*'
- Clause 16.01-2S (Housing affordability) which seeks to '*deliver affordable housing in areas with good access to opportunities and services.*'
- Clause 16.01-2L (Housing affordability) which seeks to "*facilitate the provision of affordable housing and social housing (public and affordable community housing), including new social housing and upgrades to existing social housing*".

4.2.5 Clause 17 – Economic Development

Identifies that *"planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity"*.

The Clause outlines a number of policies related to this clause, including:

- Clause 17.02-1S (Business) which aims to "*encourage development that meets the community's needs for retail, entertainment, office and other commercial services*".

4.2.6 Clause 18 – Transport

Provides that planning *"should ensure a safe, integrated and sustainable transport system that...provides access to social and economic opportunities to support individual and community wellbeing"*.

The Clause outlines a number of policies related to this clause, including:

- Clause 18.01-3L (Sustainable transport) which seeks to "*support a sustainable transport system that reduces the impact of private motor vehicle traffic and on-street parking*".
- Clause 18.02-4L-01 (Car parking) which seeks to "ensure car parking is supplied and managed consistent with promoting travel by sustainable modes".

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4.3 Zone

4.3.1 Clause 32.04 – Mixed Use Zone (MUZ)

The Sites are located in the MUZ which has the following purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

Pursuant to Clause 32.04-2, land used for a Dwelling (other than Bed and breakfast) is a Section 1 use and does not require a permit. Land used for an Office (other than Medical centre) is a Section 2 use and requires a permit if the leasable floor area exceeds 250sqm (if the leasable floor area does not exceed 250sqm it is deemed a Section 1 use).

Pursuant to Clause 32.04-7, a permit is required to construct two or more dwellings on a lot.

Pursuant to Clause 32.04-10, a permit is required to construct a building for a Section 2 use (Office).

Residential development of four storeys must meet the requirements of Clause 57.

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An apartment development of five or more storeys must meet the requirements of Clause 58.

The local Schedule to the Mixed Use Zone does not set out any maximum building height requirements.

4.4 Overlays

4.4.1 Clause 43.01 – Heritage Overlay, Schedule 334 (HO334)

The Sites are located in the Heritage Overlay which has the following purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building, to construct a building or construct or carry out works, and to externally alter a building in any way.

Schedule 334 relates to the 'South Fitzroy Precinct' which is aesthetically and historically significant to the City of Yarra.

The Site is included as a 'contributory' building within the HO334.

The Statement of Significant notes the following as relevant:

> *'An extraordinary amount of comparatively homogeneous nineteenth century building stock has survived in Fitzroy, as compared to either the City of Melbourne or neighbouring suburbs such as Collingwood or Richmond.*
>
> *[...]*
>
> - *The Heritage Overlay Area contains predominantly (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era dwellings;*
> - *Pitched gabled or hipped roofs, with many facade parapets;*
> - *One and two storey wall heights but with some isolated landmark 3-5 storey buildings;*
> - *Face brick (red, dichrome and polychrome), bluestone or stucco walls, some weatherboard;*
> - *Slate, corrugated iron roof cladding, some Marseilles pattern terra-cotta tiles;*
> - *[...]*
> - *Less than 40% of the street wall face comprised with openings such as windows and doors.'*

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4.4.2 Clause 45.03 – Environmental Audit Overlay (EAO)

The Sites are located in the EAO which has the following purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

Pursuant to Clause 45.03-1, before a sensitive use (including land used for Dwellings) commences or before the construction or carrying out of buildings and works in association with these uses commences:

- *A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use or the proposed use; or*

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- *An environmental audit statement under Part 8.3 of the Environment Protection Act 2017 must be issued stating that the land is suitable for the use or proposed use; or*
- *A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or*
- *A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.*

4.4.3 Clause 45.06 – Development Contributions Plan Overlay, Schedule 1 (DCPO1)

The Sites are located in the DCPO which has the following purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

Schedule 1 relates to the 'Yarra Development Contributions Plan' which sets out the following levies payable for development in Area 05 'Fitzroy':

- $2,388.78 per dwelling for all infrastructure (development and community infrastructure)
- $18.05 per sqm of retail floorspace for development infrastructure (no community infrastructure payable)
- $21.88 per sqm of commercial floorspace for development infrastructure (no community infrastructure payable).

Note that square metres of floorspace (sqm) refers to gross floorspace and the amounts listed are current as at 30 June 2018, adjusted annually on July 1 each year per the Consumer Price Index (CPI).

4.5 Particular Provisions

4.5.1 Clause 52.06 – Car Parking

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The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The Sites are within a Principal Public Transport Network (PPTN) Area which sets out reduced car parking requirements.

Pursuant to Table 1 to Clause 52.06-5, the following car parking spaces are required:

- Dwellings – 1 x space to each one or two bedroom dwelling, plus 2 x spaces to each three or more bedroom dwelling. No visitor spaces are required.
- Office – 3 x spaces to each 100sqm of net floor area.

The statutory requirement for the development is calculated at 95 spaces for residents and 8 spaces for the Office, totalling 100 spaces.

A total of 74 car parking spaces are provided across two basement levels.

On this basis, a permit is required under Clause 52.06-3 for a reduction in car parking.

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4.5.2 Clause 52.34 – Bicycle Facilities

The purpose of Clause 52.34 is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Pursuant to Clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage has been provided on the land.

Pursuant to Clause 52.34-2, a permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

Pursuant to Table 1 to Clause 52.34-5, the following bicycle facilities are required:

- Dwellings (for developments of four or more storeys) – 1 x resident space to each 5 dwellings plus 1 x visitor space to each 10 dwellings.
- Office – 1 x employee space to each 300sqm of net floor area and 1 x visitor space to each 1000sqm of net floor area, if the net floor area exceeds 1000sqm.

The statutory requirement for the development is calculated at 11 resident spaces and 6 visitor spaces for the dwellings. No employee or visitor spaces are required for the Office.

A total of 57 bike spaces is provided across two basement levels to accommodate one space per dwelling. Two (2) commercial bike spaces are also provided in Basement 1 and the development will continue to benefit from the 12 existing bike spaces currently located directly outside on Victoria Street.

On this basis, no permit is required under Clause 52.34.

4.5.3 Clause 53.06 – Live Music Entertainment Venues

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The purpose of Clause 53.06 is:

- *To recognise that live music is an important part of the State's culture and economy.*
- *To encourage the retention of existing and the development of new live music entertainment venues.*
- *To protect live music entertainment venues from the encroachment of noise sensitive residential uses.*
- *To ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise.*
- *To ensure that the primary responsibility for noise attenuation rests with the agent of change.*

Clause 53.06 applies to this application on the basis that it seeks to construct a building or construct or carry out works associated with a noise sensitive residential use that is within 50 metres of a live music entertainment venue.

Clause 53.06-3 sets out that a noise sensitive residential use must be designed and constructed to include acoustic attenuation measures that will reduce noise levels from any:

- *Indoor live music entertainment venue to below the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826, Environment Protection Authority, November 2020)*
- *Outdoor live music entertainment venue to below 45dB(A), assessed as an L_{eq} over 15 minutes.*

For the purpose of assessing whether the above noise standards are met, the noise measurement point may be located inside a habitable room of a noise sensitive residential use with windows and doors closed (consistent with EPA Publication 1826).

A permit may be granted to reduce or waive these requirements if the responsible authority is satisfied that an alternative measure meets the purpose of this clause.

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4.5.4 Clause 53.18 – Stormwater Management in Urban Development

The purpose of Clause 53.18 is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed tom mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Pursuant to Clause 53.18-3 an application to construct a building or construct or carry out works:

- *Must meet all of the objectives of Clause 53.18-5 and 53.18-6*
- *Should meet all of the standards of Clause 53.18-5 and 52.18-6.*

4.5.5 Clause 53.23 – Significant Residential Development with Affordable Housing

Clause 53.23 applies to application includes the use or development of land for accommodation that meet the requirements of a category of Table 1. The purpose of this clause is:

- *To facilitate residential development that includes affordable housing to meet existing and future needs.*
- *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
- *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
- *To facilitate residential development with high quality urban design, architecture and landscape architecture.*
- *To provide opportunities for non-residential use and development in association with residential development.*

Pursuant to Category 1 of Table 1, an application in Metropolitan Melbourne with a development cost greater than $50m that provides at least 10% affordable housing is eligible for consideration under the Clause.

The 10% requirement for affordable housing under Clause 53.23 can be delivered by one of the three options, including the selected Option 2 for this application, being 'Contribution to the social housing growth fund delivery'. Option 2 requires a cash contribution equal to 3% of the development cost to the Social Housing Growth Fund, with payment to be made to the Department of Treasury and Finance (DTF).

Pursuant to Clause 53.23-2, the responsible authority may waive or vary any of the following:

- A minimum garden area requirement.
- Any building height or setback requirement.
- A condition opposite a use in Section 2 in a zone or a schedule to a zone.

Pursuant to Clause 53.23-5, an application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

Pursuant to Clause 72.01-1, the Minister for Planning is generally the responsible authority for use and development applications to which Clause 53.23 applies.

4.5.6 Clause 57 – Residential Development of Four Storeys

The purpose of Clause 57 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that responds to the site and the surrounding area.*

Refer to Appendix B for a detailed assessment of the proposal against Clause 57.

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4.5.7 Clause 58 – Apartment Developments

The purpose of Clause 58 includes the following:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage apartment development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage apartment development that is responsive to the site and the surrounding area.*

Refer to Appendix A for a detailed assessment of the proposal against Clause 58.

4.6 Strategic Considerations

4.6.1 Plan for Victoria (2025)

Plan for Victoria (2025) envisions the development of Victoria as an inclusive, liveable, sustainable, prosperous and enriching state. The Plan highlights the importance of prioritising locations within Melbourne that are well-provided with jobs, shops, public transport and community facilities and services. It provides specific housing targets for Victorian local governments to achieve by 2051, including a target of 44,000 new dwellings in the City of Yarra.

4.6.2 Victoria's Housing Statement

Victoria's Housing Statement was released on 20 September 2023. It sets out a series of reforms that aim to deliver greater housing availability and affordability through facilitating the delivery of 80,000 homes per year (including social and affordable housing) and a 're-focus' of residential growth to achieve a greater proportion of dwellings in established urban areas.

The reform includes the expansion of the eligibility criteria for the *Development Facilitation Program* (DFP) which will apply to residential projects with a development cost of at least $50m in Metro Melbourne that provide at least 10% affordable housing.

4.6.3 Proposed Planning Scheme Amendment C271yara

Draft Planning Scheme Amendment C271yara seeks to introduce a series of DDOs to implement the recommendations and requirements of the Johnston Street Built Form Framework (BFF).

Exhibition of the Amendment occurred between 18 November 2024 - 24 February 2025, with Council now considering submissions received. A submission on behalf of the landowner was prepared and submitted by Tract.

Given the proposed Amendment has not yet been considered by a Planning Panel or Standing Advisory Committee, C271yara is not a seriously entertained planning proposition.

Notwithstanding, an assessment of the proposal against the relevant changes under Amendment C271yara is provided in Section 5.4.3 of this report.

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5 Planning Assessment

5.1 Overview

An assessment of the proposal against the relevant considerations of the *Yarra Planning Scheme* raises the following key questions.

- Is the proposal consistent with relevant planning policy?
- Is the proposed use of land consistent with the objectives and requirements of the Mixed Use Zone?
- Does the proposal provide for a contextually responsive architectural design?
  - Is the proposal consistent with the provisions of the Mixed Use Zone?
  - Does the proposal provide for an appropriate heritage response in accordance with the Heritage Overlay and Clause 15.03-1L?
  - How does the proposal respond to the Johnston Street Built Form Framework and the proposed DDO35 as part of draft Amendment C271yara?
- Does the proposal provide for appropriate internal amenity outcomes?
- Does the proposal provide appropriate parking, traffic and waste arrangements?
- Does the proposal provide for an environmentally sustainable design?
- Does the proposal provide for appropriate acoustic mitigation having regard to the requirements and decision guidelines of Clause 53.06 (Live Music Entertainment Venues)?

These matters are discussed in turn.

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5.2 Is the proposal consistent with relevant planning policy?

The proposed apartment and townhouse developments are consistent with the various policy provisions outlined in the *Yarra Planning Scheme*, including the Municipal Planning Strategy and Planning Policy Framework, and having regard to both the land use zoning and overlay provisions that affect the Sites and the relevant particular provisions.

The apartment and townhouse developments are appropriately located and designed in accordance with the relevant land use, built form and heritage policies under Clauses 02, 11, 15, and 16 of the *Yarra Planning Scheme*. The redevelopment of the Sites into a high quality infill residential offering is an appropriate response to the increased densification sought in Fitzroy within a Neighbourhood Activity Centre in close proximity to Major Activity Centres. In particular, the proposal provides an opportunity to enhance the diversity of apartment and townhouse offerings in the neighbourhood, through the delivery of bespoke, generously sized dwellings in buildings that integrate well into the existing streetscape.

For the apartment development, the retention and proposed additions to the Victoria Street façade respond to the heritage fine grain development pattern of Fitzroy as Melbourne's oldest suburb, while being inspired by its contemporary urban context and emerging medium-density character. Further discussion on heritage considerations can be found in Section 5.4.

The potential to embed sustainable transport modes into new developments in neighbourhoods is exemplified by the response to Clauses 02.03-7, 18.01-3L and 18.02-4L-01. The proposal will contribute to planning objectives to encourage active transport modes through the provision of generous and convenient bicycle parking facilities, a reduction in car parking provision and making the best use of the sites for facilitating the delivery of 20-minute

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neighbourhoods. This latter objective encourages the housing of people within a 20-minute walk, cycle or public transport return journey to meet most of their everyday needs, an outcome that is highly likely to be achieved by providing additional housing on the Sites. Further discussion on parking and traffic arrangements can be found in Section 5.6.

Further to this, the potential to embed environmentally sustainable design principles into new developments is supported by Clauses 02.03-3 and 15.01-2L-01. The proposal is consistent with these policies through its various commitments to rooftop solar PV provisions, water and energy efficient fixtures and fittings, sustainable construction methodology, and rainwater storage and reuse (apartments only). Further discussion on environmentally sustainable design considerations can be found in Section 5.7.

In response to Clause 13.07-1L-01 (Interfaces and amenity), the north-facing ground floor apartments are treated with landscape screens and planters to soften the outlook towards the rear laneway whilst allowing for light and visual amenity to residents. With regard to amenity concerns within the laneway itself, it is noted that managing conflicts around commercial operations will be required as part of the overall transition of this part of Fitzroy towards a more mixed-use, residential infill precinct. In part this is assisted by the design treatment of the development which will screen this view, as well as the mechanical ventilation / noise masking systems proposed in response to the surrounding live music venues to ensure fresh air flow is maintained to these apartments at all times.

The policy support described above should weigh heavily in Council's assessment of the proposal.

5.3 Is the proposed use of land consistent with the objectives and requirements of the Mixed Use Zone?

The MUZ expressly seeks 'to provide for housing at higher densities'.

The additional housing opportunities afforded by the proposal will ensure improved access for more people living in Fitzroy, contributing to the local economy and activity of the nearby Johnston, Brunswick and Smith Streets, while integrating respectfully within the part industrial, part residential character of Victoria Street itself.

The MUZ further seeks 'to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.'

The commercial Office tenancy proposed on the ground floor of the apartment building will appropriately complement the new residential uses, as well as provide additional activation, and diversity of land uses within the neighbourhood and streetscape.

On this basis, the proposed land uses are consistent with the MUZ.

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5.4 Does the combined Apartment and Townhouse application propose a legitimate planning unit?

The application sites (9 and 25-37 Victoria Street, Fitzroy), whilst not contiguous, are owned by the same entity and are included as part of the same Plan of Subdivision. It is understood that there is nothing within the *Planning and Environment Act 1987* (Act), *Planning and Environment Regulations 2015* (Regulations), nor the Yarra Planning Scheme itself which precludes the consideration of planning permit applications for land which is not contiguous.

This position is supported by Best Hooper Lawyers, and is reiterated within VCAT case law where the Tribunal, on occasion, has considered the meaning of the term 'planning unit'.

For example in *Mornington Peninsula Shire Council v Lindsay Edward Fox & Paula Fox & W Everton Park Pty Ltd & Ors* [2003] VCAT 772, the Tribunal remarked at [35] that:

> *A planning unit is the area of land used for a particular purpose in relation to which planning permission might be required. It is frequently co-extensive with the title boundaries, but it is not necessarily so constrained. A planning unit may be part of an allotment, or a number of allotments, or a portion of several allotments.*

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Similarly, in *Able Demolitions & Excavations Pty Ltd v Yarra Ranges Shire Council* [2008] VSC 294, the Court found, in summary, that title boundaries, lot boundaries and lease boundaries could be used in identifying the land that was the subject of the application but were not determinative. This was recognised by reg 15 of the Planning and Environment Regulations 2005 (as it then was) which required an application for a permit to "indicate clearly the land affected by the application" and allowed this to be done by reference to an address, title particulars, "a plan showing the land" or any combination of the above.

Notwithstanding the above, in order to assist DTP in its assessment, the application documents have been prepared to allow the proposals to be assessed as separate components where required against relevant provisions of the planning scheme.

5.5 Does the proposal provide for a contextually responsive architectural design?

5.5.1 Is the proposal consistent with the provisions of the Mixed Use Zone?

The proposal seeks to deliver a mid-rise residential building at a scale appropriate to support additional housing sought by contemporary infill development and recent housing policy for urban consolidation. It is notable that the surrounding precinct has already been substantially altered with a mix of built form from different architectural eras, and that the local schedule to the MUZ does not set out any specific directives with regard to local objectives or neighbourhood character for the MUZ.

Further, it is noted that there are no existing rooftop solar energy systems on dwellings on adjoining lots which may be impacted by any overshadowing from the proposed development.

On this basis, the proposal is consistent with the provisions of the MUZ.

5.5.2 Does the proposal provide for an appropriate heritage response in accordance with the Heritage Overlay and Clause 15.03-1L?

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The proposed extent of demolition of the existing building on the Apartment Site and the impact of the new works on the retained heritage fabric, wider streetscape and heritage precinct are appropriate heritage response having regard to the decision guidelines of the Heritage Overlay and Clause 15.03-1L.

With regard to demolition, the part-demolition of the existing building on site will allow a three-dimensional form of the most valued heritage aspects to be retained, including retention of the front portion of the three storey 1889 building including the façade, the return east elevation and parapet to a depth of 7.95m and the west return elevation and parapet to a depth of 13.39m. This represents a positive response to heritage policy and to the proposed upper level setback expectations of 6m under the Johnston Street BFF and supporting heritage documents.

The parts of the building that are proposed to be demolished have been found by Bryce Raworth to represent a less valued heritage fabric, having either been subject to piecemeal change and development or heavy modification in more recent years. In light of this heritage analysis, the redevelopment of the middle and eastern portions of the existing building should be supported on the basis of broader planning policy encouraging high quality infill housing supply and internal amenity considerations.

With regard to new works, the proposal responds to its heritage setting by providing a street wall consistent with the surrounding streetscape character, by incorporating generous setbacks to the upper levels, and by presenting a restrained, complementary external character reflective of Yarra's industrial heritage through sympathetic materiality, solid-to-void ratios, and consistent datum lines.

Further to the above, it is submitted that the demolition and redevelopment of the car parking area at the Townhouse Site is appropriate having regard to the urban context of the Site, including acknowledgement that the Apartment Site which currently benefits from these car parking spaces will no longer require them upon completion of the basement car parking areas. The proposal is supported by an overarching planning principle that a level of change is required and appropriate in heritage streetscapes to accommodate positive change, including the delivery of high-quality and diverse housing typologies in this instance.

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An assessment of the scheme against specific design strategies for new development, alterations or additions at Clause 15.03-1L is provided in the Heritage Impact Statement prepared by Bryce Raworth and adapted below to address both the Apartment and Townhouse proposals.

Please refer to the Heritage Impact Statement prepared by Bryce Raworth for a detailed heritage assessment of the Apartment Proposal.

Clause 15.03-1L (Heritage)	Response
Promote development that is high quality and respectful in its design response by:	
Maintaining the heritage character of the existing building or streetscape.	Apartment Development The key heritage fabric on the site is the former Acme Shirt Factory and the extent of retention of that building will uphold the contribution that building makes to the adjacent streetscape and precinct. The new infill frontage presents a traditional warehouse or factory typology to Victoria Street, with four compact storeys corresponding to the three-storey height of the retained Victorian façade. It upholds and reinforces the character of the existing street wall. The new structure interfaces with the existing partially contributory, partially non-heritage streetscape in a respectful manner through its combination of setbacks, massing, articulation and architectural character (including materiality). Townhouse Development The townhouse development is scaled and sited to site sensitively within the existing streetscape, and has taken design references from both the Apartment Development as well as the adjacent building at 9 Victoria Street and dwellings opposite at 34 Victoria Street. These elements include the warm brick and metal tones, and the pattern and repetition of the recessed window and façade elements.
Respecting the scale and massing of the existing heritage building or streetscape.	Apartment Development The scheme presents podium street frontages that share a consistent datum with the existing heritage fabric, with the new street wall separate from the existing building by a deep vertical recess 3.2m wide. Upper levels are setback in accordance with the Johnston Street BFF and general heritage practice to clearly distinguish upper levels from podium elements. This will reduce the visual presence of the proposal relative to the Victoria Street environment. Townhouse Development The proposal is predominant three-storeys in height, with a part-four storey portion to deliver great level of internal amenity for the dwellings. This is scale of development is common along Victoria Street and consistent with the general street wall character.

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Retaining the pattern and grain of streetscapes in heritage places.	Apartment Development The expressed structural grid of the facade treatment articulates the frontages into narrower bays that reference robust proportions of solid and void elements characteristic of the warehouse typologies. It respects the prevailing building orientation. Townhouse Development As previously mentioned, the pattern and spacing of façade elements, including doors, screens, and windows reflect those of the surrounding heritage streetscape.
Not visually dominating the existing heritage building or streetscape	Apartment Development The proposed DDO envisages a substantial multi-storey development on the subject site. There is established contemporary development of at least 7 storeys on the north-east corner of Vicotria Street and Fitzroy Street. The scale of the new building envelope is moderated by presenting a prominent masonry podium to the adjacent streets, with the upper levels located at setbacks and given a more lightweight architectural treatment. Townhouse Development The townhouses provide a scaled transition from three to four storeys across the width of the Site consistent with the surrounding heritage streetscape.
Not detracting from or competing with the significant elements of the existing heritage building or streetscape.	Overall The scheme will result in a change to the context of the former Acme Shirt Factory, but this will be sympathetically managed. All new additions proposed by the Apartment and Townhouse Developments will provide a complementary and visually compatible new setting.
Maintaining the prominence of significant and contributory elements of the heritage place.	Applicable only to the Apartment Development This is achieved by retaining the key significant heritage fabric of the 1889 building and including a recessed entry bay and lightwell adjacent its eastern corner, allowing for greater legibility of its three-dimensional volume.
Respecting the following elements of the heritage place: – *Pattern, proportion and spacing of elements on an elevation.* – *Orientation to the street.* – *Setbacks.* – *Street wall.* – *Relationship between solid and void.* – *Roof form.* – *Chimneys.* – *Verandahs and canopies.* – *Materials.*	The scheme reproduces the orientation and existing street boundary setbacks seen along Victoria Street and makes respectful gestures in relation to the other elements identified in this policy. The expressed column and grid treatment to the podium of the Apartment Development will result in a robust podium treatment will a composition of solid and void elements that is consistent with the retained and nearby industrial heritage fabric. The upper levels adopt banded horizontal articulation reminiscent of the Victorian era terraces on the opposite side of Victoria Street. The extensive use of neutrally toned brick in the external treatment is a respectful design response, given the extensive traditional use of brick elsewhere in the street and in the precinct.

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Being visually recessive against the heritage fabric through: – *Siting.* – *Mass.* – *Scale.* – *Materials.* – *Architectural detailing.* – *Texture, colours and finishes.*	Policy anticipates new development in heritage overlays may be higher than existing building stock and be acceptable, subject to addressing these matters. The scheme seeks to be visually recessive by incorporating upper level setbacks, extensive facade articulation and a restrained, complementary materiality. The proposal's architectural detailing (including metal balustrade treatments, curved column edges, and decorative brickwork) provide a cohesive response to the Site's transitional context between ex-industrial and residential heritage precincts in a manner cognisant of the Site's transition to a primarily residential land use mix.

5.5.3 How does the proposal respond to the Johnston Street Built Form Framework and the proposed DDO35 as part of draft Amendment C271yara?

As detailed at Section 4.6.3, as it is yet to be considered by a Planning Panel or Standing Advisory Committee, Amendment C271yara is not a seriously entertained planning document and therefore the application should be assessed on its merits against the relevant current controls (i.e. limited to the Heritage Overlay and a first-principles design and planning approach in the absence of current DDOs).

Notwithstanding the above, the proposed development has had regard to the objectives and principles of the BFF and the provisions of the proposed DDO35 in considering what would constitute an appropriate built form outcome.

While the BFF and DDO35 ultimately do not provide for built form outcomes that reflect the Site's locational advantages and capacity to deliver additional housing density in a contextually responsive manner, the broader principles that underpin the BFF are largely sound.

Specifically, these relate to:

- Ensuring that the street wall is the primary element of the building when viewed from the street.
- Ensuring that upper levels are visually recessive and achieve the 1/3-2/3 street wall to upper levels visibility test.
- Providing a comfortable sense of enclosure that has regard to the width of the Victoria Street road reserve.
- Considering equitable development opportunities on adjoining land.
- Minimising overshadowing to the opposite footpath of key pedestrian streets.

The following table provides an assessment of the proposal against the proposed DDO35.

Johnston St BFF and proposed DDO35	Proposed Development
Design Objectives	
To ensure development responds to the heritage character and varied streetscape by supporting: • *a mid-rise character (ranging from 3 to 8 storeys) behind a consistent street wall along Victoria Street.* • *a lower-rise to mid-rise character (ranging from 3 to 6 storeys) behind a low street*	Apartment Development A mid-rise character with a maximum building height of 33.273m (comprising a maximum of 10 storeys excluding mezzanines) behind a consistent street wall height of 14.72m along Victoria Street (effectively the height of the retained heritage street wall, which accommodates between 3 and 4 storeys along this frontage). The primary upper level component has a maximum height equivalent to eight storeys consistent with the objectives. The

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wall between Johnston, Victoria and Chapel Streets.	capped upper levels are designed as recessive elements with limited visibility from the street. Townhouse Development A mid-rise character with a maximum of 4-storeys to Victoria Street.
To retain the prominence and integrity of corner heritage buildings, particularly the former Avon Butter Factory and heritage warehouse buildings on Victoria Street.	The western part of the existing façade with heritage value (as assessed by Bryce Raworth and agreed by Council) has been retained in full along its Victoria Street side, as well as retention of the parapet and roof forms, including the side elevation and parapet elements (in part).
To ensure development respects the heritage street wall and buildings through recessive upper levels and façade composition and articulation that complement: • *the commercial character of Johnston Street.* • *the varied commercial and residential character along side and rear streets.* • *the heritage warehouse streetscape of Victoria Street.*	Apartment Development New development at upper levels is setback a minimum of 6m from the Victoria Street boundary, and 8m in the western part of Level 4 where the new development first rises above the retained heritage street wall to provide additional relief from the heritage streetscape. New development along Victoria Street is scaled and designed to ensure consistency in rhythm, solid-to-void ratios and key datum lines, with the retained heritage façade. Townhouse Development The townhouse development presents a part three, part four storey street wall that reflects that of the development opposite Victoria Street, and also provides a transition into the western side of Victoria Street when approaching from Nicholson Street.
To encourage development designs that promote pedestrian activity and passive surveillance, contributes to a high quality public realm, and avoid overshadowing of opposite footpaths on Victoria Street, opposite footpaths of Kerr, George and Gore Streets and properties south of Chapel Street, including the primary school.	Apartment Development The ground floor includes a commercial tenancy with outlook towards Victoria Street for activation and passive surveillance. Three dwellings also front the ground floor on Victoria Street and each have their own entrances to break up the built form and create a sense of intimacy and address. The main residential entrance is centrally located and leads towards an area for communal amenities to further contribute to incidental interaction, activation and surveillance along Victoria Street. Townhouse Development The townhouse development provides glazing and a dwelling entrance along Victoria Street to provide a level of activation and passive surveillance.
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	Apartment Development The Site has relatively few sensitive interfaces, noting that it is built to boundary along Victoria Street and interfaces with the rear of commercial properties fronting Johnston Street to the north. Notwithstanding, the proposal presents a 14.4m high streetwall

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loss of amenity through visual bulk, overlooking and overshadowing.	height along the rear northern laneway consistent with the recommended height outlined in the BFF. Further, shadow studies demonstrates that there are no unreasonable shadow impacts onto the footpath or properties on the opposite side of Victoria Street. Townhouse Development The Site has only one sensitive interface along its eastern boundary which is proximate to a habitable room window and POS area of an apartment at 9 Victoria Street. To address this, the proposed dwellings have been oriented towards the west and south so as to mitigate any overlooking or privacy issues.
Street wall height	
Retain heritage street wall to Victoria Street	Apartment Development The western part of the existing façade that is of heritage significance (as assessed by Bryce Raworth and agreed by Council) has been retained in full along its Victoria Street elevation, including retention of the parapet and elements of the side parapet returns (in part). The other parts of the façade in the eastern part of the Site constructed between c.1903 and post-1970s have been found to have undergone extensive alterations, with varied architectural details and materials that together have diminished the heritage significance of this eastern portion of the facade. Bryce Raworth has been supportive of the proposed demolition of existing fabric in favour of a new four storey street wall that response respectfully to the retained street wall in the west part of the Site.
Mandatory new 4 storey / 14.4m street wall along rear laneway	Apartment Development A four-storey street wall is proposed along the rear laneway. Townhouse Development The Site does not have a direct interface with the rear laneway.
Upper level setback	
Mandatory 6m minimum setback from Victoria Street	Apartment Development A minimum 6m upper level setback is proposed from Victoria Street. Townhouse Development This built form control does not apply as there is no upper level setback above the street wall.
Upper levels should:	Apartment Development

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• *be visually recessive from Johnston, Victoria and Chapel Street frontages, as applicable, and side streets to ensure development as seen from the public realm does not overwhelm the streetscape and minimises upper level bulk when viewed directly or obliquely along the street.* • *contain upper level setbacks above the street wall within a maximum of two steps (including the setback above the street wall below as one step) to avoid repetitive steps in the built form*	Upper levels fronting Victoria Street are contained within three steps, however the upper two steps are not visible from the public realm due to the compliant upper level visibility test (i.e. 2/3 – 1/3 test) which demonstrates that only the first step is visible. <u>Townhouse Development</u> Does not apply.
Maximum building height	
Mandatory 6 Storeys / 20.8m maximum building height.	<u>Apartment Development</u> The proposal has a maximum building height of 33.273m / 10 storeys. As detailed elsewhere, the proposal maximum height will sit comfortably within its surrounds due to the substantive front setbacks from Victoria Street, light-weight architectural detailing and rhythmic consistency of its façade strategy. Upper level elements above eight storeys are composed of a capped element that is further recessed from the adjacent parapet to minimise its visual presence. <u>Townhouse Development</u> The proposal has a maximum building height of 12.58m / 4 storeys.
Overshadowing	
New development must not overshadow: • *the opposite footpath of Victoria Street and other streets over 10 metres wide (boundary to boundary), as applicable, measured as 3.0 metres from the relevant property frontage between 10am and 2pm on 22 September.* • *any opposite kerb outstands, seating and/or planting areas (as applicable), between 10am and 2pm on 22 September.*	New development does not overshadow the opposite footpath of Victoria Street between 10am and 2pm on 22 September. New development does overshadow part of the opposite kerb outstand and planting area between 10am and 2pm on 22 September. Notwithstanding, the opposite kerb outstand is relatively small in size, extrudes significantly beyond the opposite footpath and does not incorporate seating or other programmed spaces. Moreover, the extent of additional shadow will not prejudice the long-term viability of the established street tree. As such, we consider the extent of additional shadow to be acceptable.
Building separation and amenity requirements	
Where development shares a common boundary within the overlay and/or adjoins a	Upper level development up to 27m is setback a minimum of 3m from the eastern and western common boundary. Obscure glazing

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Commercial 1 Zone and/or Mixed Use Zone outside of the overlay, upper level development should: • *for buildings up to 27 metres, be set back a minimum of 4.5 metres from the common boundary, where a habitable window or balcony facing the common boundary is proposed on the subject site and/or exists on the adjoining property.* • *for buildings up to 27 metres, be set back a minimum of 3.0 metres from the common boundary, where a commercial or non-habitable window facing the common boundary is proposed on the subject site and/or exists on the adjoining property.* • *where buildings exceed 27 metres in height, the development above 27 metres be set back a minimum of 6 metres from the common boundary, whether or not windows are proposed on the subject site.* *Where the common boundary is a laneway, the setback is measured from the centre of the laneway.*	is proposed to eastern and western glazing at levels 4 to 7 to mitigating potential overlooking between buildings. While this represents a variation to the preferred requirements for apartment developments, the use of fluted glazing and apartment layouts that have primary orientation to the north or south ensure that all equitable development considerations are resolved. From a massing perspective, it is submitted that there is no particular reason why a commercial building should present a lesser setback other than resolution of privacy considerations, which have been addressed by the proposal. Upper level development over 27m is setback a minimum of 6m from the eastern and western common boundary. Upper level development up to and over 27m at the rear is setback a minimum of 4.5m from the centre of the common boundary laneway. This common boundary laneway interfaces with commercial and non-habitable rooms.
Interface requirements	
Development on a rear boundary should not exceed the maximum heights in Table 1, being 11.2m to an adjoining MUZ or C1Z. *Upper level setbacks above the rear boundary wall should be contained within a maximum of two steps (including the setback above the boundary wall below as one step) or be contained within a sloped façade to avoid repetitive stepping of individual levels*	Apartment Development The Site does not have a rear boundary condition as the northern boundary is to a laneway. The upper-level setback above the rear boundary wall is contained within one step. Townhouse Development Does not apply as the rear boundary condition is a car parking encumbered by an existing structure over the airspace which limits the redevelopment potential of this car parking area.

Further to the above, preliminary massing studies prepared by DKO demonstrates that the proposal will be almost entirely visually obscured from the Johnston Street heritage streetscape when considering the potential future building envelopes envisioned under the Johnston Street Built Form Framework and proposed Schedule 32 (DDO32 ' Johnston Street West') exhibited with proposed amendment C271yara, noting such built form outcomes could also be delivered currently and ahead of proposed amendment C271yara being approved and gazetted.

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Figure 25 - Preliminary massing studies of DDO32 against the proposal prepared by DKO.

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5.6 Does the proposal provide for appropriate internal amenity outcomes?

The proposal provides for an appropriate amenity outcome through the inclusion of a diversity of high-quality housing typologies, comprising one, two, three and four-bedroom dwellings, in apartment, loft and townhouse configurations. The apartments maximise dual aspect and achieve cross ventilation wherever possible, ensuring that future residents can benefit from expansive views, access to daylight and natural ventilation.

All apartments and townhouses generally exceed the minimum functional layout requirements under Clause 58 and Clause 57 to provide spacious, flexible and adaptable layouts which can accommodate a range of individuals, groups and families, and importantly will allow residents to age and grow within their homes. The dwellings offer large external private open spaces which exceed the minimum POS requirements and are supported by in-built landscape planters which will provide a green outlook for residents and act to provide a level of privacy and shade.

Communal gathering and lounging spaces on the ground floor and rooftop of the Apartment Development will provide further opportunities for social interaction and relaxation and to help foster a community spirit and stewardship over the development.

Please refer to the Clause 58 and Clause 57 Assessments at Appendix A and B for a detailed assessment of the internal amenity requirements.

5.7 Does the proposal provide appropriate parking, traffic and waste arrangements?

Please refer to the Traffic Impact Assessment and Waste Management Plan prepared by Colliers for a fulsome assessment of the parking, traffic and waste arrangements proposed.

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In summary, the TIA determines that the car parking reduction of 26 spaces sought for the combined Apartment/Townhouse proposal is appropriate based on the site context and car parking demand assessment, including consideration that:

- The site is within a PPTN Area which has convenient access to local services and amenities, public transport and cycling routes, which reduces the reliance on residential car use.
- A full waiver of Office car parking is appropriate given that Office staff can either use the available on-street car parking or arrive with alternative more sustainable modes of transport. Increased flexibility for work from home arrangements also reduces the overall demand for on-site parking spaces.
- Local policy seeks to encourage reduction in car parking and uptake of alternative modes of transport where appropriate.
- Traffic generation is estimated to be low and will be able to operate sufficiently along the ROW and the existing road network.

Further to this, the TIA determines that the access arrangements and basement design, including car park dimensions and aisle widths to satisfy Clause 52.06-9 Design Standards 2 – Car parking. The access arrangements allow a typical B85 vehicle to safely enter and exit the basement in a forward direction with up to a maximum of three-point turns. Please refer to the Swept Path diagrams for further details.

With regard to bicycle parking, the proposal greatly exceeds the minimum statutory requirements under the Planning Scheme and provides bicycle parking in convenient locations throughout Basement 1 and 2, including more private spaces adjacent to car parking bays where dwellings are allocated two spaces.

The Sustainable Design Assessment in the Planning Process (SDAPP) is a framework adopted by the City of Yarra to integrate Environmentally Sustainable Design (ESD) principles into the planning permit process, and which advocates for a more generous provision of bicycle parking. Based on the SDAPP framework, the combined apartment and townhouse development is required to provide 77 bicycle parking spaces, resulting from a shortfall in visitor spaces calculated at a preferred rate of 0.25 per dwelling. It is noted that there is already provision for 15 bicycle spaces in the existing bike racks along the site frontages in Victoria Street which can reasonably address this shortfall.

Finally, the WMP determines that the waste arrangements can be sufficiently accommodated on site via private contractor for the Apartment Development and Council collection for the Townhouse Development.

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5.8 Does the proposal provide for an environmentally sustainable design?

A Sustainable Management Plan has been prepared by Hexicon to support the application in accordance with Clause 15.01-2L-01 (Environmentally Sustainable Development) and Clause 53.18 (Stormwater Management in Urban Development).

The SMP has assessed the proposed ESD commitments (summarised in Section 3) against BESS (Built Environment Sustainability Scorecard) and finds it to achieve best practice standards where required for Integrated water management, operational energy and indoor environment quality, achieving an overall rating of 71%. For items not covered by BESS, performance was demonstrated to be in line with industry best practice.

5.9 Does the proposal provide for appropriate acoustic mitigation having regard to the requirements and decision guidelines of Clause 53.06 (Live Music Entertainment Venues)?

The proposal appropriately responds to Clause 53.06 as follows:

- Acoustic attenuation measures are proposed that will reduce noise levels from any indoor live music entertainment venue to below the required noise limits. This includes noise masking, suitable mechanical ventilation systems to avoid reliance on natural ventilation during periods of excessive noise, and suitable acoustic insulation materials.

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- The proposal will not adversely affect any existing uses, noting that it is residential in nature and is unlikely to generate any unreasonably noise impacts to the surrounds.
- The proposal will not unreasonably affect the social and economic significance of surrounding existing live music entertainment venues as it will follow the 'Agent of Change' principle, with the responsibility on the development to appropriately incorporate the requisite acoustic mitigation measures previously described above.
- The proposal may increase the possible patronage numbers for nearby venues should new residents participate in the Johnston Street live music scene.

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6 Conclusion

This report supports a planning permit application for the use and development of land and associated reduction in car parking at 9 and 25-37 Victoria Street, Fitzroy, facilitated by the provisions of Clause 53.23 (Significant Residential Development with Affordable Housing).

More specifically, this application requires planning permission to use land for an Office and to demolish and construct a multi-storey apartment development in the MUZ and HO334, with associated reduction in car parking at 25-37 Victoria Street, and to construct three-lot townhouse development in the MUZ and HO334 at 9 Victoria Street. The proposal also incorporates a 3% cash contribution on the estimated development cost to support the future delivery of affordable housing by the State Government.

The proposal represents a high-quality and highest and best use outcome for the sites that is supported by the relevant policies and provisions of the Yarra Planning Scheme, whilst appropriately responding to the relevant matters for consideration proposed under the built form controls of Planning Scheme Amendment C271yara which is currently under review and not yet seriously entertained as a policy document.

The proposal has had particular regard to the heritage considerations of the Site and is supported by extensive heritage analysis prepared by Bryce Raworth. This report finds the proposal to provide an appropriate balance between heritage retention and respectful development within a strategic context where facilitating housing supply and affordability is strongly encouraged, particularly in well-serviced inner-city areas like Fitzroy.

On this basis, it is respectfully submitted that a planning permit be granted for this proposal.

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Appendices

Appendix A	Clause 58 Assessment
Appendix B	Clause 57 Assessment

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Appendix A Clause 58 Assessment

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Clause 58 Better Apartment Design Standards

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Tract

1.1 Purpose

- To implement the Municipal Planning Strategy and Planning Policy Framework.
- To encourage apartment development that provides reasonable standards of amenity for existing and new residents.
- To encourage apartment development that is responsive to the site and the surrounding area

1.2 Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.
- If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.

1.3 Definition

An Apartment is defined in Clause 73.01 as:

- A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.

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Clause 58.02 – Neighbourhood Character and Infrastructure

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Clause 58.02-1 – Urban Context Objectives

Objectives	To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area.
	Achieved
Standard D1	The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.
	Complies with the standard

Clause 58.02-1 – Urban Context Objectives Assessment

The proposal responds to its urban context and the surrounding heritage streetscape character both in terms of the proposed intensification of the residential land uses and the proposed built form and design response. In particular, through providing a street wall consistent with the surrounding streetscape character, by incorporating generous setbacks to the upper levels, and by presenting a restrained, complementary architectural character reflective of Yarra's industrial heritage through sympathetic materiality, solid-to-void ratios, and consistent datum lines.

Refer to the Planning Report for further details.

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Clause 58.02-2 – Residential Policy Objectives

Objectives	To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services.
	Achieved
Standard D2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
	Complies with the standard

Clause 58.02-2 – Residential Policy Objectives Assessment

The proposal provides a higher density housing product in an area with excellent access to public transport, community infrastructure, services and amenity in a location that is suited to accommodating this scale of residential built form consistent with relevant policy objectives at Clauses 02.03-1, 02.03-5, 16.01-1L, and 16.01-1L-01, amongst others.

Refer to the Planning Report for further details.

Clause 58.02-3 – Dwelling Diversity Objectives

Objectives	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.
	Achieved
Standard D3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.
	Complies with the standard

Clause 58.02-3 – Dwelling Diversity Objectives Assessment

The proposal includes 57 dwellings comprised of 4 x 1 bedroom, 18 x 2 bedroom, and 35 x 3 bedroom apartments. The dwellings are varied in size, layout, and aspect and are appropriate for different household structures.

On this basis, the proposal complies with the standard.

Clause 58.02-4 – Infrastructure Objectives

Objectives	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.
	Achieved
Standard D4	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.
	Complies with the standard

Clause 58.02-4 – Infrastructure Objectives Assessment

The proposed development is appropriately serviced and is in an already established and well-connected area.

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Clause 58.02-5 – Integration with the Street Objectives

Objectives	To integrate the layout of development with the street. To support development that activates street frontage.
	Achieved
Standard D5	Development should be oriented to front existing and proposed streets. Along street frontage, development should: • Incorporate pedestrian entries, windows, balconies or other active spaces. • Limit blank walls. • Limit high front fencing, unless consistent with the existing urban context. • Provide low and visually permeable front fences, where proposed. • Conceal car parking and internal waste collection areas from the street. Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.
	Complies with the standard

Clause 58.02-5 – Integration with the Street Objectives Assessment

The proposal fronts Victoria Street with car parking discreetly located at the rear of the Site so as to maximise active commercial frontages and opportunities for passive surveillance at ground and upper levels along Victoria Street. Dwellings fronting Victoria Street at the ground floor have been designed to incorporate an elevated 'stoop' entrance layout consistent with heritage terrace typologies to balance privacy and activation along this interface.

Along the rear laneway, glazing to the semi-open communal amenities area and north-facing residential terraces provide an activated interface.

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Clause 58.03 – Site Layout

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Clause 58.03-1 – Energy Efficiency Objectives

Objectives

To achieve and protect energy efficient dwellings and buildings.
To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.
To ensure dwellings achieve adequate thermal efficiency.

Achieved

Standard D6

Buildings should be:

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

Living areas and private open space should be located on the north side of the development, if practicable.
Developments should be designed so that solar access to north-facing windows is optimised.
A dwelling located in a climate zone identified in Table D1 should not exceed the specified maximum NatHERS annual cooling load specified in the following table

NatHERS Climate Zone	NatHERS Maximum Cooling Load (MJ/M^2 per annum)
Climate Zone 21 Melbourne	30
Climate Zone 22 East Sale	22
Climate Zone 27 Mildura	69
Climate Zone 60 Tullamarine	22
Climate Zone 62 Moorabbin	21
Climate Zone 63 Warrnambool	21
Climate Zone 64 Cape Otway	19
Climate Zone 66 Ballarat	23

Table B4 Cooling Load
Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy

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Complies with the standard

Clause 58.03-1 – Energy Efficiency Objectives Assessment

The proposal complies with the standard as follows:

- Buildings are sited to incorporate space for solar PV panels and to maximise passive heating and cooling.
- Where possible, living spaces are sited to provide for northern aspect, noting that the Site's context – specifically with respect to nearby live music premises, as well as the availability of city-views to the south – has resulted in this not being adopted across the board.
- All apartments comply with the relevant maximum cooling load.

Clause 58.03-2 – Communal Open Space Objective

Objectives	To provide communal open space that meets the recreation and amenity needs of residents. To ensure that communal open space is accessible, practical, attractive, easily maintained. To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.
	Achieved
Standard D7	A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. Each area of communal open space should be: • Accessible to all residents. • A useable size, shape and dimension. • Capable of efficient management • Located to: ◦ Provide passive surveillance opportunities, where appropriate. ◦ Provide outlook for as many dwellings as practicable. ◦ Avoid overlooking into habitable rooms and private open space of new dwellings. ◦ Minimise noise impacts to new and existing dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees.
	Complies with the standard

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Clause 58.03-2 – Communal Open Space Objective Assessment

The proposal includes a total of 151.2sqm of communal residential amenity areas, comprised of 51.2sqm of semi-open communal space on the ground floor with a northern interface to the rear laneway, and 100 sqm of open rooftop terrace space for health and wellness.

Per *Miller Pacific Investments Pty Ltd v Yarra CC [2025] VCAT 275*, the Tribunal considered that provided a communal area is open on at least one side undercroft areas such as the semi-open communal space proposed can be considered as outdoor areas.

Overall, the proposal exceeds the 142.5sqm of communal open space required to achieve Standard D7, and the areas will be accessible, practical, attractive and easy to maintain whilst appropriately responding to the built form constraints of the Site.

It is further noted that the generous private open space areas in each apartment exceed the standards, and the Site's proximity to Carlton Gardens (5 minute walk / 450m to the south) will continue to afford ample open space opportunities to residents.

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Clause 58.03-3 – Solar Access to Communal Outdoor Open Space Objective

Objectives	To allow solar access into communal outdoor open space.
	Achieved
Standard D8	The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.
	Complies with the standard

Clause 58.03-3 – Solar Access to Communal Outdoor Open Space Objective Assessment

The outdoor rooftop open space will exceed the requirements under Standard D8.

Clause 58.03-4 – Safety Objective

Objectives	To ensure the layout of development provides for the safety and security of residents and property.
	Achieved
Standard D9	Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.
	Complies with the standard

Clause 58.03-4 – Safety Objective Assessment

The proposal provides excellent safety for both residents and the public.

Primary pedestrian entrances to the ground floor dwellings fronting Victoria Street and the balance of the apartment building are accessed from Victoria Street and are highly visible from the public realm and from passive surveillance within the building. Landscaping and planting will contribute to high amenity outcomes and will be maintained so as to avoid obstructing visibility.

The rear laneway interface provides a central pedestrian access that can be passively surveilled from the semi-open communal amenities area and by dwellings fronting the rear laneway. Landscaping screening and management of finished floor heights at this interface provide an additional level of privacy.

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Clause 58.03-5 – Landscaping Objectives

Objectives

To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.
To preserve existing canopy cover and support the provision of new canopy cover.
To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

Not applicable

Standard D10

Development should retain existing trees and canopy cover

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

Development should:

- Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
- Provide canopy cover through canopy trees that are:
  - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
  - Consistent with the canopy diameter and height at maturity specified in Table D4.
  - Located in communal outdoor open space or common areas or street frontages.
- Comprise smaller trees, shrubs and ground cover, including flowering native species.
- Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
- Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
- Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site.
- Provide a safe, attractive and functional environment for residents.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

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

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2500 square meters or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area

Table D2 Canopy cover and deep soil requirements

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

Table D3 Soil requirements for trees

Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%

Tree Type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

Table D4 Tree types

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Complies with the objective

Clause 58.03-5 – Landscaping Objectives Assessment

The proposed landscaping will deliver a substantive improvement upon the lack of landscaping currently available on the Site. The proposed landscaping outcome responds to the Site's constraints – namely the adaptive reuse of the heritage building - and the high site coverage in the surrounding streetscape which limits the potential to provide significant areas of landscaping. The proposal has also had regard to the need to ensure feasibility, viability and health of the landscape elements in the long term, particularly where these are planted on structure.

The proposal achieves the objectives through incorporating new landscaping across the northern and southern elevations of the building that will be hardy, low maintenance, climate responsive and will support biodiversity, wellbeing and a positive visual outlook, as well as provide a level of shade to dwellings. Particularly along the ground plane, landscape planters will contribute to a positive public realm experience for residents, visitors and passers-by, and allow for connection to existing street canopy and understorey planting along Victoria Street.

Two Type A trees will provided at ground floor – one adjacent to the semi-open communal area and rear pedestrian entrance, and one in the eastern void.

It is anticipated that the proposed landscape plan will continue to be further resolved as the project develops.

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Clause 58.03-6 – Access Objective

Objectives	To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. To ensure the vehicle crossovers are designed and located to minimise visual impact.
	Achieved
Standard D11	Vehicle crossovers should be minimised. Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building. Pedestrian and cyclist access should be clearly delineated from vehicle access. The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees. Developments must provide for access for service, emergency and delivery vehicles.
	Complies with the standard

Clause 58.03-6 – Access Objective Assessment

A single crossover is proposed to the rear laneway, where the vehicle entry has been designed to be discrete and setback behind the building façade, thereby decreasing its prominence.

Pedestrian and cyclist access is clearly differentiated from vehicular access via the prominent pedestrian entrance to Victoria Street which provides a high-quality public realm transitional zone. Separate secondary cyclist and pedestrian access is also provided via the rear laneway, noting that this is expected to be a secondary access.

Clause 58.03-7 – Parking Location Objectives

Objectives	To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.
	Achieved
Standard D12	Car parking facilities should: • Be reasonably close and convenient to dwellings. • Be secure. • Be well ventilated if enclosed. Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.
	Complies with the standard

Clause 58.03-7 – Parking Location Objectives Assessment

Car parking for residents is provided in the basement car park, for safety and convenience, whilst protecting dwellings from any potential amenity impacts associated with the car park.

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Clause 58.03-8 – Integrated Water and Stormwater Management Objectives

Objectives	To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
	Achieved
Standard D13	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: • Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee 1999) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
	Complies with the standard

Clause 58.03-8 – Integrated Water and Stormwater Management Objectives Assessment

The proposal is accompanied by an integrated stormwater management strategy comprising:

- A 22,000 litre rainwater tank that will harvest rainwater from all roofed areas and be connected to toilets.
- An 8sqm raingarden to treat stormwater.
- Permeable landscaped areas throughout the development.

The proposed development achieves a STORM rating of 101%. Please refer to the SMP prepared by Hexicon for further details.

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Clause 58.04 – Amenity Impacts

Clause 58.04-1 – Building Setback Objectives

Objectives	To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.
	Achieved
Standard D14	The built form of the development must respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to: • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58.
	Complies with the standard

Clause 58.04-1 – Building Setback Objectives Assessment

A detailed assessment of the proposed building setback arrangements against the relevant requirements is provided in Section 5 of the Planning Report.

In summary, the proposed massing arrangement:

- Delivers a building typology that is consistent with the preferred and emerging built form character of the precinct.
- Provides appropriate levels of daylight to new habitable rooms.
- Avoids direct views and utilises obscure fluted glazing to prevent overlooking.
- Provides appropriate opportunities for outlook and visual connection to the street, sky and terrace areas.
- Ensures full compliance with the objectives of Clause 58 with respect to internal amenity considerations.
- Appropriately addresses equitable development considerations.

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Clause 58.04-2 – Internal Views Objective

Objectives	To limit views into the private open space and habitable room windows of dwellings within a development.
	Achieved
Standard D15	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.
	Complies with the standard

Clause 58.04-2 – Internal Views Objective Assessment

The proposed apartments have been sited and oriented to minimise direct views into the private open space and habitable rooms of other dwellings within the development. Specifically, this has ensured that all windows and balconies are designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below.

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Clause 58.04-3 – Noise Impacts

Objectives	To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources.
	Achieved
Standard D16	Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels: • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements. Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed. **Note:** The noise influence area should be measured from the closest part of the building to the noise source.

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

Table D3 Noise Influence Area

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Refer to the Acoustic Assessment prepared by Renzo Tonin & Associates which makes recommendations for the development to achieve the requisite noise levels for bedrooms and living areas.

Clause 58.04-3 – Noise Impacts Assessment

The Site is within 50m of a number of operating live music and entertainment venues, food and drink premises, bars and nightclubs fronting Johnston Street directly opposite the rear laneway abutting the Site.

With incorporation of the acoustic advice provided by Renzo Tonin & Associates in their Acoustic Assessment of the proposal, it is understood that the development can provide suitable residential amenity with respect to acoustic comfort levels and be occupied/operate without adverse impact on the area.

Clause 58.04-4 – Wind Impacts Objective

Objectives	To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.
	Achieved
Standard D17	Development of five or more storeys, excluding a basement should: • not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and • achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements. Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: • 3 metres per second for sitting areas, • 4 metres per second for standing areas, • 5 metres per second for walking areas

Table D6 Wind Conditions

Complies with the objective

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Clause 58.04-4 – Wind Impacts Objective Assessment

The proposal has been informed by a Pedestrian Wind Environment Statement prepared by Windtech (May 2025), which sets out a number of strategies to ameliorate the anticipated wind effects from the development.

These strategies include retention of balustrades (both impermeable and permeable) and planters where appropriate which have been incorporated into the architectural design.

On this basis, it is understood that the project will not result in any unreasonable or unacceptable wind conditions to the public realm.

Clause 58.05 – On Site Amenity and Facilities

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Clause 58.05-1 – Accessibility Objective

Objectives	To ensure the design of dwellings meets the needs of people with limited mobility.
	Achieved
Standard D18	At least 50 per cent of dwellings should have: • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

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

Table D7 Bathroom Design

Complies with the standard

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Clause 58.05-1 – Accessibility Objective Assessment

67% (38/57) of dwellings comply with Standard D18.

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Clause 58.05-2 – Building Entry and Circulation Objectives

Objectives	To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation.
	Achieved

Standard D19	Entries to dwellings and buildings should:
	• Be visible and easily identifiable.
	• Provide shelter, a sense of personal address and a transitional space around the entry.
	The layout and design of buildings should:
	• Clearly distinguish entrances to residential and non-residential areas.
	• Provide windows to building entrances and lift areas.
	• Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
	• Provide common areas and corridors that:
	  ◦ Include at least one source of natural light and natural ventilation.
	  ◦ Avoid obstruction from building services.
	  ◦ Maintain clear sight lines.

	Complies with the standard

Clause 58.05-2 – Dwelling Entry Objectives Assessment

All dwellings have a clear entrance either from within the building via the main lobby, or via Victoria Street direct to the ground floor dwellings fronting Victoria Street. The ground floor lobby provides shelter and a sense of entry and will be clearly legible within the streetscape given its siting adjacent the retained heritage fabric within a vertically recessed break in the streetwall.

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Clause 58.05-3 – Private Open Space Objective

Objectives	To provide adequate private open space for the reasonable recreation and service needs of residents.
	Achieved
Standard D20	A dwelling should have private open space consisting of at least one of the following: • An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. • An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres. If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Orientation of dwelling	Dwelling Type	Minimum Area	Minimum Dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

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Table D8 Balcony Size

Dwelling Type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres

Table D9 Additional living area or bedroom area

	Complies with the standard

Clause 58.05-3 – Private Open Space Objective Assessment

All dwellings exceed the private open space requirements under Standard D20.

Clause 58.05-4 – Storage Objective

Objectives	To provide adequate storage facilities for each dwelling.
	Achieved
Standard D21	Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

Dwelling Type	Total Minimum Storage Volume	Minimum Storage Volume within the Dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Table D10 Storage

Complies with the standard

Clause 58.05-4 – Storage Objective Assessment

All dwellings exceed the minimum storage requirements under Standard D21.

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Clause 58.06 – Detailed Design

Clause 58.06-1 – Common Property Objectives

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.
	Achieved
Standard D22	Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.
	Complies with the standard

Clause 58.06-1 – Common Property Objectives Assessment

The proposal complies with the standard as follows:

- All private and communal areas are clearly delineated and identified, while maintaining appropriate transitional spaces between these areas through the development.
- All areas of common property are capable of efficient management, including the semi-open communal area on the ground floor.

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Clause 58.06-2 – Site Services Objectives

Objectives	To ensure that site services can be installed and maintained. To ensure that site services and facilities are integrated into the building design or landscape.
	Achieved
Standard D23	Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. Meters and utility services should be designed as an integrated component of the building or landscape. Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.
	Complies with the standard

Clause 58.06-2 – Site Services Objectives Assessment

The proposal complies with the standard as follows:

- Site services have been appropriately integrated within the façade and internal areas of the building, providing for convenient access while minimising their impact on the public realm and streetscape.
- It provides opportunity for mailboxes and parcel rooms to be integrated within the lobby areas and appropriately sized to account for the scale of the development.

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Clause 58.06-3 – Waste and Recycling Objectives

Objectives	To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.
	Achieved

Standard D24	Developments should include dedicated areas for:
	• Waste and recycling enclosures which are:
	  ◦ Adequate in size, durable, waterproof and blend in with the development.
	  ◦ Adequately ventilated.
	  ◦ Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
	• Adequate facilities for bin washing. These areas should be adequately ventilated.
	• Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
	• Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
	• Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
	• Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.
	Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:
	• Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019).
	• Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

	Complies with the standard

Clause 58.06-3 – Waste and Recycling Objectives Assessment

A detailed response to this item is provided in the Waste Management Plan prepared by Colliers.

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Clause 58.06-4 – External Walls and Materials Objectives

Objectives	To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. To ensure external walls endure and retain their attractiveness.
	Achieved
Standard D25	External walls should be finished with materials that: • Do not easily deteriorate or stain. • Weather well over time. • Are resilient to the wear and tear from their intended use. External wall design should facilitate safe and convenient access for maintenance
	Complies with the standard

Clause 58.06-4 – External Walls and Materials Objectives Assessment

The design response prioritise hardy and attractive materials that will weather over time and develop patina rather than deteriorate. These include a range of tonal pre-cast and textured concrete elements, perforated and folded metal treatments, mesh and tensile wires, powdercoated metal, and timber.

An assessment of proposed materiality is included within Section 5 of the Planning Report.

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Clause 58.07 – Internal Amenity

Clause 58.07-1 – Functional Layout Objective

Objectives	To ensure dwellings provide functional areas that meet the needs of residents.
	Achieved
Standard D26	Bedrooms should: • Meet the minimum internal room dimensions specified in Table D11. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Dwelling Type	Minimum Width	Minimum Depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Table D11 Bedroom Dimensions

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.

Dwelling Type	Minimum Width	Minimum Area
Studio and 1 bedroom dwelling	3.3 metres	10 square metres
2 or more bedroom dwelling	3.6 metres	12 square metres

Table D12 Living Area Dimensions

Complies with the Standard

Clause 58.07-1 – Functional Layout Objective Assessment

All of the dwellings meet or exceed the requirements of Standard D26. Refer to the Clause 58/BADS plans for further details.

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Clause 58.07-2 – Room Depth Objective

Objectives	To allow adequate daylight into single aspect habitable rooms.
	Achieved
Standard D27	Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.
	Complies with the objective.

Clause 58.07-2 – Room Depth Objective Assessment

55/57 (96%) of all dwellings comply with the Standard.

The two dwellings which do not achieve this Standard are Lofts 2 and 3, where the bedrooms overlooking the void are 6.59m away from an external window, noting that at the wall furthest from this window the distance exceeds 9m.

Notwithstanding, the outlook over this void area and the generous light received in this double-height space is submitted to continue to ensure that adequate daylight is provided into these single aspect habitable rooms.

Refer to the Clause 58/BADS plans prepared by the Architect, DKO.

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Clause 58.07-3 – Windows Objective

Objectives	To allow adequate daylight into new habitable room windows.
	Achieved
Standard D28	Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window.
	Complies with the objective.

Clause 58.07-3 – Windows Objective Assessment

All habitable rooms in single level apartment typologies have a window in an external wall of the building. Where windows provide daylight through a secondary area (Type 2B2b Type 1) the secondary area complies with the requirements of the standard.

It is noted that some loft apartments (Loft Type 2, Loft Type 3) include loft bedrooms which have a window only to the void above the living area and not to an external wall of the building. On balance, these apartments will still achieve an excellent amenity outcome overall as a result of the increased spaciousness, ceiling height and outlook from the living area, whilst balancing the heritage requirements around retention of the heritage façade. In effect, the trade off for a higher quality living area (with ample daylight in the double-height space) is appropriate and will continue to achieve the objectives of ensuring adequate daylight into the bedrooms, given the primary function of these areas is for sleeping.

Clause 58.07-4 – Natural Ventilation Objectives

Objectives	To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.
	Achieved
Standard D29	The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.
	Complies with the standard

Clause 58.07-4 – Natural Ventilation Objectives Assessment

58% of the proposed dwellings (33/57) achieve natural cross-ventilation.

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Appendix B Clause 57 Assessment

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Clause 57 Assessment

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Project Number	324-0406-00
Address	9 Victoria Street, Fitzroy
Plan Reference	Architectural Plans prepared by DKO (Rev D, November 2025)
Date of Assessment	21 November 2025

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the corresponding objective.

  If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard in the zone or a schedule to the zone applies.

  If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.

  If the land is included in an overlay, other than a Neighbourhood Character Overlay, and the schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.
- **Decision Guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.

Requirements

A development must meet all of the applicable objectives contained in this clause.

A development should meet all of the applicable standards of this clause that apply to the application.

The responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Clause 57.01 Application Requirements

An application to which Clause 57 applies must be accompanied by:

- A site description.
- A design response.

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Clause 57.02 – Neighbourhood Character

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Clause 57.02-1 – Street setback

Objective	To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.
Standard E2-1	Walls of buildings should be set back from streets: • At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table E2-1; or • If no distance is specified in a schedule to the zone, the distance specified in Table E2-1. 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.

Table E2-1. Street setback

Development context	Required setback	Complies?
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Yes

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Assessment:

Complies with Standard E2-1

The proposed dwellings have a street setback of 0m. This is consistent with 9 Victoria Street (the building on the abutting allotment facing the same street).

Clause 57.02-2 – Building height

Objective	To ensure that the height of buildings respond to the existing or preferred neighbourhood character.
Standard E2-2	The maximum building height does 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 does 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 does not exceed 10 metres.

Assessment:

Complies with the Objective

The proposed dwellings have a maximum building height of 12.58m. There is no maximum height specified under the relevant existing planning controls. On this basis, the proposal complies with the objective as it responds appropriately to the existing neighbourhood character and is consistent with nearby townhouse and apartment developments.

Clause 57.02-3 – Side and rear setbacks

Objective	To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.
Standard E2-3	A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either E2-3.1 or E2-3.2. Standard E2-3 is met if the building is setback in accordance with either E2-3.1 or E2-3.2, rather than needing to comply with both of these provisions:

E2-3.1:
The building is setback at least 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

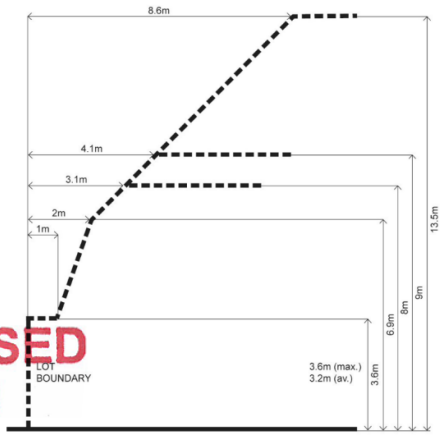

Diagram E2-3.1 Side and rear setbacks

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E2-3.2:
If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.

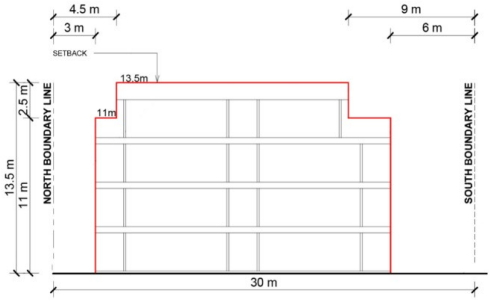

Diagram E2-3.2 Side and rear setbacks

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 side and rear setbacks.

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may

Assessment:

Complies with the Objective

Standard E2-3 does not apply to the proposal as it seek to develop walls on boundary on all four sides. Notwithstanding, this 0m setback condition appropriately reflects and responds to the existing site conditions and the surrounding streetscape character and has been designed to minimise any adverse amenity impacts of nearby existing dwellings.

On this basis, the proposal complies with the objective.

Clause 57.02-4 – Walls on boundaries

Objective	To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.
Standard E2-4	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 does not about the boundary for a length that exceeds the greater of the following distances: • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot; or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where 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 does 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.

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Assessment:

Complies with the Objective

The proposed side and rear walls are built on boundary and described as follows:

- West elevation – three storey wall on boundary abutting Road R-1 / unnamed laneway.
- East elevation – four storey wall on boundary abutting the length of the car parking ramp leading up to Level 1 at 9 Victoria Street.
- North (Rear) elevation – three-four storey wall on boundary abutting car parking lots associated with 9 Victoria Street.

The proposed walls on boundary will not unreasonably impact the amenity of nearby dwellings. The potential impact to the neighbouring habitable room at Unit 11/19 Victoria Street (otherwise known as 9 Victoria Street) by the eastern boundary wall is generally acceptable on the basis that this is a secondary window to a habitable room, which will continue to enjoy adequate access to views, daylight and ventilation via its primary north-facing window.

As mentioned previously, the robust built form and interfaces proposed is consistent with the surrounding streetscape and neighbourhood character and as such the proposal is submitted to comply with the objective.

Clause 57.02-5 – Site coverage

Objective	To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.
Standard E2-5	The site area covered by buildings does not exceed: • The maximum site coverage specified in a schedule to the zone; or • If no maximum site coverage is specified in a schedule to the zone 70 per cent.

Assessment:

Complies with the Objective

The proposed dwellings have a site coverage of 100%. Though this exceeds the maximum site coverage specified by Standard E2-5, this can be considered appropriate when considering the existing neighbourhood character of Victoria Street alongside the constraints of the Site.

Clause 57.02-6 – Access

Objective	To ensure the number and design of vehicle crossovers responds to the neighbourhood character.
Standard E2-6	The width of accessways or car spaces (other than to a rear lane) does not exceed: • 33 per cent of the street frontage; or • 40 per cent of the street frontage if the width of the street frontage is less than 20 metres The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree that is proposed to be retained in a road by more than 10 per cent.

Assessment:

Complies with the Standard

Access is to be provided via the existing laneway which abuts the Site. The width of car spaces to this laneway does not exceed 33 per cent of the side elevation and does not impact any existing trees.

Clause 57.02-7 – Tree canopy

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Objectives	To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy cover is climate responsive, supports biodiversity, wellbeing and amenity, and help reduce urban heat.
Standard E2-7	Provide a minimum canopy cover of: • 10% of the site area on sites 1,000sqm or less; or • 20% of the site area on sites more than 1,000sqm. Existing trees to be retained meet all of the following: • Has a height of at least 5 metres, • Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, • Has a trunk that is located at least 4 metres from proposed buildings. The minimum canopy cover is met using any combination of trees specified in Table E2-7.2. Existing trees that are retained can be used in calculating canopy cover.

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Table E2-7.2 Tree type, canopy cover, deep soil and planter requirements

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep spoil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 m	6 m	12.6 m^2	12 m^2 (min. plan dimension 2.5 m)	12 m^3 (min. plan dimension 2.5 m)	0.8 m
B	8 m	8 m	50.3 m^2	49 m^2	28 m^3	1 m

				(min. plan dimension 4.5 m)	(min. plan dimension 4.5 m)	
C	12 m	12 m	113.1 m^2	121 m^2 (min. plan dimension 6.5 m)	64 m^3 (min. plan dimension 6.5 m)	1.5 m

Provide at least one new or retained tree in the front setback and the rear setback.

Trees are located in either:

- An area of deep soil as specified in Table E2-7.2; or
- A planter as specified in Table E2-7.2.

Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Assessment:

Complies with the Objectives

It is acknowledged that the proposed dwellings do not allow for landscaping or canopy cover. However, this is consistent with the existing neighbourhood character and is therefore considered appropriate.

Clause 57.02-8 – Front fences

Objective To encourage front fence design that responds to the existing or preferred neighbourhood character.

Standard E2-8 A front fence with 3 metres of a street is:

- A 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 E2-8.

Table E2-8 Maximum front fence height

Street context	Maximum front fence height
Streets in a Transport Zone 2	2 metres
Other streets	1.5 metres

Assessment:

Not applicable

Not applicable. No front fence is proposed.

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Clause 57.03 – Liveability

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Clause 57.03-1 – Dwelling diversity

Objective	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.
Standard E3-1	Developments include at least: • One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. • One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. • One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.

Assessment:

Not applicable

Not applicable. Less than ten dwellings are proposed.

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Clause 57.03-2 – Parking location

Objective	To minimise the impact of vehicular noise within developments on residents.
Standard E3-2	Habitable room windows and balconies of dwellings 3 metres above ground level are setback from accessways and car parks at least: • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where windowsills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.

Assessment:

Complies with Objective

The ground floor rooms are proposed to be studies (habitable room). Notwithstanding, these are secondary habitable rooms, noting that the primary habitable rooms (bedrooms, living room, etc) are located on the first and second floors of the townhouses. On this basis, the impact of vehicular noise on residents will be minimised and the proposal achieves the objectives of Clause 57.03-2.

Clause 57.03-3 – Street integration

Objective	To integrate the layout of development with the street to support the safety and amenity of residents
Standard E3-3	Where a development fronts a street, a vehicle accessway or abuts public open space: • Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.

- The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.

Lighting is provided to all external accessways and paths.

Mailboxes are provided for each dwelling and can be communally located.

Assessment:

Complies with Standard E3-3 / Complies with the Objective

The development provides passive surveillance to the vehicle access way through views from the first and second floor habitable rooms, and the roof top terrace. Likewise, the southern townhouse has direct views to Victoria Street.

All site services, lighting and mailboxes will be appropriately provided in accordance with Standard E3-3.

Clause 57.03-4 – Entry

Objectives	To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.
Standard E3-4	**Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings** Each dwelling and each residential building has a ground level entry door that: • Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door. **Apartment development and residential building with a shared entry** An apartment development and each residential building has: • A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. • An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. • Shared corridors and common areas have at least one source of natural light and natural ventilation.

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Assessment:

Complies with Standard E3-4

Each dwelling has its own sense of identity. Each dwelling has a ground level screen door which provides access into an initial undercover, semi-enclosed lobby area. From here a second main entry door provides access into each dwelling. Each of the entrances have direct lines of sight to the abutting laneway or Victoria Street and are not accessed through the garage.

Clause 57.03-5 – Private open space

Objective	To provide adequate private open space for the reasonable recreation and service needs of residents

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Standard E3-5

A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:

- An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or
- A balcony with at least the area and dimensions specified in Table E3-5; or
- An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or
- An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.

If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone.

- The area and dimensions specified in the schedule must be 25 square metres or less; and
- The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.

If a cooling or heating unit is in the secluded private open space or private open space the required area is increased by 1.5 square metres.

Where ground level private open space is provided an area for clothes drying is provided.

Table E3-5 Private open space for a balcony

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimensions
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2-bedroom dwelling	8 square metres	2 metres
	3-bedroom dwelling	12 square metres	2.4 metres

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Assessment:

Complies with Standard E3-5

Each proposed dwelling has private open space on a roof in excess of 10sqm, as required by Standard E3-5.

Clause 57.03-6 – Solar access to open space

Objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.
Standard E3-6	The southern boundary of secluded private open space is 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.

Diagram E3-6 Solar access to open space

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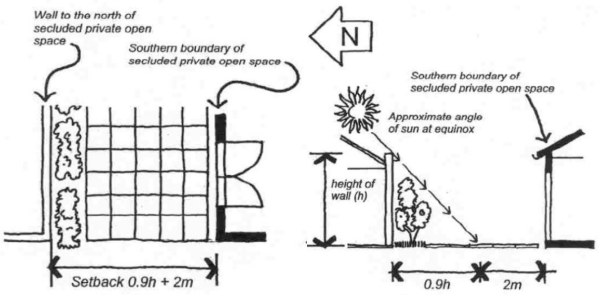

Assessment:

Complies with Standard E3-6

The southern boundary of the secluded private open space of each dwelling is setback from any wall on the north of each space in excess of the minimum distance as required by Standard E3-6. Further, all areas of POS are located on the rooftop and will have ample solar access.

Clause 57.03-7 – Functional layout

Objective To ensure dwellings provide functional areas that meet the needs of residents.

Standard E3-7 Bedrooms:

- Meet the minimum internal room dimensions specified in Table E3-7.1; and
- Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table E3-7.2.

Table E3-7.1 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Table E3-7.2 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 metres
2 or more-bedroom dwelling	3.6 metres	12 metres

Assessment:

Complies with the Objective

Each bedroom has minimum internal width dimensions of 3m with the depth varying between 3m and 3.2m across the dwellings. Although this does not comply with the 'main bedroom' requirements under Standard E3-7, it is noted that the bedrooms are designed to be relatively equal, and to share a bathroom with no 'main bedroom' designation proposed. Given the provision of a ground floor study area to accommodate other functional requirements (study; WFH; recreation), it is submitted that the minor variation to the main bedroom depth requirement is entirely acceptable.

The living areas of each dwelling are each approximately 3m x 3.6m which is in the standard requirements under E3-7. However, it is noted that the kitchen and dining areas are relatively spacious for a two-bedroom dwelling and additional living areas are supported in the spacious rooftop terrace which exceeds the POS requirements under Clause 58.

On balance, the dwellings will provide a functional layout which will meet the needs of residents.

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Clause 57.03-8 – Room depth

Objective	To allow adequate daylight into single aspect habitable rooms.
Standard E3-8	The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. In Clause 57.03-8 a single aspect habitable room is a habitable room with windows on only one wall.

Assessment:

Complies with Standard E3-8

The depth of each single aspect habitable room does not exceed the maximum depth specified in Standard E3-8.

Clause 57.03-9 – Daylight to new windows

Objective	To allow adequate daylight into new habitable room windows.
Standard E3-9	**Dwelling (other than a dwelling in or forming part of an apartment development)** A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: • 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 • A carport provided it has two or more open sides and is open for at least one third of its perimeter. **Dwelling in or forming part of an apartment development** A window in an external wall of the building is provided to all habitable rooms. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. • A window clear to the sky.

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Assessment:

Complies with Standard E3-9

Each habitable room window faces an outdoor space clear to the sky.

Clause 57.03-10 – Natural ventilation

Objectives	To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.

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Standard E3-10 **Dwelling (other than a dwelling in or forming part of an apartment development)**

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Dwelling in or forming part of an apartment development

At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Assessment:

Complies with the Objectives

Each dwelling allows for natural ventilation through the provision of large openable windows on level 1 and level 2. Given the site constraints, the two northernmost dwellings have single-aspects and do not achieve Standard E3-10, however the southernmost dwelling has a dual aspect (west and south) and does achieve Standard E3-10.

In light of the Site's contextual constraints, this variation is considered to be appropriate.

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Clause 57.03-11 – Storage

Objective To provide adequate storage facilities for each dwelling.

Standard E3-11 **Dwelling (other than a dwelling in or forming part of an apartment development)**

Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.

Dwelling in or forming part of an apartment development

Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table E3-11.

Table E3-11 Storage

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

Assessment:

Achieves the objective

Each dwelling is sufficiently spacious to provide adequate storage facilities to achieve the objectives of Clause 57.03-11. Whilst TH2 and TH3 comply with the Standard E3-11, TH1 falls short of the total minimum storage volume required by just 1.73m3. TH1 does however meet the minimum internal storage, with a further 1.89m3 storage cabinet located in the garage areas.

Clause 57.03-12 – Accessibility for apartment developments

Objective	To ensure the design of dwellings meets the needs of people with limited mobility.
Standard E3-12	At least 50 per cent of dwellings in or forming part of an apartment development have: • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table E3-12.

Table E3-12 Bathroom design

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

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Assessment:

Not applicable

Not applicable.

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Clause 57.04 – External Amenity

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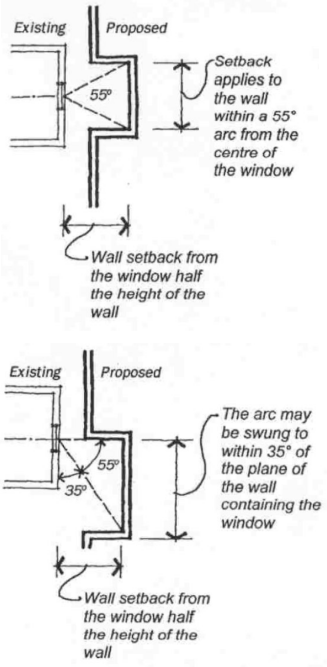
Clause 57.04-1 – Daylight to existing windows

Objective	To allow adequate daylight into existing habitable room windows.
Standard E4-1	Buildings opposite an existing habitable room window 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 are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 57-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.

Diagram E4-1 Daylight to existing windows



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Assessment:

Complies with the Objective

There is currently one secondary window to a habitable room located on the second floor westernmost apartment at 9 Victoria Street. It appears that this window is not openable. It is understood that the primary outlook for this room is to the north, via a large balcony area, which would provide ample daylight and natural ventilation to the room.

There are no other existing habitable windows proposed to be affected by this proposal.

On balance, the proposal would continue to allow adequate daylight into existing habitable rooms and complies with the objective.

Clause 57.04-2 – Existing north-facing windows

Objective	To allow adequate solar access to existing north-facing habitable room windows.
Standard E4-2	

Diagram E4-2.1 North-facing windows

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Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:

- A new building is to be set back from the boundary by at least 1 metre, plus 0.6 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. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
- For new buildings that meet the Standard E2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.

For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east

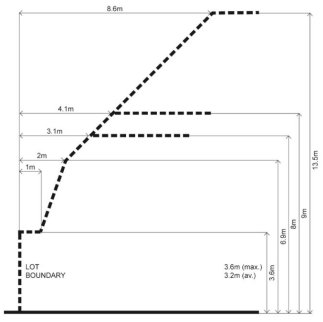
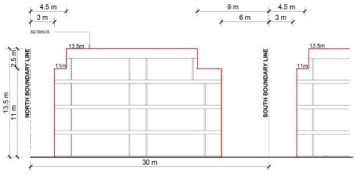


Diagram E4-2.2 North-facing windows



Assessment:

Not Applicable

Not Applicable - There are no north-facing habitable room windows within 3m of the Site's boundaries.

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Clause 57.04-3 – Overshadowing secluded open space

Objective	To ensure buildings do not significantly overshadow existing secluded private open space.
Standard E4-03	The area of secluded private open space that is not overshadowed by the new development is greater than: • 50 per cent, or • 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.

Assessment:

Complies with the Objective

As demonstrated in the shadow diagrams prepared by DKO, the existing area of secluded open space to the east of the Site on the third floor of 9 Victoria Street is currently already shaded in part the built form of 9 Victoria Street. The proposal is not expected to result in significant additional overshadowing to this space.

Clause 57.04-4 – Overlooking

Objective	To limit views into existing secluded private open space and habitable room windows.
Standard E4-4	In Clause 57.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, podium, terrace, deck or patio is 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

Diagram E4-4 Overlooking

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(measured at ground level) of the window, balcony, terrace, deck or patio. Views are 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.

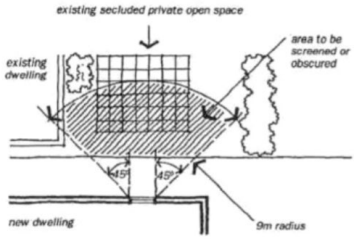
A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

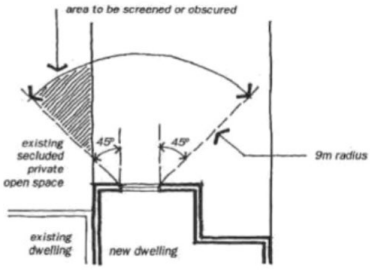
- Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
- Has sill heights of at least 1.7 metres above floor level; or
- Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

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 are:

- 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.





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Assessment:

Complies with objective

There are no windows or openings proposed on the eastern elevation of the dwellings. However, the rooftop terrace of the northernmost terrace is generally open along its north and part of its east elevations, and has transparent balustrades which may allow views towards the private open space of the existing north-facing terrace of Unit 11/19 Victoria Street (otherwise known as 9 Victoria Street). Given the angle of this view and the separation distance of around 8-9m, there is a minimal risk of overlooking. On this basis, the proposal achieves the objective.

Clause 57.04-05 – Internal views

Objective	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.
Standard E4-5	In Clause 57.04-5 a habitable room does not include a bedroom. Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: • Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or • Has a sill height of at least 1.7 metres above floor level; or

- Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level; or.
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Direct views are measured at a height of 1.7 metres above floor level and within:

- A 45 degree horizontal angle from the edge of the new window or balcony.
- A 45 degree angle in the downward direction.

Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.

Assessment:

Complies with Standard E4-5

No dwelling has direct views into the secluded private open space of another dwelling within the development.

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Clause 57.05 – Sustainability

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Clause 57.05-1 – Permeability and stormwater management

Objectives	To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.
Standard E5-1	The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to: • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: ○ Suspended solids 80% reduction in mean annual load. ○ Total phosphorus and Total Nitrogen 45% reduction in mean annual load. ○ Litter 70% reduction of mean annual load. ***Note:*** *A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.* • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.
Assessment:	

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Complies with the Objectives

The proposal provides for a 2kL rainwater tank in the car port of each dwelling, which will collect rainwater from the roof for reuse in toilet flushing to reduce and manage stormwater run-off.

Clause 57.05-2 – Overshadowing domestic solar energy systems

Objective	To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.
Standard E5-2	Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 57.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.
Assessment:	

Not applicable.

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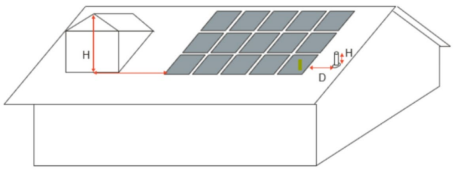
Not applicable. No adjoining property appears to host existing domestic solar energy systems.

Clause 57.05-3 – Rooftop solar energy generation area

Objective	To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.
Standard E5-3	In Clause 57.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. An area on the roof is capable of siting a rooftop solar energy area for each dwelling which: • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table E5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. This standard does not apply to apartments and residential buildings.

Diagram E5-3 Allowable distance between obstructions and the rooftop solar energy area



Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

Table E5-3 Minimum rooftop solar energy generation area

Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

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Assessment:

Complies with the Objective

The proposal provides for rooftop solar energy area with a minimum dimension of 2m above the stairwell/toilet/undercover BBQ area at the rooftop. The proposal allows for up to 10kW solar PV system for the southern and central dwellings, and up to 6kW for the northern dwelling which is appropriate for the size and location of the dwelling.

Clause 57.05-4 – Solar protection to new north-facing windows

Objective	To encourage external shading of north facing windows to minimise summer heat gain.
Standard E5-4	North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

Assessment:

Not applicable.

There are no north facing windows proposed for the dwellings.

Clause 57.05-5 – Waste and recycling

Objectives	To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.

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To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

Standard E5-5 **Dwelling (other than a dwelling in or forming part of an apartment development)**

The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table E5-5.1.

Table E5-5.1 Bin storage

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling	1.8 square metres	0.8 metres	1.8 metres
Shared bin storage area for 3 dwellings or less	5.4 square metres	0.8 metres	1.8 metres
Shared bin storage area for 4 or more dwellings	4 square metres plus 1 square metre per dwelling	0.8 metres	1.8 metres

If the development includes a shared bin storage area:

- The shared bin storage area:
  - Is located within 40 metres of a kerbside collection point.
  - Includes a tap for bin washing.
- There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.

Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

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Dwelling in or forming part of an apartment development

The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table E5-5.2.

Table E5-5.2 Apartment bin storage

Number of dwellings	Minimum area	Minimum depth	Minimum height
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres
16 to 57 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area	1 metre	2.7 metres
56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area	1 metre	2.7 metres

Enclosed bin storage areas are ventilated by:

- Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or
- A mechanical exhaust ventilation system.

A tap and drain is provided to wash bins.

A continuous path of travel is provided from each dwelling to bin storage areas.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

Assessment:

Complies with Standard E5-5

The individual bin storage areas are located in the garages and exceed the minimum dimensions as specified in Standard E5-5.

Clause 57.05-6 – Noise impacts

Objective	To minimise the impact of mechanical plant noise located in the development.
Standard E5-6	Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.

Assessment:

Not applicable

Not applicable. No mechanical plant is proposed.

Clause 57.05-7 –Energy efficiency for apartment developments

Objectives	To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.
Standard E5-7	Dwellings in or forming part of an apartment development located in a climate zone identified in Table E5-7 do not exceed the maximum NatHERS annual cooling load.

Table E5-7 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/m² per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22
Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note:
Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

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Assessment:

Not applicable

Not applicable – pursuant to Clause 57, the objectives contained in clauses 57.05-7 do not apply to the construction or extension of a dwelling that is not in, or does not form part of, an apartment development.

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VICTORIA STREET, FITZROY

URBAN CONTEXT REPORT
20 NOV 2025

DKO

NAARM/MELBOURNE WARRANG/SYDNEY MEANJIN/BRISBANE BOORLOO/PERTH TĀMAKI MAKAURAU/AUCKLAND HO CHI MINH CITY

DKO acknowledges that we gather, live, work and design on Aboriginal land.

We pay respect to the inspiration, wisdom and story of Country and the traditional owners and custodians of this land. We extend that respect to the elders past, present and emerging.

We are committed to creating places where people of all cultures are welcome, respected and have equal opportunity in the local community.

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1.0 SITE ANALYSIS

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1.0 Site Analysis

LOCATION PLAN

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Melbourne CBD ~ 2.5km

12 mins by car

15 mins by tram

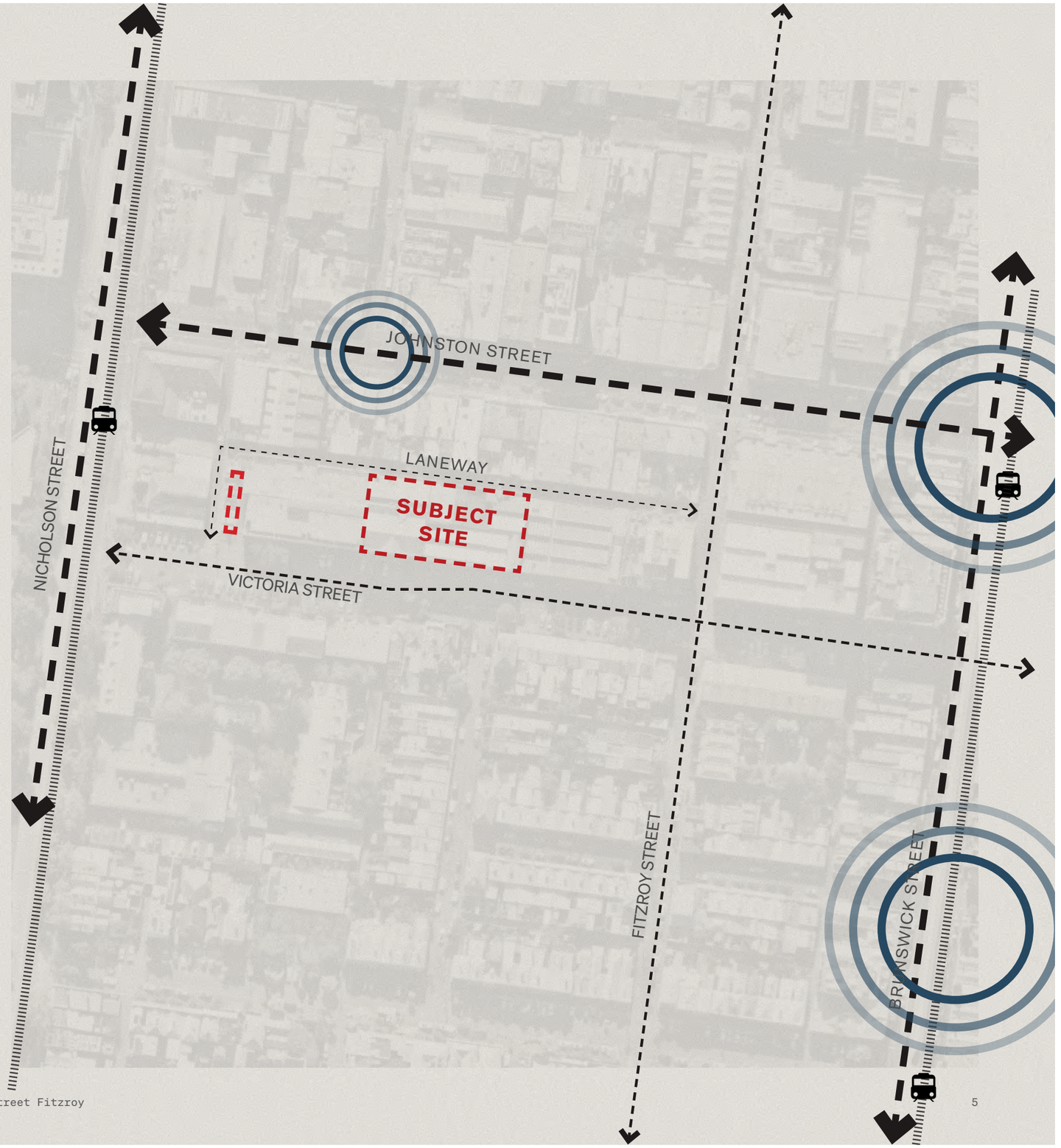
Melbourne Airport ~ 22km

26 mins by car

54 mins by tram

KEY

- Main Road
- Tram Route
- Tram Stop
- Activity Centre



1.0 Site Analysis

SITE OPPORTUNITIES & CONSTRAINTS

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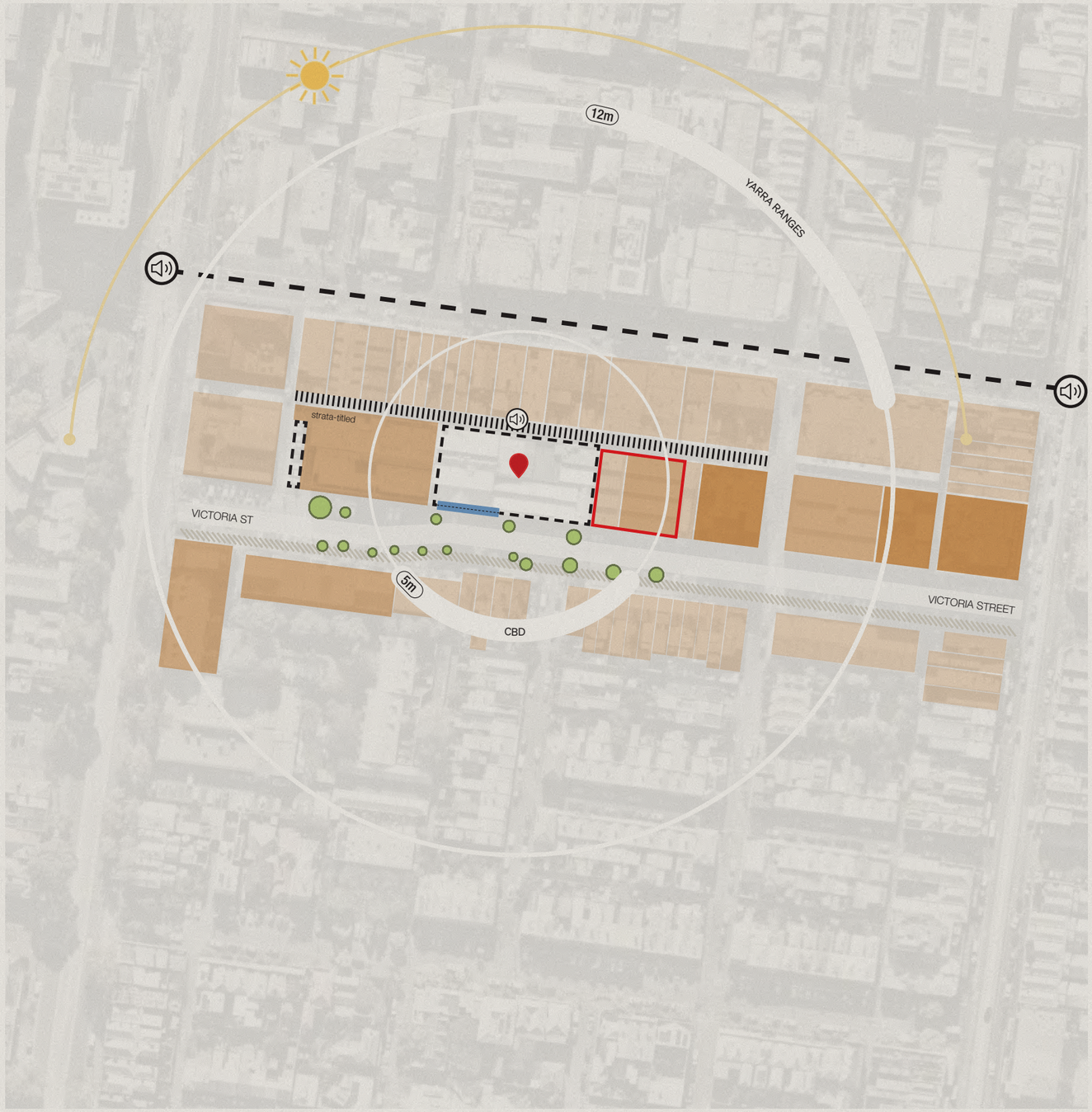

KEY

- Existing Heritage Facade
- Service Laneway
- No Overshadowing Region
- Vegetation
- Noise Pollution
- 1-2 Storeys
- 3-4 Storeys
- 5-7 Storeys
- Potential for Future Dev

1.0 Site Analysis

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1.1 CONTEXT ANALYSIS

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1.1 Context Analysis

EXISTING STREETSCAPE

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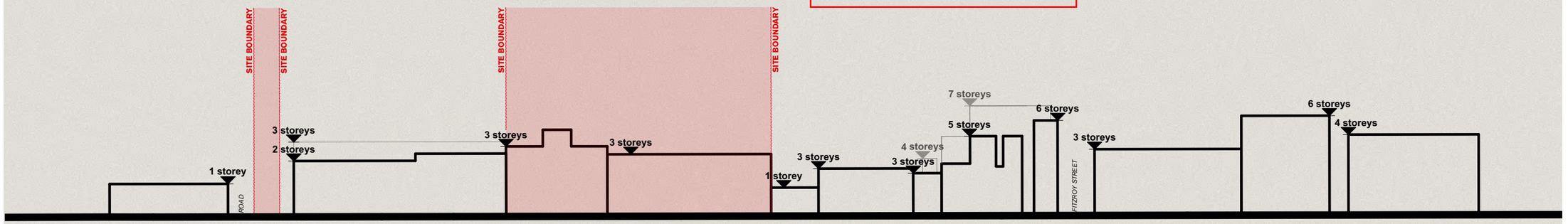

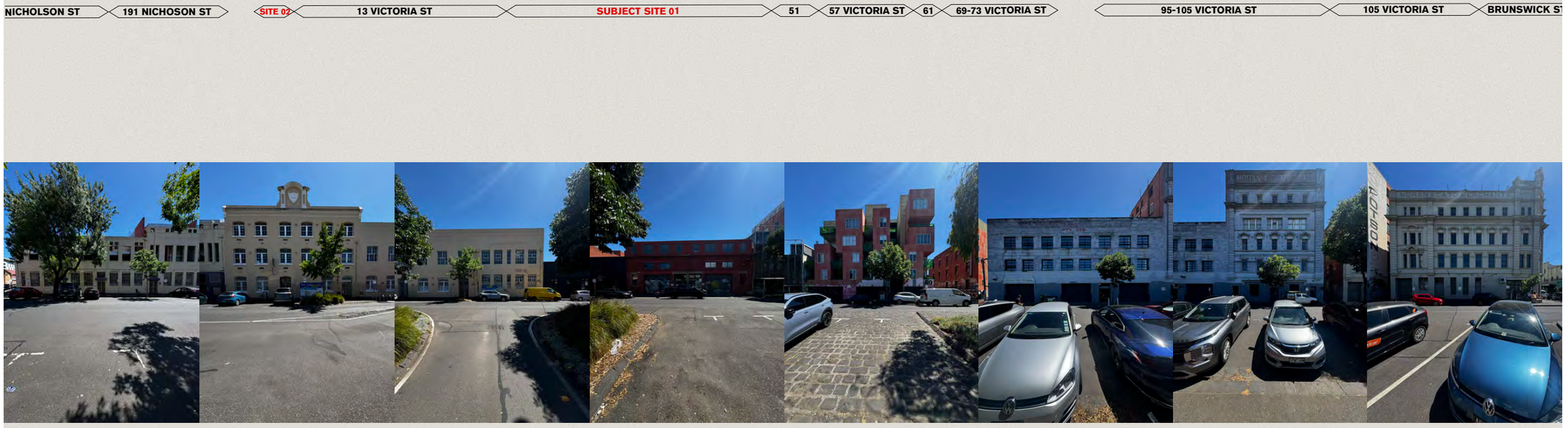

1.1 Context Analysis

SURROUNDING DEVELOPMENTS

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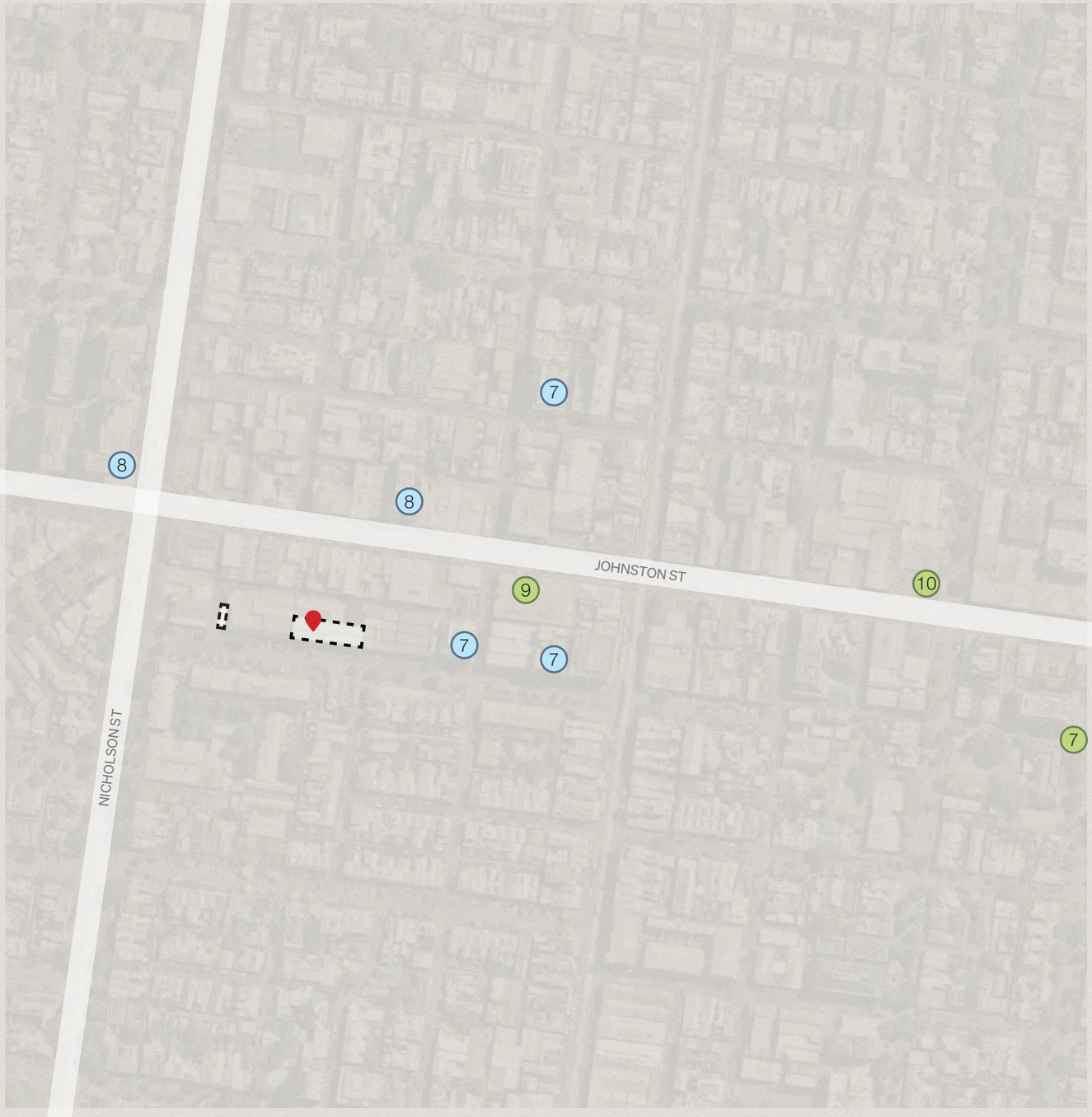

KEY

Existing Development	
Future Development Applications	
Number of Levels	#

1.1 Context Analysis

SURROUNDING DEVELOPMENTS: EXISTING

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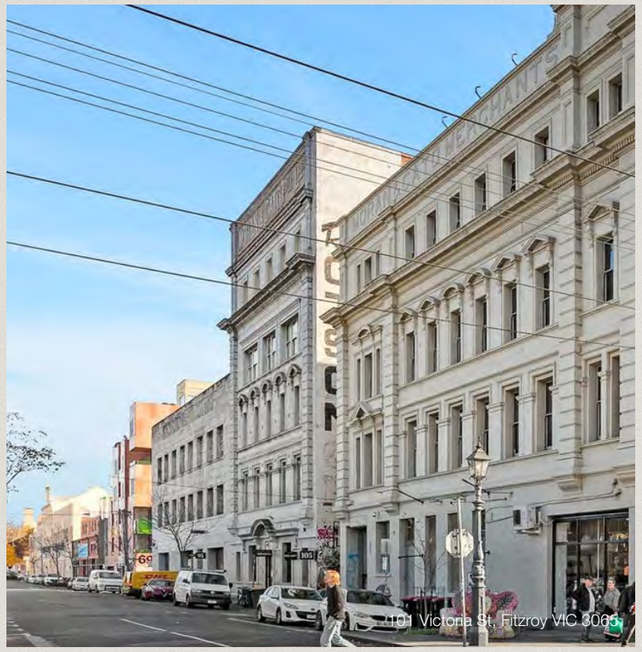



1.1 Context Analysis

SURROUNDING DEVELOPMENTS: EXISTING

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8 Elgin St, Carlton VIC 3053


341-347 George Street, Fitzroy VIC 3065


75 Argyle St, Fitzroy VIC 3065

1.1 Context Analysis

SURROUNDING DEVELOPMENTS: FUTURE

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340 Fitzroy St, Fitzroy VIC 3065


33 St David Street, Fitzroy VIC 3065


159-167 Johnston Street, Fitzroy VIC 3065

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1.2 PLANNING ANALYSIS

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1.2 Planning Analysis

ZONING & OVERLAYS

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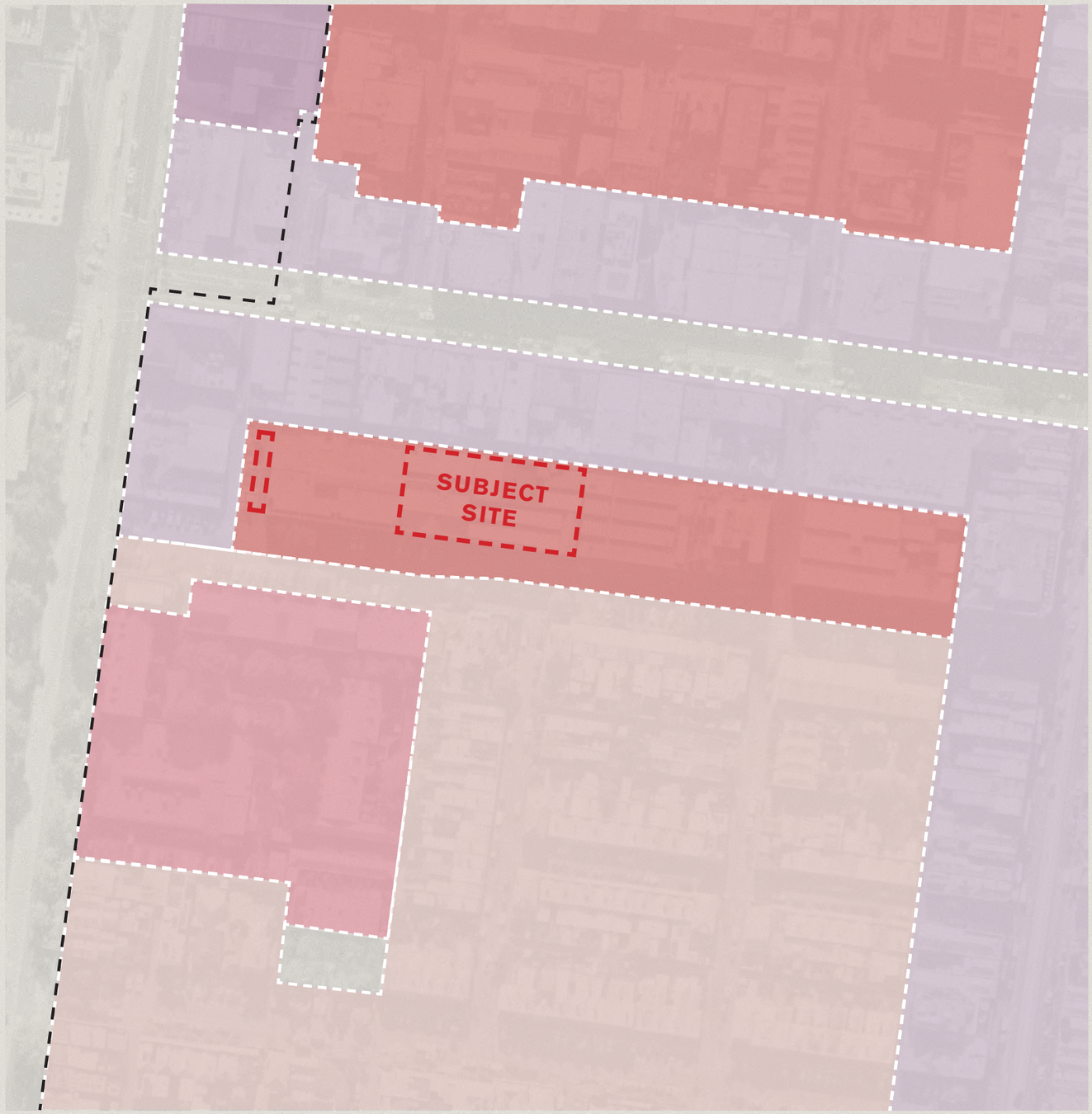
APPLICABLE ZONES & OVERLAYS

- Mixed-Use Zone
- Heritage Overlay
- Environmental Audit Overlay
- Development Contributions Plan Overlay

KEY

- Mixed-Use Zone
- Commercial 1
- Commercial 2
- General Residential
- Neighbourhood Residential
- Heritage Overlay



1.2 Planning Analysis

JOHNSTON ST BUILT FORM FRAMEWORK

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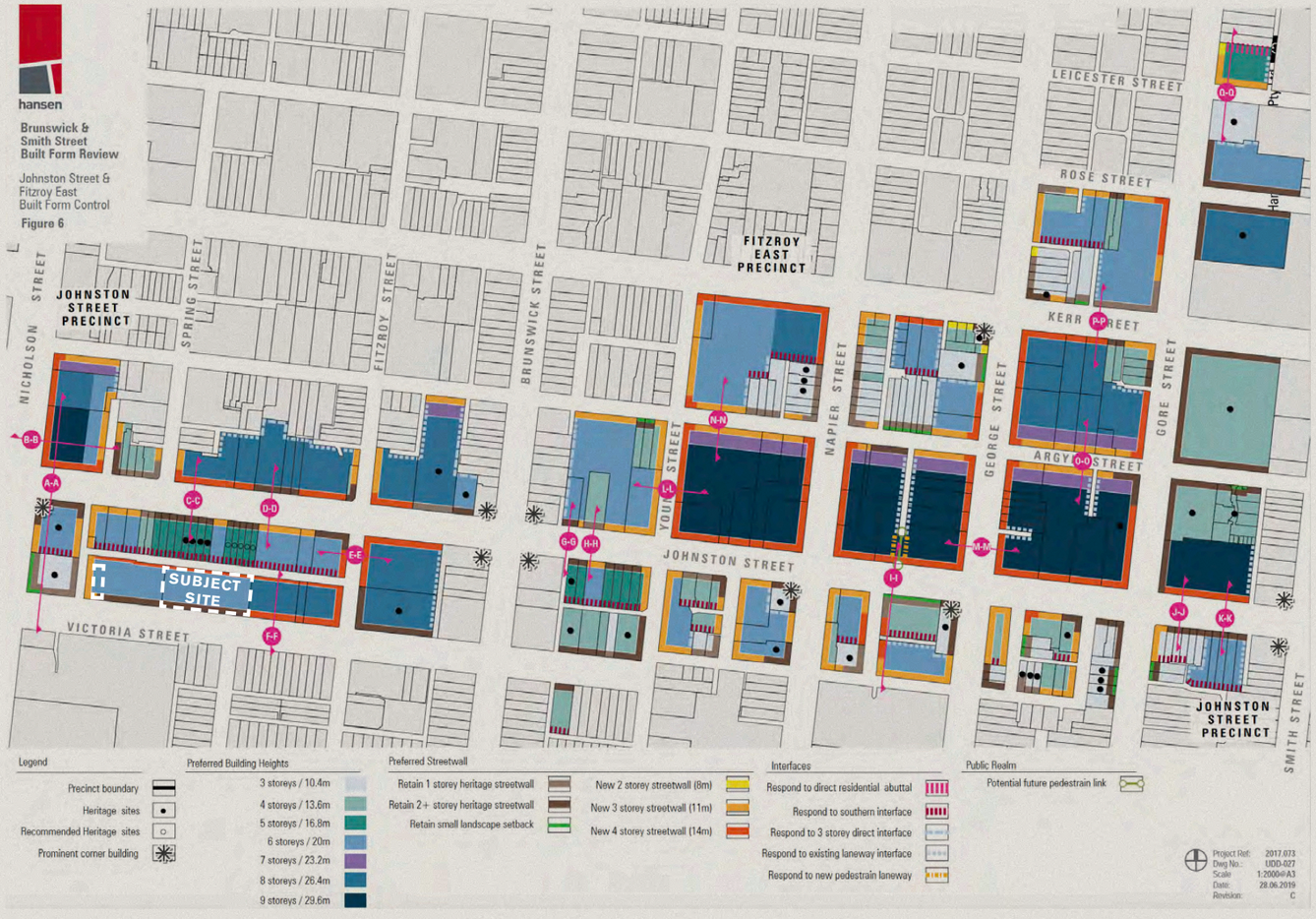
DESIGN OBJECTIVES

- To ensure development responds to the heritage character and varied streetscape by supporting:
    - a mid-rise character (ranging from 3 to 8 storeys) behind a consistent street wall along Victoria Street.
- To retain the prominence and integrity of corner heritage buildings, particularly the former Avon Butter Factory and heritage warehouse buildings on Victoria Street.
- To ensure development respects the heritage street wall and buildings through recessive upper levels and façade composition and articulation that complement the heritage warehouse streetscape of Victoria Street.
- To encourage development designs that promote pedestrian activity and passive surveillance, contributes to a high quality public realm, and avoid overshadowing of opposite footpaths on Victoria Street, opposite footpaths of Kerr, George and Gore Streets and properties south of Chapel Street, including the primary school.
- 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.



APARTMENTS

SITE ONE

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SITE ONE

2.0 HERITAGE ANALYSIS

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2.0 Heritage Analysis

HERITAGE

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YARRA PLANNING SCHEME
HO334 - South Fitzroy Precinct



Contributory Elements (ref. Victorian Heritage Database)

- Pitched gabled or hipped roofs, with many façade parapets;
- One and two storey wall heights but some isolated landmark 3-5 storey buildings;
- Face brick (red, dichrome and polychrome), bluestone or stucco walls, some weatherboard;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionery complex which are significant features in the skyline of this predominantly low rise suburb.

NORTHERN FACTORY STUDY 1992
ACME Shirt Factory

Description

"Group of brick buildings centered on the original Acme Shirt Factory which is a three storey structure with segmentally arched windows and bluestone sills. The parapet with its cornice is surmounted by a central medallion bearing a shield probably originally containing the company crest of logo. Windows are timber framed, bared at ground floor. The building to the east has a similar style ground floor but a first floor of mere recent date. This and the other extensions to the factory are carried out in red brick with steel windows and concrete lintels. The complex, including the original 1890s section, runs back to a r.o.w. where loading access is provided."

Comparative Analysis

"Similar in scale to Henderson's Shirt Factory in Brunswick Rd. Brunswick, and displaying the same aggrandisement in terms of decorative facade treatment."

Significance

"Of state significance as a large and important shirt factory of the 1890s possibly connected commercially with Moran & Cato."

YARRA PLANNING SCHEME
Heritage Policy Application

Prevent the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:

- The demolition will not adversely affect the significance of the heritage place.
- The partial demolition will contribute to the long-term conservation of the heritage place.
- The fabric does not contribute to the significance of the place or the area of demolition is not visible from:
  - A park or public open space immediately adjoining the site.
  - The street frontage (other than a laneway), unless:
    - The principle facade addresses the laneway; or
    - The fabric visible from the laneway is identified in the Statement of Significance.
- The demolition of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible façade of the building and demolishing the remainder.
- The replacement building is a high quality design.

HERITAGE

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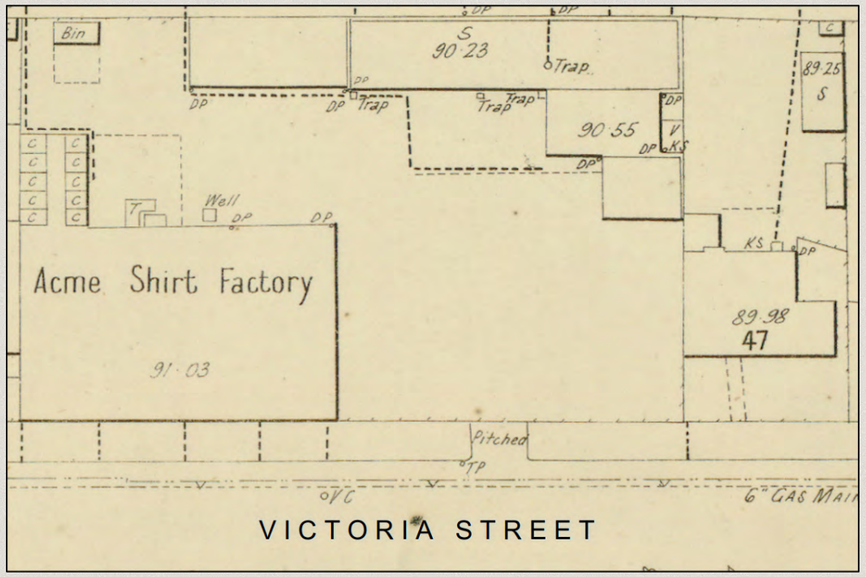
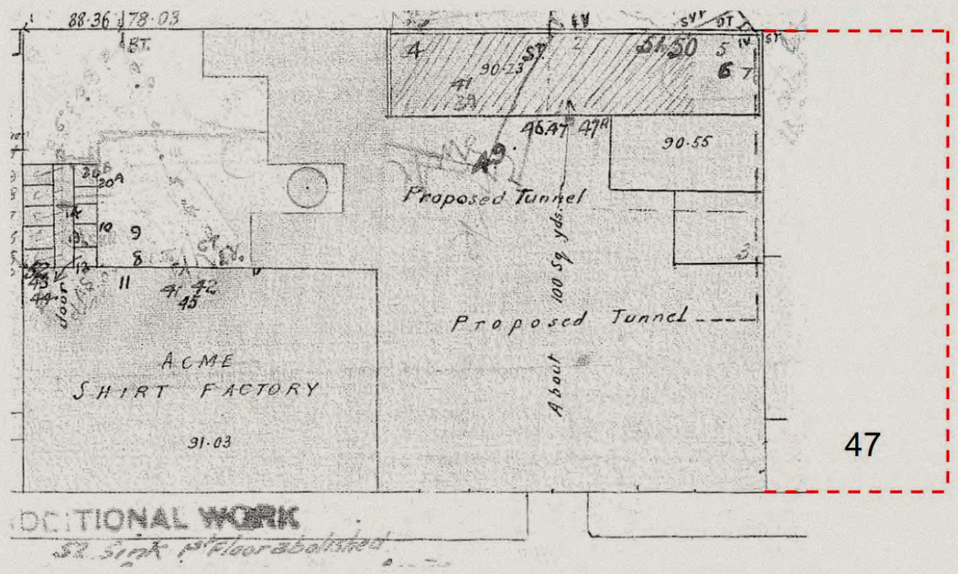


1900 MMBW Plan

"...showing development on the subject site by this time, which now includes the site further to the east at number 47 that then contained a dwelling. The 1889 Acme Shirt Factory occupied the western side of the site with open space to the east and north and a stable adjacent the rear laneway.

Source: http://handle.slv.vic.gov.au/10381/120555."

Ref. Bryce Raworth Memorandum of Heritage Advice



c.1903 Base Property Service Plan

"...showing the eastern portion of the original Acme site had been built over by this time.

Source: CIS Services."

Ref. Bryce Raworth Memorandum of Heritage Advice

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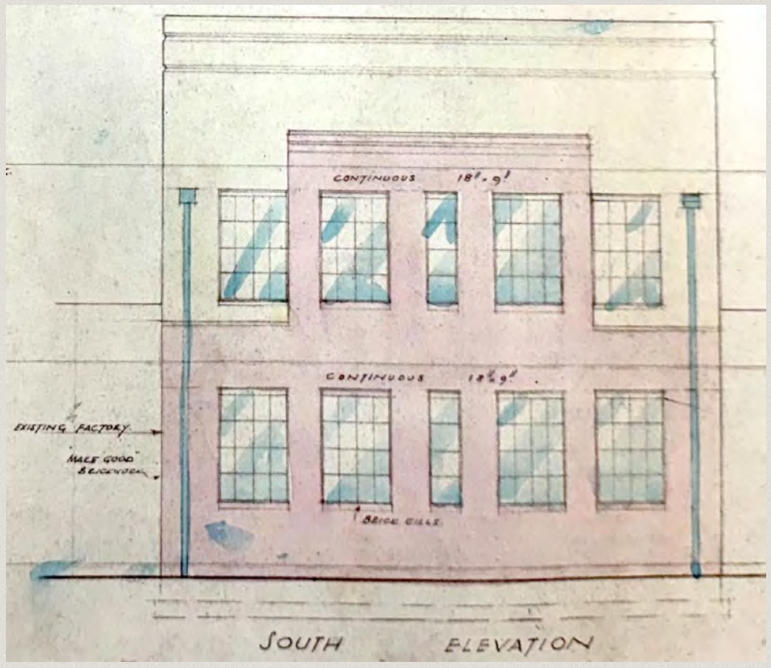

1938 Drawing of the Victoria St Facade

"...to a double-storey addition by Harry Norris to the east side of the complex on the land formerly occupied by the dwelling at 47 Victoria Street.

Source: VPRS 16127, P0002, Box 10."

Ref. Bryce Raworth Memorandum of Heritage Advice



1948 View

"...showing scaffolding in front of the intermediate structure between the 3 storey former Acme factory (centre) & the 1938 addition (far right), with the central first floor possibly under construction.

Source: https://www.picturevictoria.vic.gov.au/site/yarra_melbourne/Fitzroy/15233.html"

Ref. Bryce Raworth Memorandum of Heritage Advice

HERITAGE

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c.1970-74 View

"...of the complex from the south-east showing the lantern roof form to the east end of the building (since truncated).

Source: http://handle.slv.vic.gov.au/10381/4212045"

Ref. Bryce Raworth Memorandum of Heritage Advice



Late 1970s, early 1980s view

"... showing a continuous parapet line extending from the 1938 addition (far right) across to the 3 storey former Acme Factory.

Source: https://pastport.com.au/citizen/record/660/"

Ref. Bryce Raworth Memorandum of Heritage Advice

2.0 Heritage Analysis

CHRONOLOGY OF PAST CONSTRUCTION

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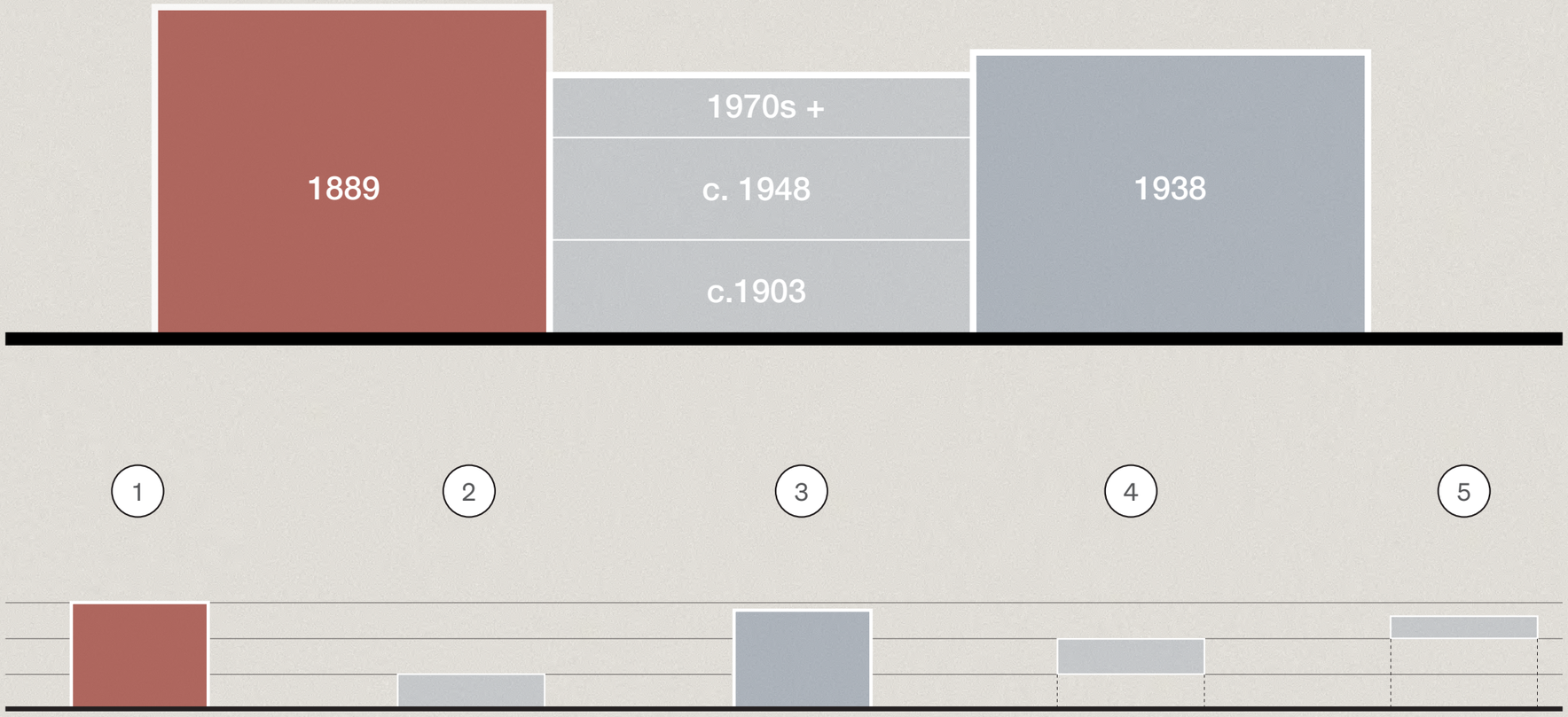

2.0 Heritage Analysis

CONTRIBUTORY HERITAGE ELEMENTS

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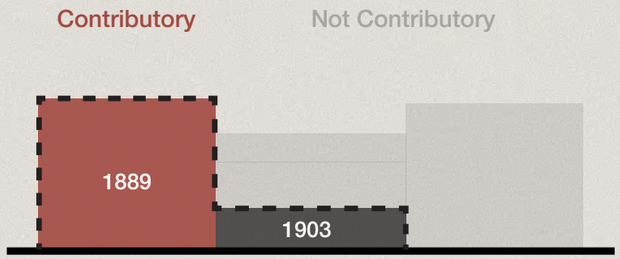
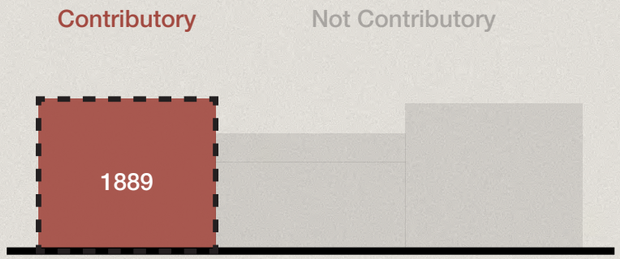


Appendix 8 notes that **“part”** of 25-37 is **contributory** with an estimated date of construction between **1880-1920.**

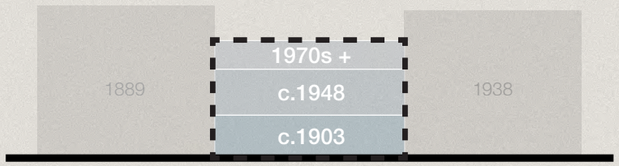
As per the Memorandum of Heritage Advice provided by Bryce Raworth, the chronology of past construction across the site spans **1889-1970s plus**.

The buildings on site constructed between 1880-1920 include the western building on site and the ground floor of the central building.



As per the Victorian Heritage Database, the **“ACME Shirt Factory, Part**” is of **Victorian Period**.

The Victorian Period is **1851-1901** (ref. VHD). This includes the western building only.



Since the construction of the ground floor c.1903, the central building has undergone **extensive alterations**.

These extensions incorporate varied architectural details and materials.

2.0 Heritage Analysis

CONTRIBUTORY HERITAGE ELEMENTS

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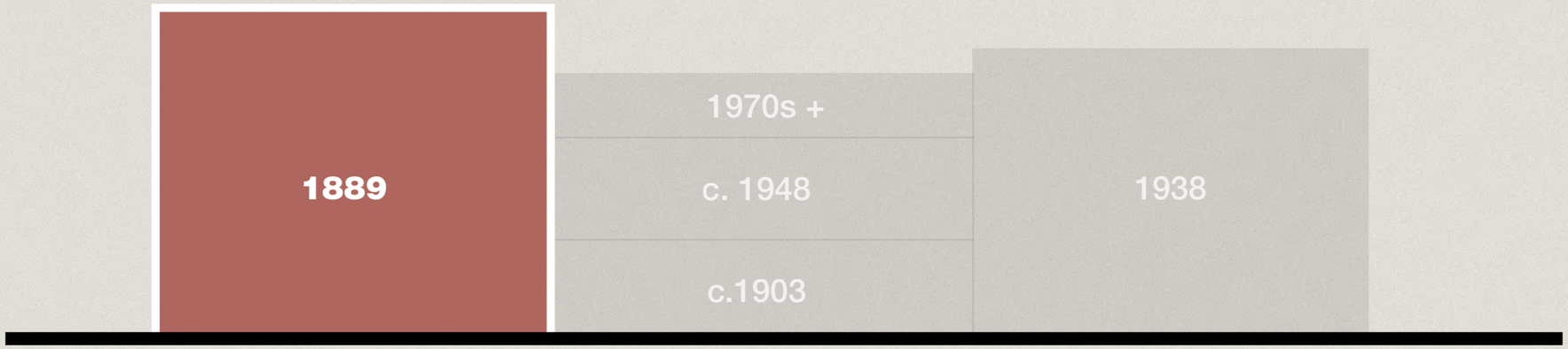

Based on the research and analysis undertaken to date in relation to the relative age and nature of each of the building elements on the site, our understanding of the heritage citation is that the ‘part’ that is of contributory heritage significance is only the original western portion.

This is due to the dates of construction of the later extensions, and the extent of alteration to the central portion.

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SITE ONE

2.1 DESIGN PRINCIPLES

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2.1 Design Principles

KEY PRINCIPLES

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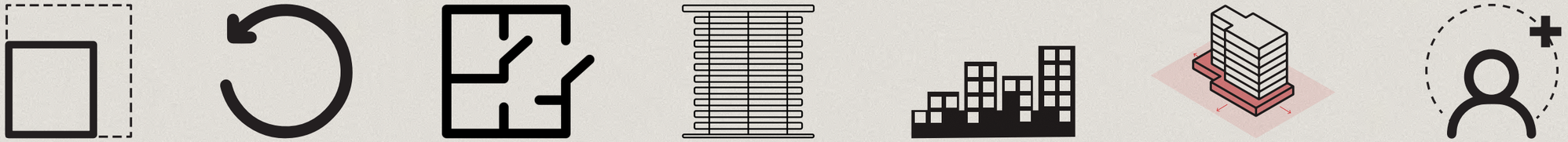

Heritage as Hero

Celebrate the original heritage building as the central focal point, preserving its prominence within the site.

Authentic Restoration

Restore the original façade to its authentic heritage paint scheme, maintaining historical integrity.

Flexibility and Adaptability

Design floor layouts to accommodate variation in user requirements and future use.

Improved Buildability

Maximise structural efficiency in new eastern development.

Accessible Views

integrates balconies that maximise sightlines, ensuring residents have direct and unobstructed access to the surrounding cityscape.

Activated Public Realm

Promote passive surveillance through ground floor activation. Soften streetscape through landscaping.

Enhanced User Experience

Improve amenity and privacy for ground floor residents, whilst also encouraging opportunities for chance encounters.

2.1 Design Principles

HERITAGE AS HERO

Celebrate the original heritage building as the central focal point, preserving its prominence within the site.

Surrounding developments should be designed to complement and enhance the heritage building, with materials, forms, and landscaping echoing the heritage structure's architectural language, creating a cohesive and harmonious relationship between old and new.

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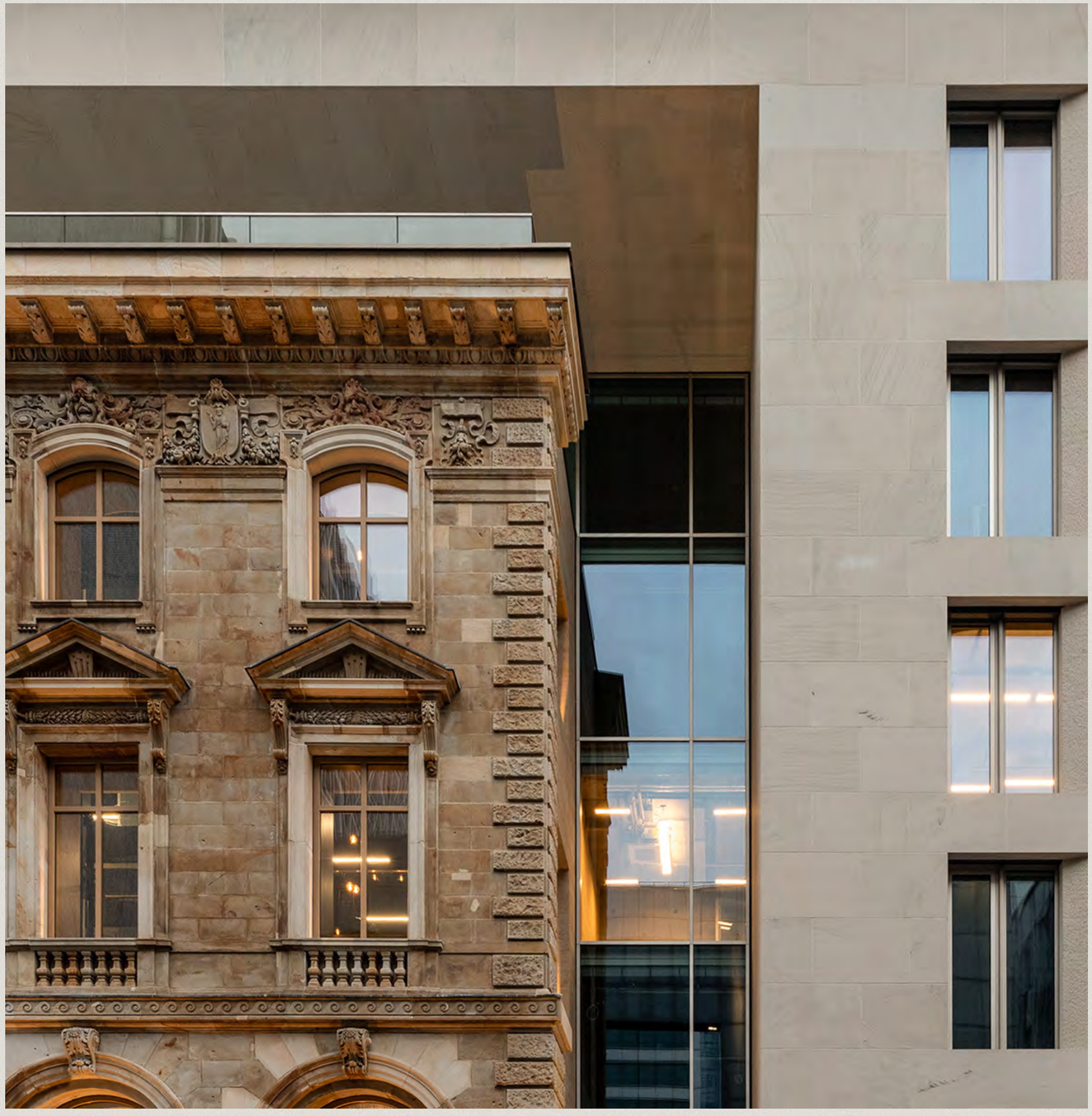

2.1 Design Principles

AUTHENTIC RESTORATION

Restore the original façade to its authentic heritage paint scheme, maintaining historical integrity.

Utilise archival research, historical photographs, and material analysis to guide the restoration process, faithfully replicating original design details and techniques.

By honoring the building's original aesthetic and construction, this restoration becomes a tribute to its historical significance, offering an inspiring example of preserving cultural heritage for future generations.

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ADVERTISED PLAN



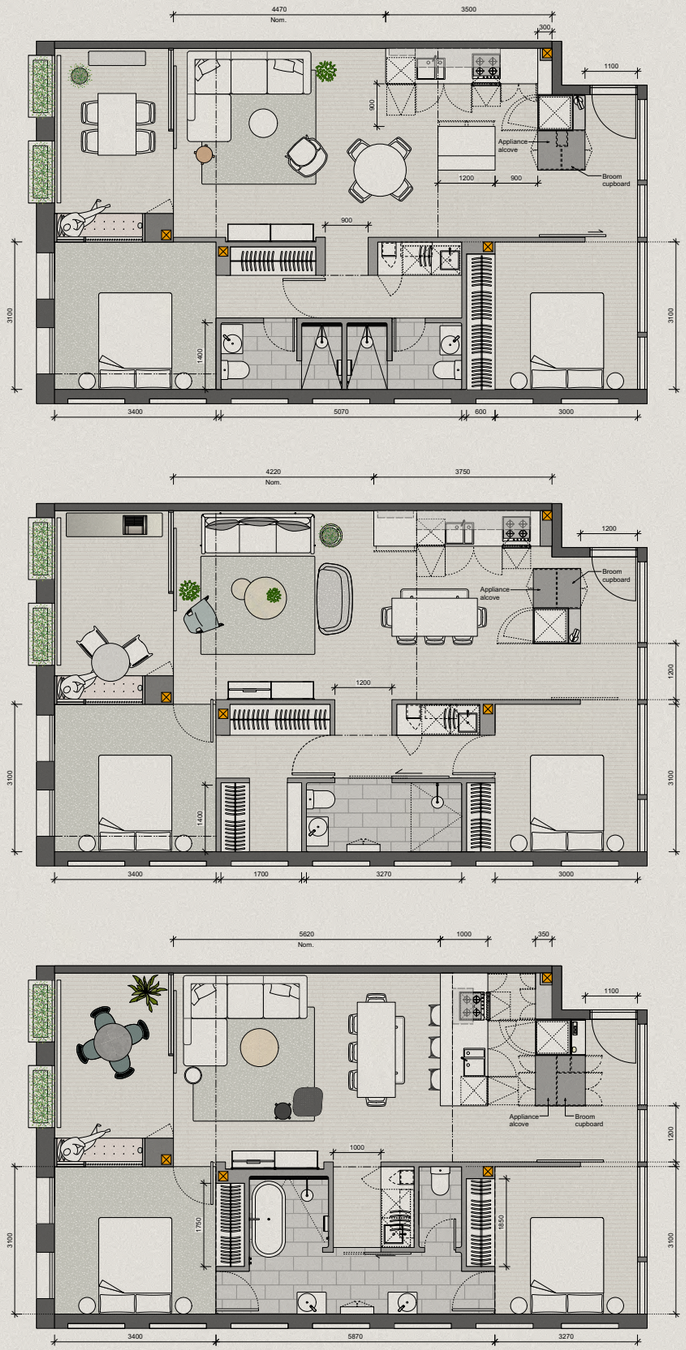
2.1 Design Principles

FLEXIBILITY & ADAPTABILITY

Design floor layouts to accommodate variation in future uses.

Incorporate open floor plans and easily reconfigurable spaces to support diverse programmatic needs and changing occupant requirements. This can include the shift between commercial and residential spaces on the ground floor of the building.

By embedding adaptability into the design, the building can evolve alongside its users, extending its lifespan and maximising its long-term value and sustainability.



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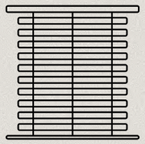
2.1 Design Principles

IMPROVED BUILDABILITY



Maximise structural efficiency in new eastern development by employing innovative design strategies and construction techniques that streamline the building process.

Design with clear and repetitive structural grids to simplify construction and improve cost-effectiveness. By prioritising buildability, the project achieves a balance between efficiency, durability, and quality, ensuring a smooth construction process and a resilient final structure.



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2.1 Design Principles

ACCESSIBLE VIEWS

With the city's skyline serving as the most prominent vista, we have prioritised the accessibility and enjoyment of these views. The design carefully integrates balconies that maximise sightlines, ensuring residents have direct and unobstructed access to the surrounding cityscape, enhancing both the living experience and connection to the urban environment.



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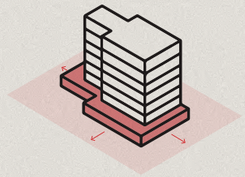
2.1 Design Principles

ACTIVATED PUBLIC REALM



Promote passive surveillance through ground floor activation, creating a vibrant and secure public realm.

Ensure pedestrian-friendly features, such as seating, lighting, and landscaping, to enhance comfort and usability while promoting activity throughout the day and evening. By integrating active edges and fostering visibility, the design creates a dynamic, safe, and welcoming public realm.

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2.1 Design Principles

ENHANCED USER EXPERIENCE

Improve amenity and privacy for ground floor residents, whilst also encouraging opportunities for chance encounters, through thoughtful and balanced design.

Create private outdoor spaces, such as terraces and landscaped winter gardens that act as noise and visual buffers. This offers a sense of seclusion while maintaining visual and physical connections to the surrounding community.

Strategically position entrances, pathways, and communal areas to encourage casual interactions without compromising the privacy of individual units.

Prioritise and enhance view corridors that look at to the CBD or the Yarra Ranges, and ensure optimal solar access throughout apartment designs for best natural lighting.

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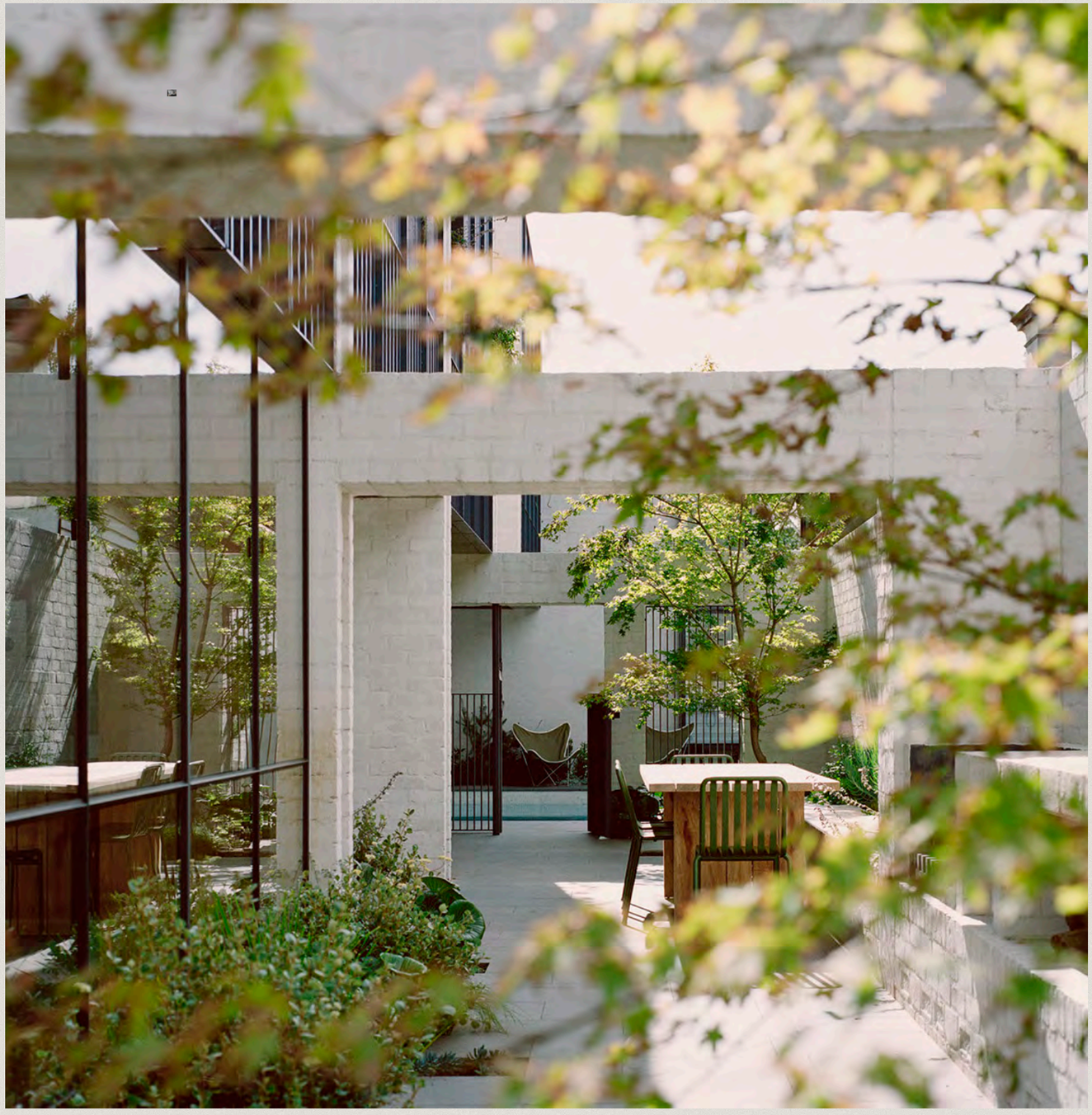

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SITE ONE

2.2 DESIGN RESPONSE

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2.2 Design Response

KEY MOVE

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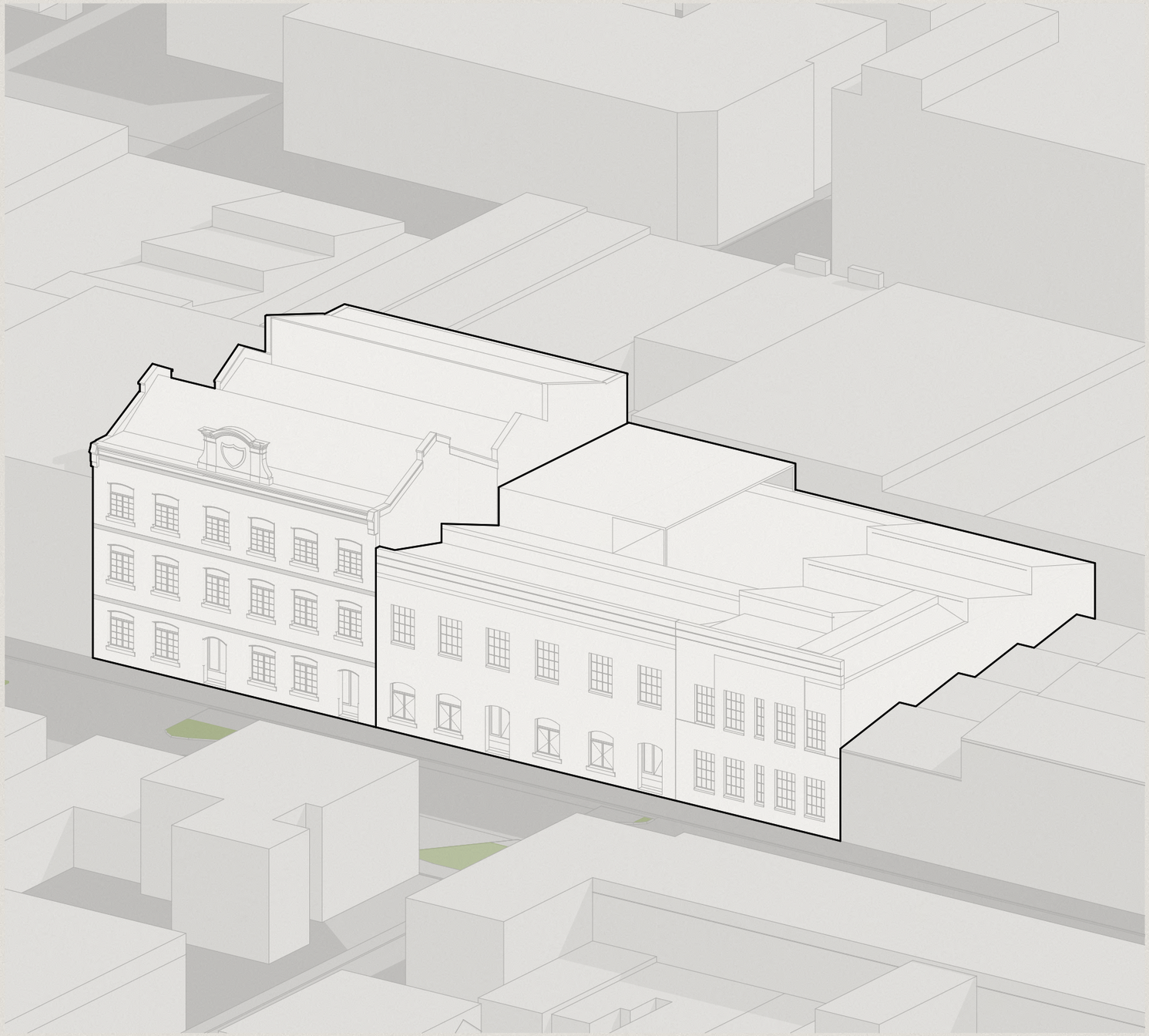

2.2 Design Response

KEY MOVE

Retain contributory building to west, preserving facade, return parapet and internal floor-ceiling proportions.

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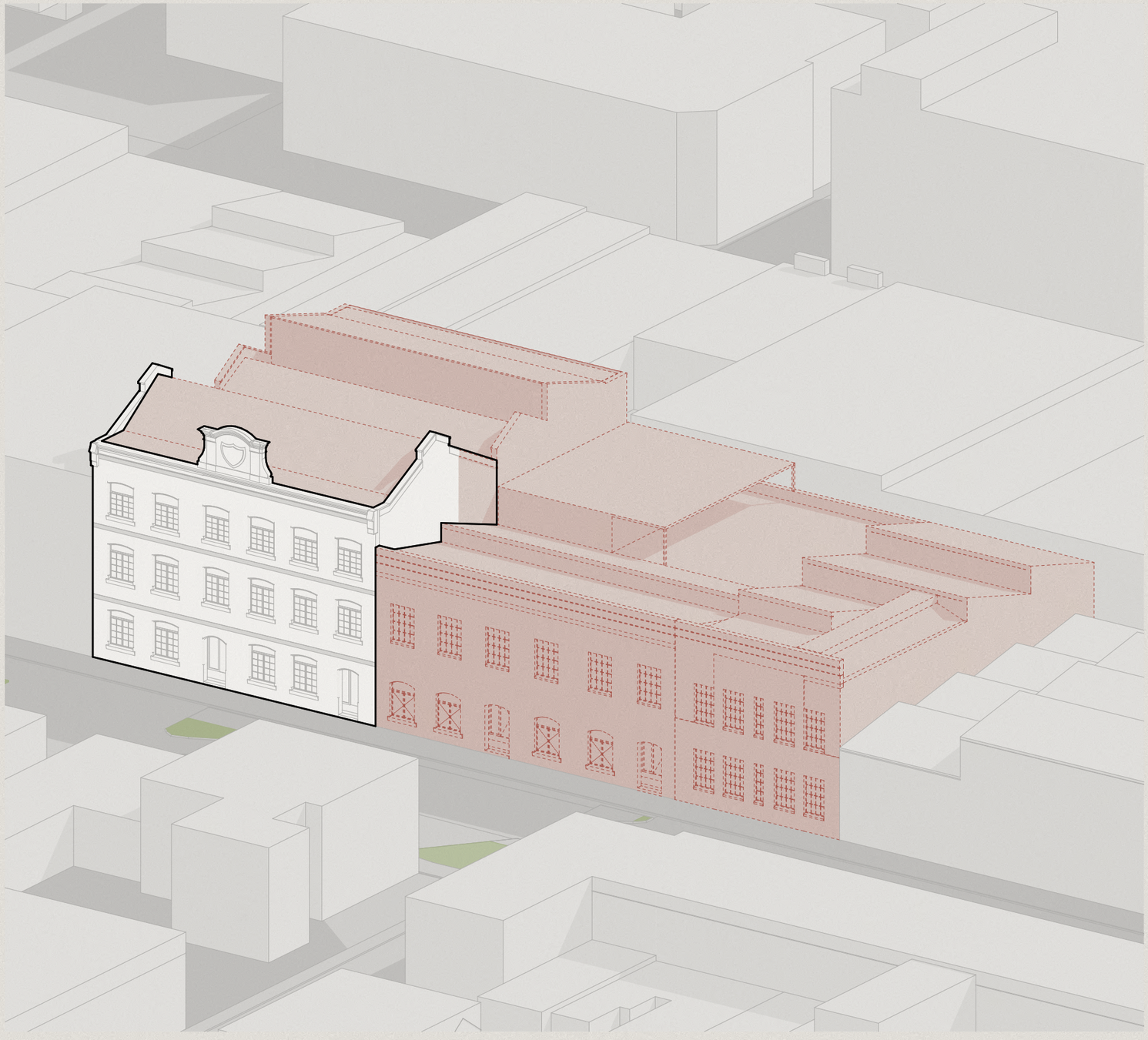

2.2 Design Response

KEY MOVE

Street wall height to align with height of existing heritage street wall parapet height and adjacent future street wall, contributing to a consistent street wall character along Victoria Street.

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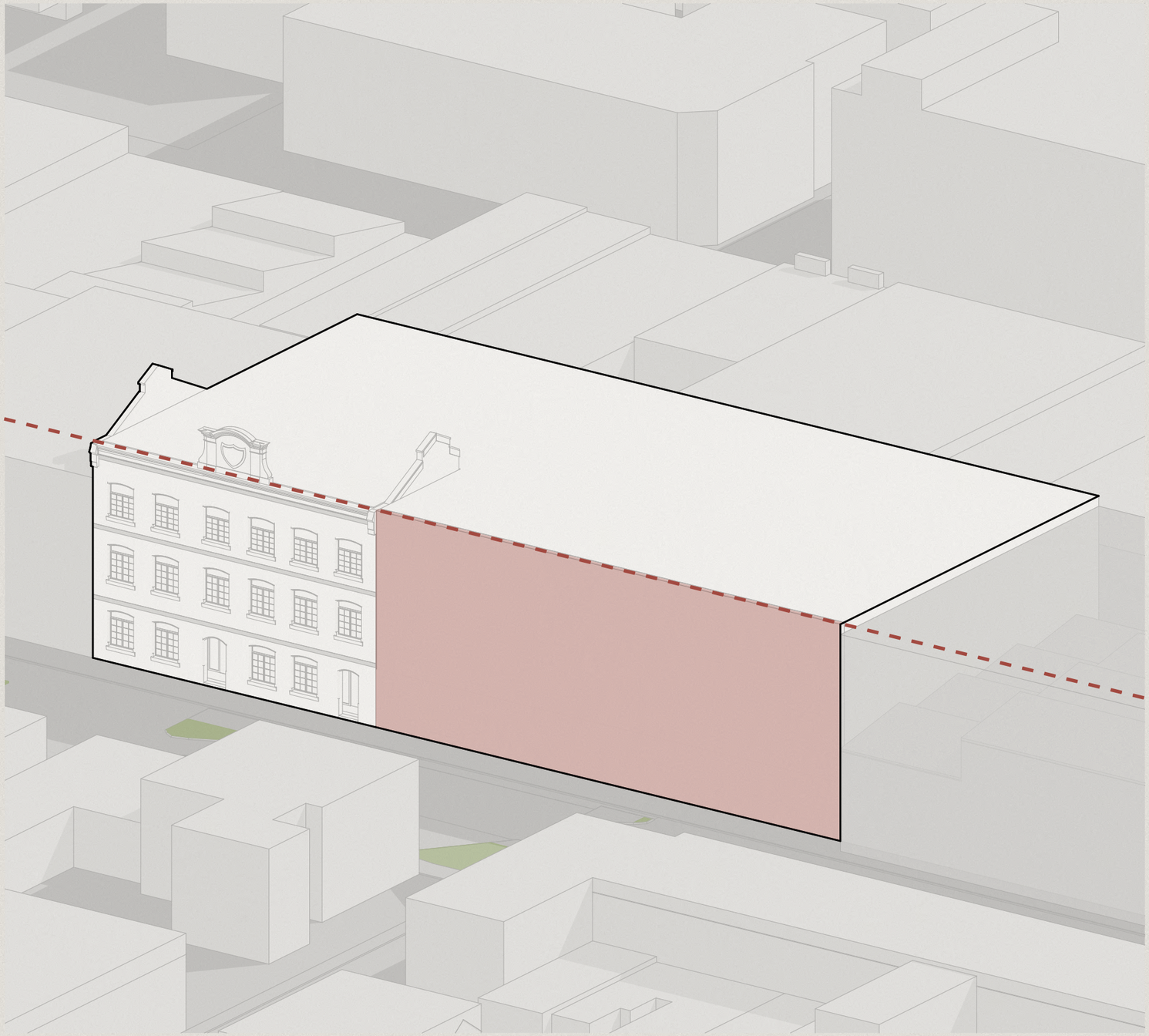

2.2 Design Response

KEY MOVE

Enhance the visual prominence of the heritage building with building separation and a recessive point of entry, allowing for relief and visual connection to the return parapet. Additionally, pronounce the dimensionality of the heritage facade by protecting the sightline to the return parapet.

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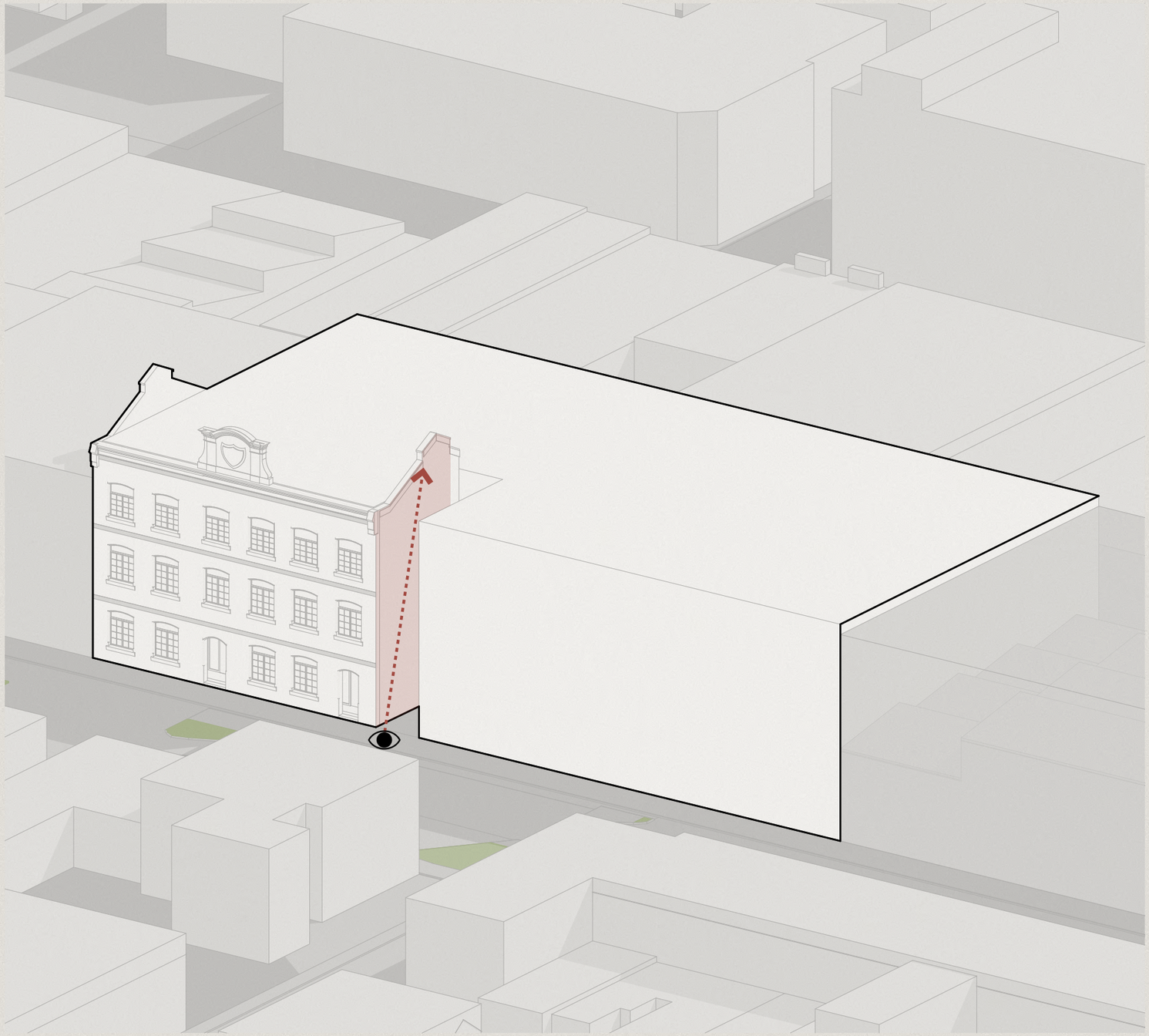

2.2 Design Response

KEY MOVE

Proposed DDO35
compliant envelope.

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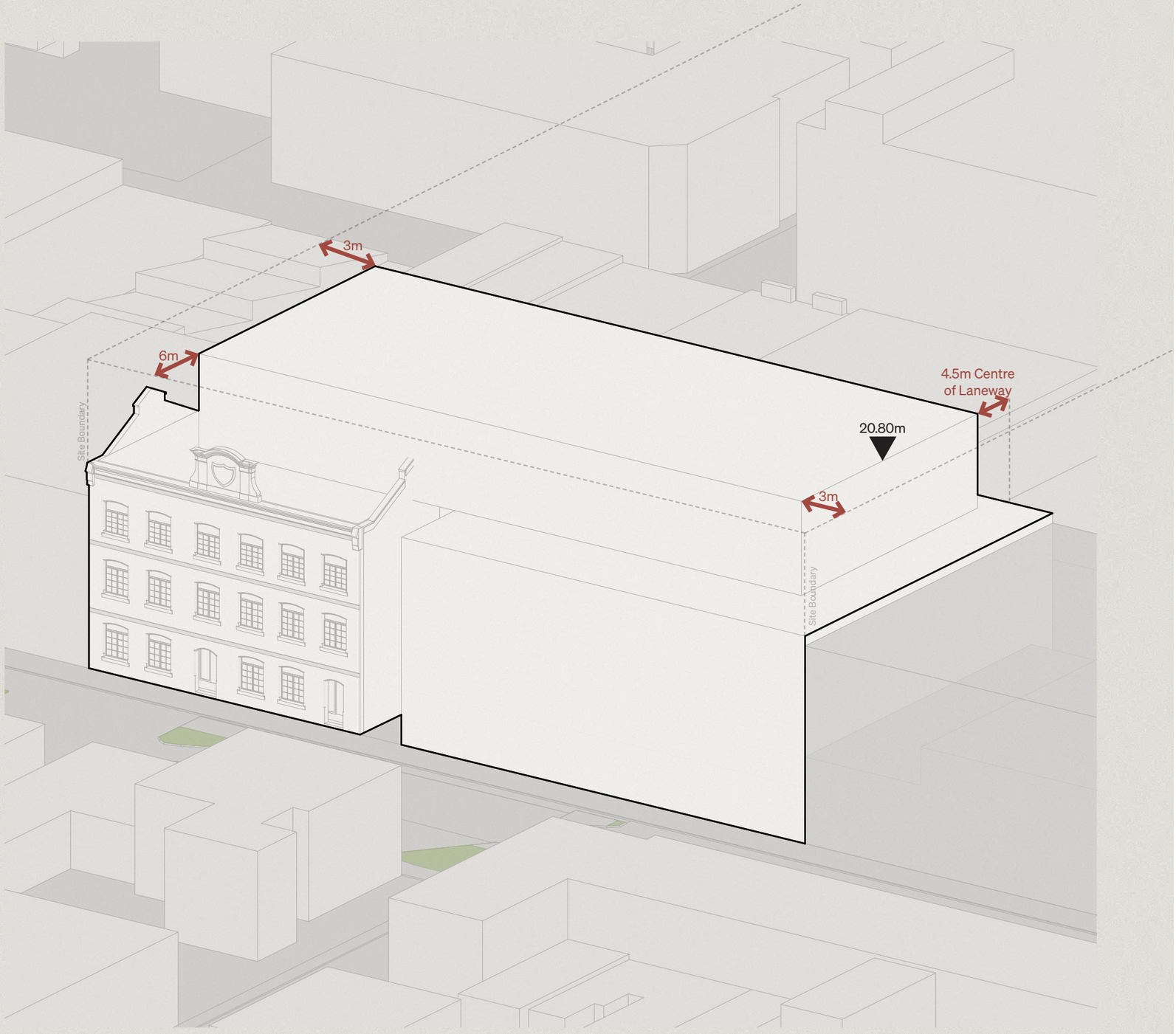

2.2 Design Response

KEY MOVE

Upper level height increased to align with precinct design objectives and 1/3-2/3 visibility test.

Further setback applied to lowest level of midrise over heritage facade to maximise appearance of recessive upper levels.

Vertical recess continued up the building to break length of horizontal form.

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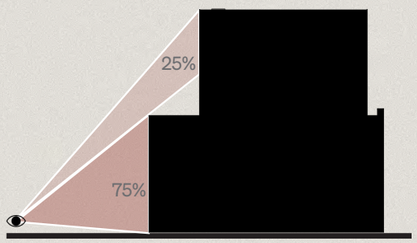

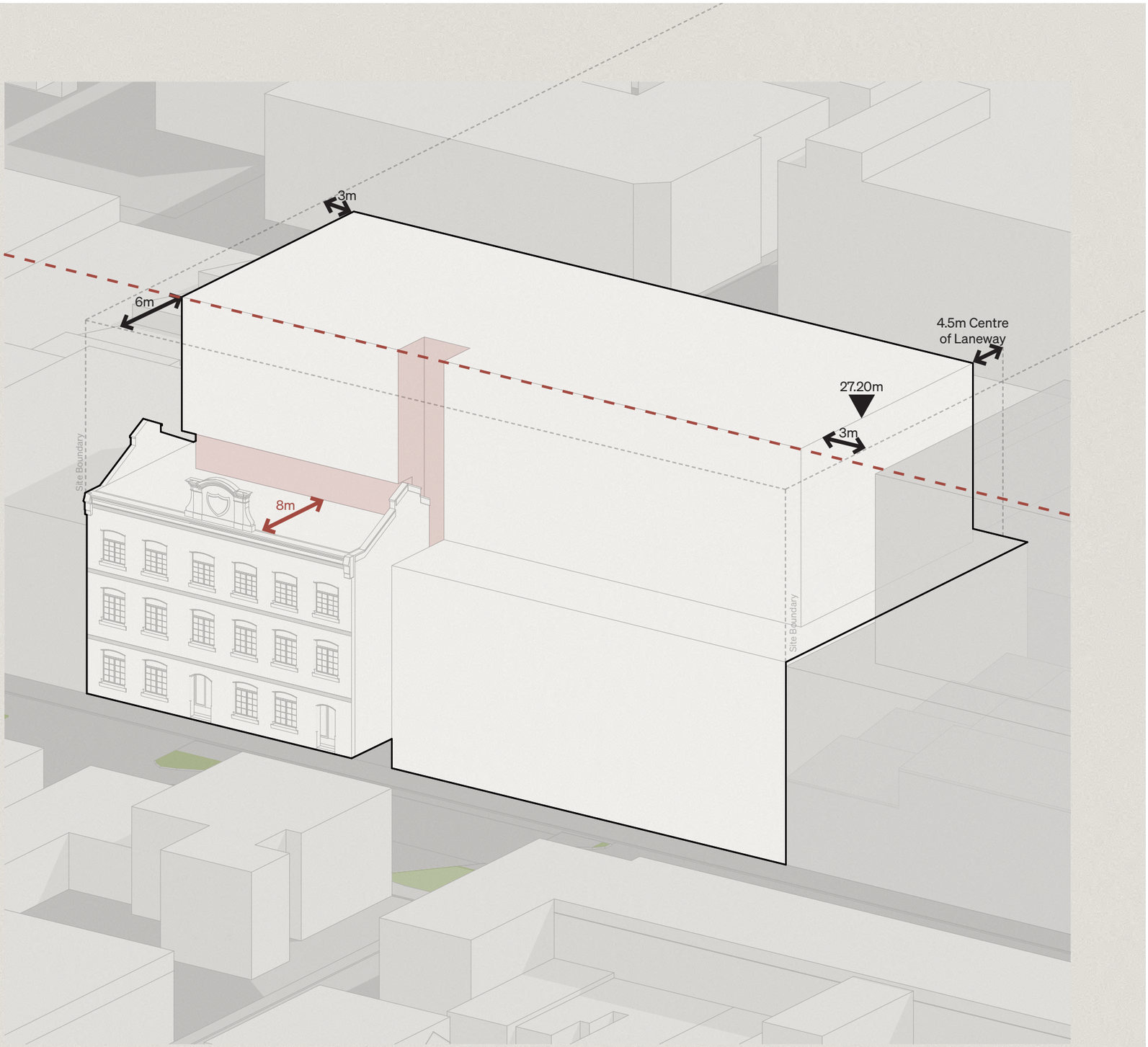

2.2 Design Response

KEY MOVE

Lightweight two-level capping component sited to avoid overshadowing to opposite footpath and ensure it will not be visible behind.

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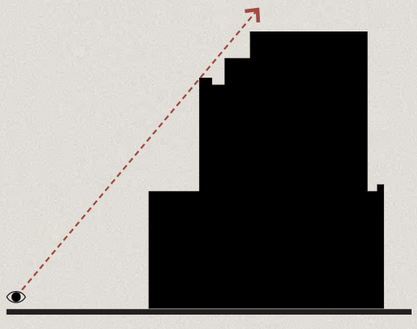

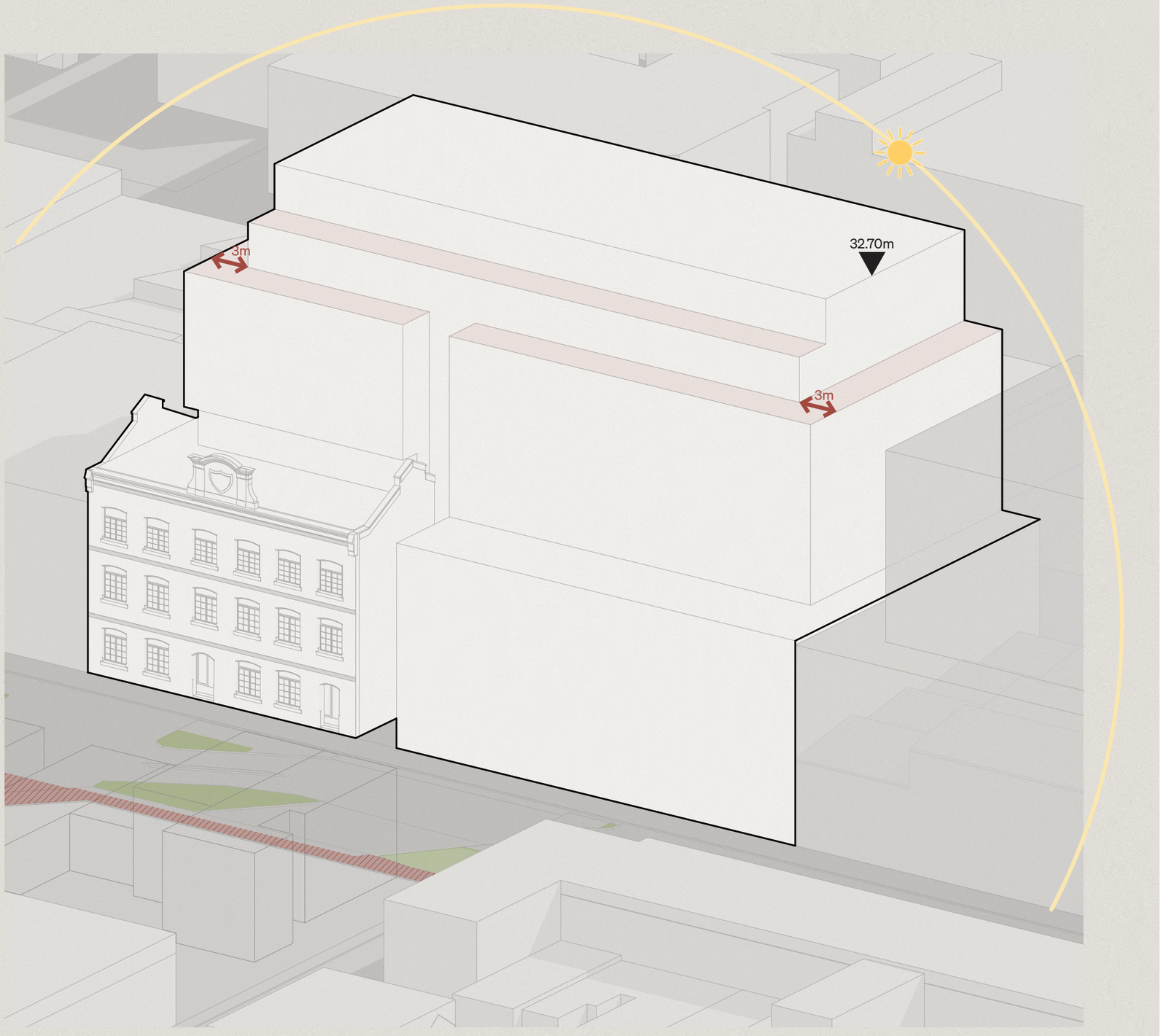

2.2 Design Response

KEY MOVE

Activate the street edge with a stoop interface and integrated landscape buffer, contributing to the landscape quality of Victoria Street whilst also providing passive surveillance.

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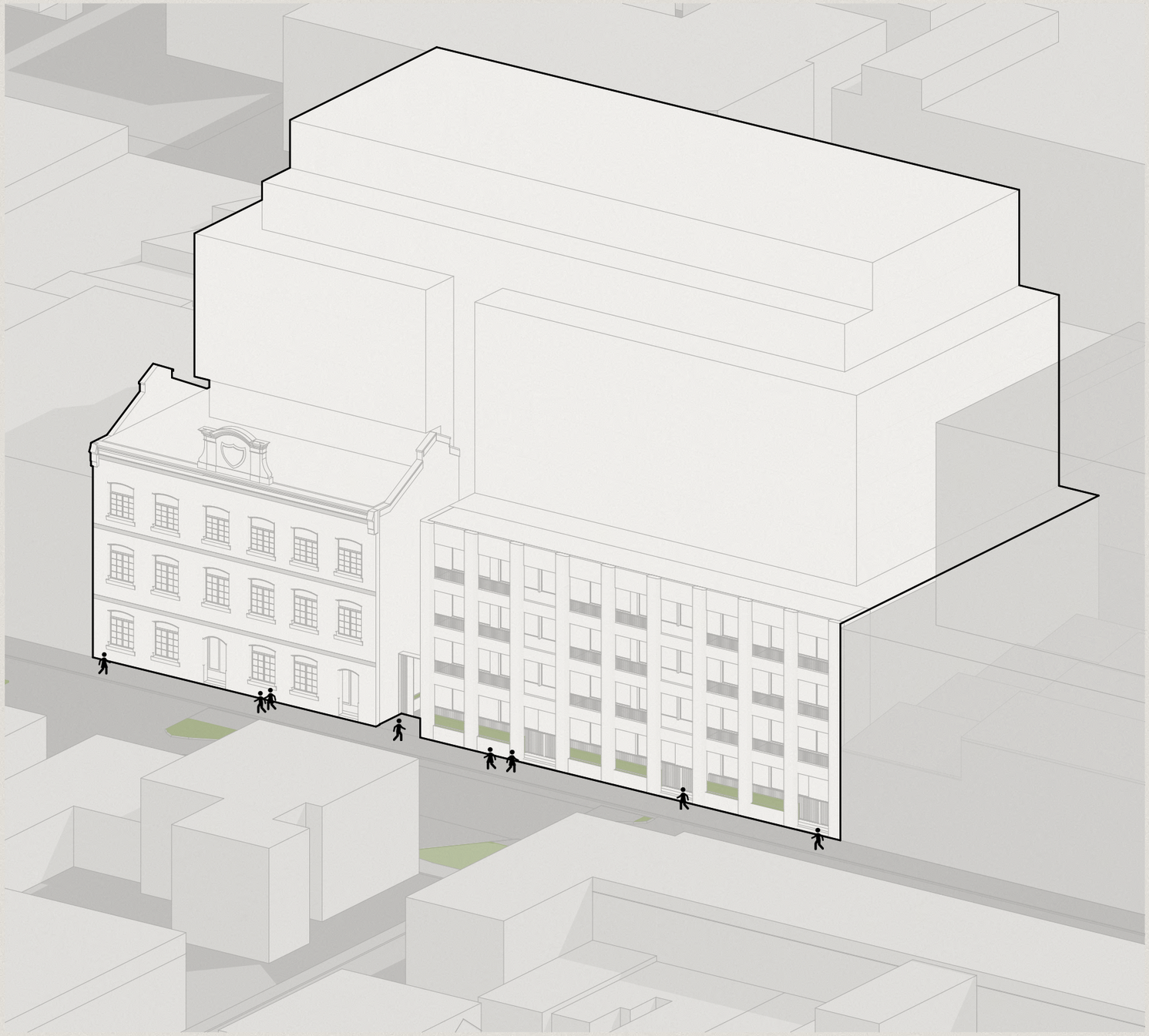

2.2 Design Response

KEY MOVE

Reduce visual bulk through architectural articulation that responds to the heritage interface and terrace houses opposite, through scale, proportion, materiality and fine grain detail.

Obscure glazing to eastern and western glazing on mid level to protect overlooking between buildings.

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2.2 Urban Views with DDO Buildings

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Mandatory Maximum Building Heights

- 4 storeys / 14.4m
- 5 storeys / 17.6m
- 6 storeys / 20.8m
- 7 storeys / 24.0m
- 8 storeys / 27.2m
- 9 storeys / 30.4m

Mandatory Maximum Streetwall Heights

- New 2 storey streetwall / 8.0m
- New 3 storey streetwall / 11.2m
- New 4 storey streetwall / 14.4m

Heritage Streetwall Heights

- Retain heritage streetwall

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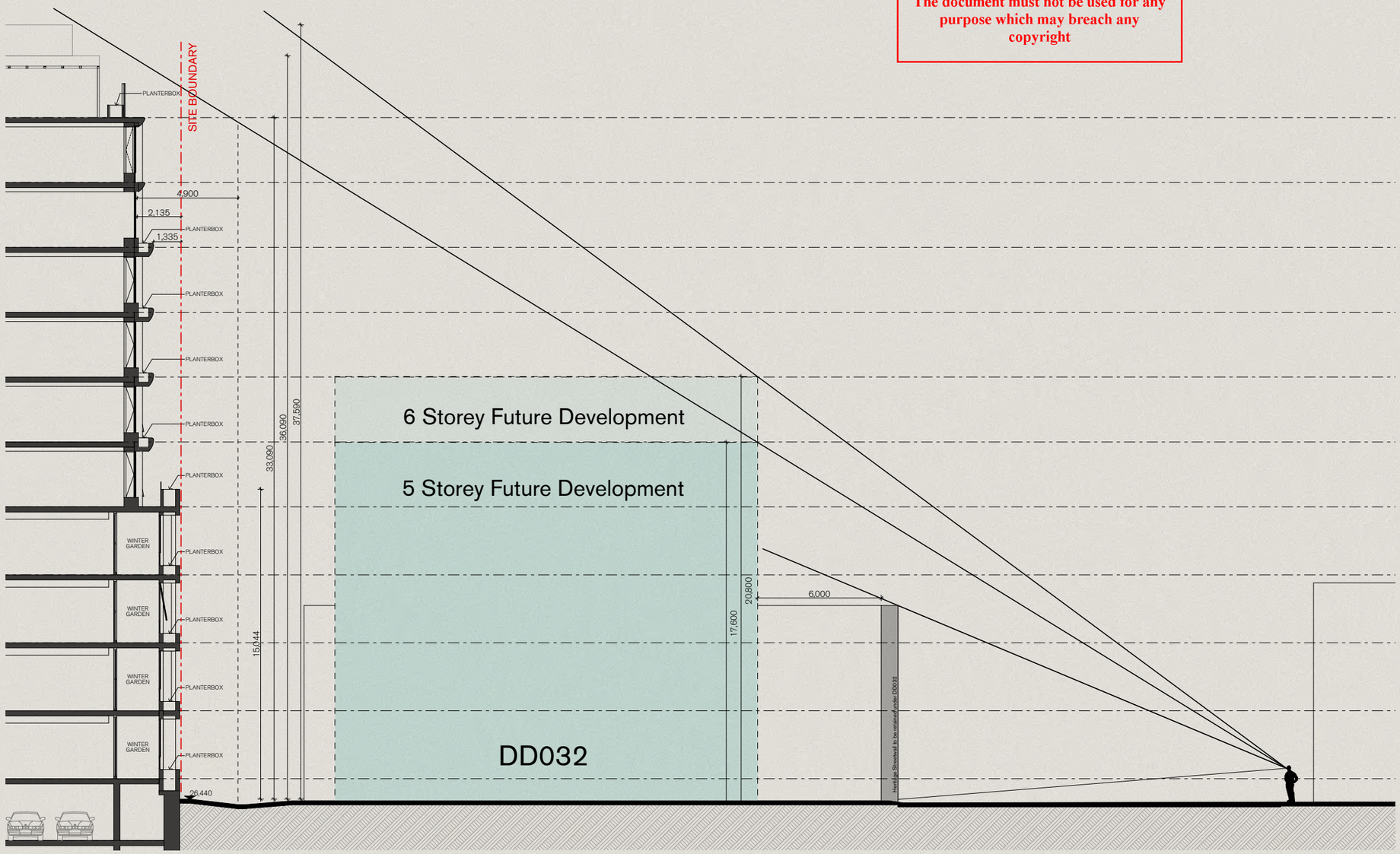

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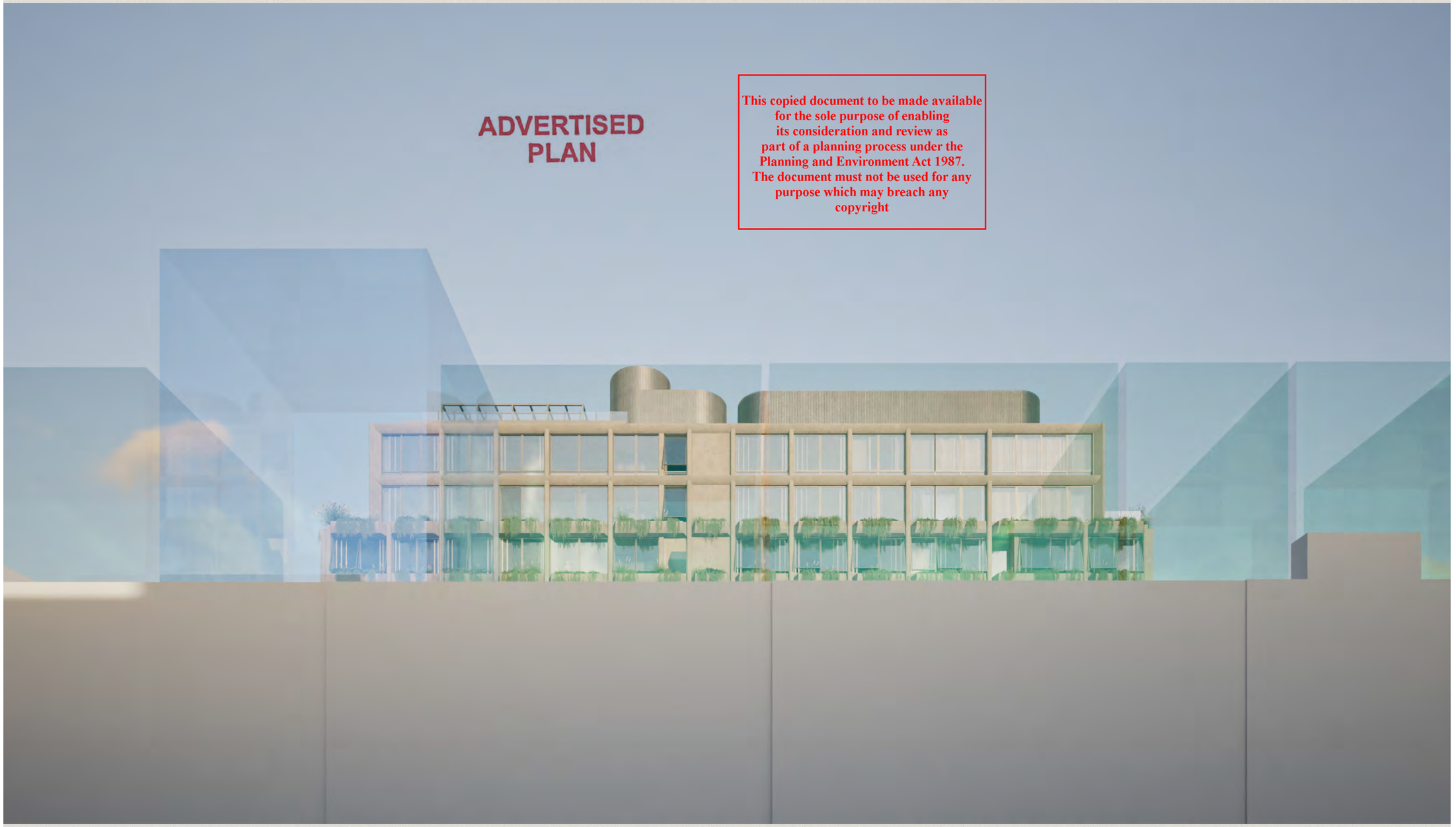
2.2 Urban Views with DDO Buildings



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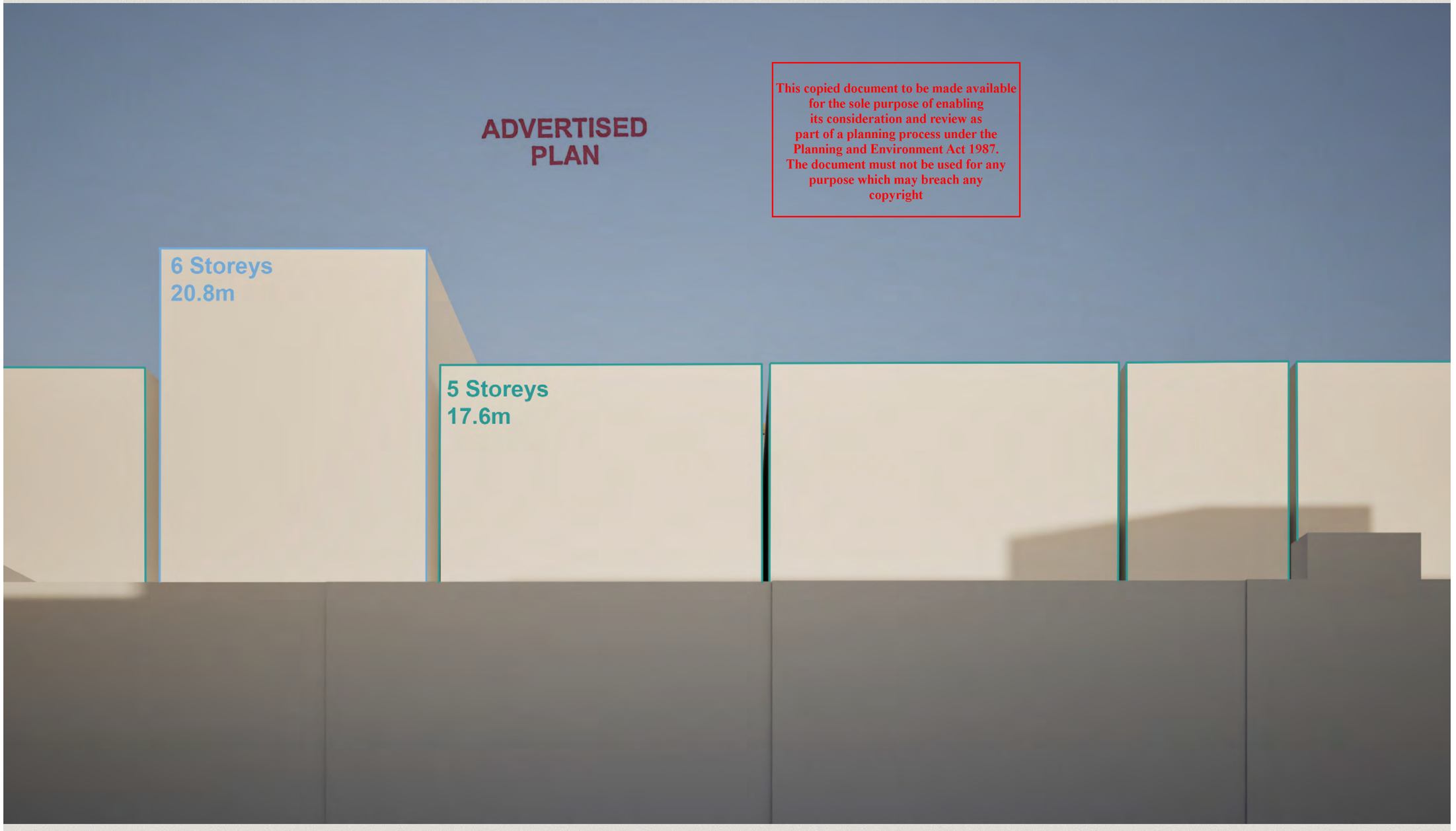

2.2 Design Response

DESIGN RESPONSE

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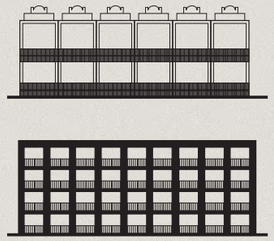


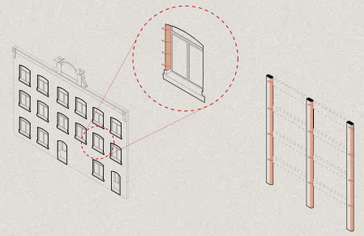
PROPORTION & RHYTHM



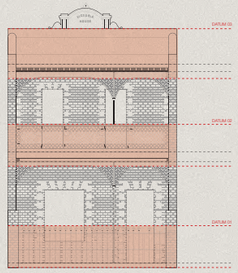
SOLID & VOID



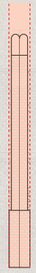
WAREHOUSE HERITAGE



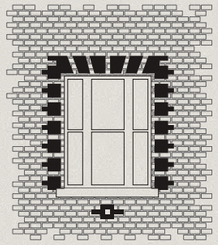
DETAIL & CONNECTION



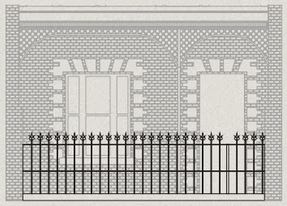
HORIZONTAL DATUM



VERTICAL DATUM



DECORATIVE BRICKWORK



ORNAMENTAL BALUSTRADE

2.2 Design Response

WAREHOUSE HERITAGE

The warehouse heritage is integral to the character of Victoria St and its history. Analysing the contribution of these facades to the streetscape, we have included vertical and horizontal elements in the podium that are informed by the surrounding warehouse character.

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2.2 Design Response

SOLID & VOID

Balancing solid and void within the proposed street wall to reflect the heritage facade and existing warehouse character of Victoria Street. Greater privacy to the lower levels is achieved whilst also enhancing passive surveillance.

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2.2 Design Response

COHESION AND INTEGRATION

Referencing the arched windows of the heritage facade, the columns are subtly detailed with curved ends, creating a visual dialogue between the historic and the modern.

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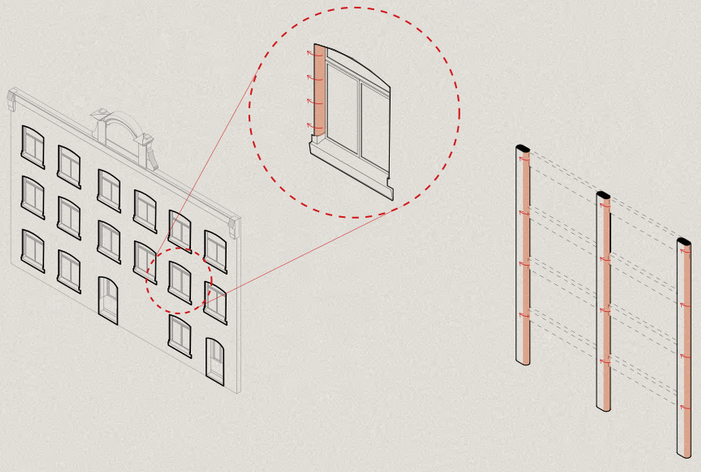



2.2 Design Response

RHYTHM AND PROPORTION

Adopt a facade treatment that is contextually responsive where the proportions of the vertical and horizontal elements in the upper tower are informed by the surrounding terrace house character.

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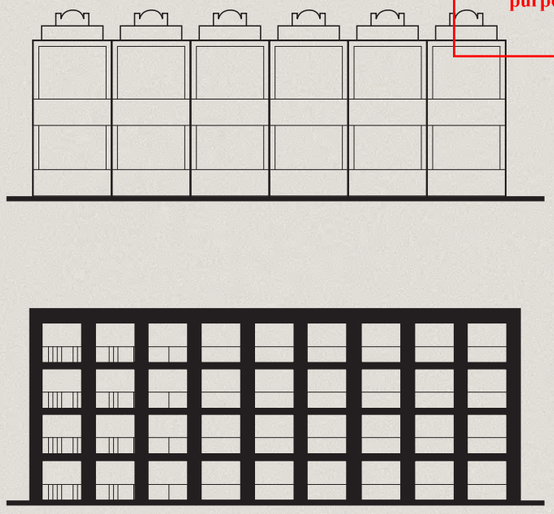



2.2 Design Response

VERTICAL DATUM

Drawing inspiration from the double party-walls that connect neighboring terraces, our design features vertical columns that echo this unity—celebrating the architectural rhythm that brings neighbours together.

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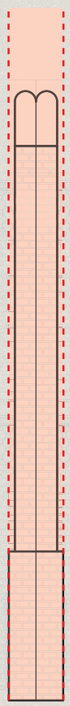



2.2 Design Response

HORIZONTAL DATUM

ADVERTISED PLAN

The terrace houses are defined by a strong and prominent horizontal datum, which has informed our approach to the building's façade design. Careful consideration has been given to the articulation of horizontal elements, ensuring they not only reference this architectural characteristic but also contribute to a cohesive and harmonious integration within the surrounding streetscape.

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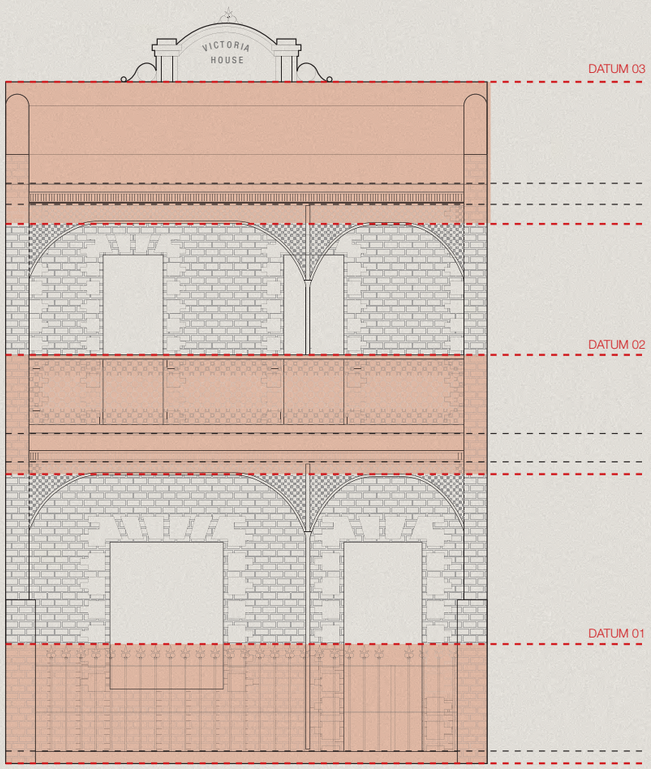



2.2 Design Response

ORNAMENTAL BALUSTRADE

ADVERTISED PLAN

Mirroring the intricate craftsmanship of the terrace houses opposite, the proposed upper tower of the building draws inspiration from their finely detailed palisades. By mirroring the delicate proportions, ornate embellishments, and bespoke design elements, the tower establishes a visual dialogue between the past and present, seamlessly integrating contemporary architecture with the historical character of its surroundings.

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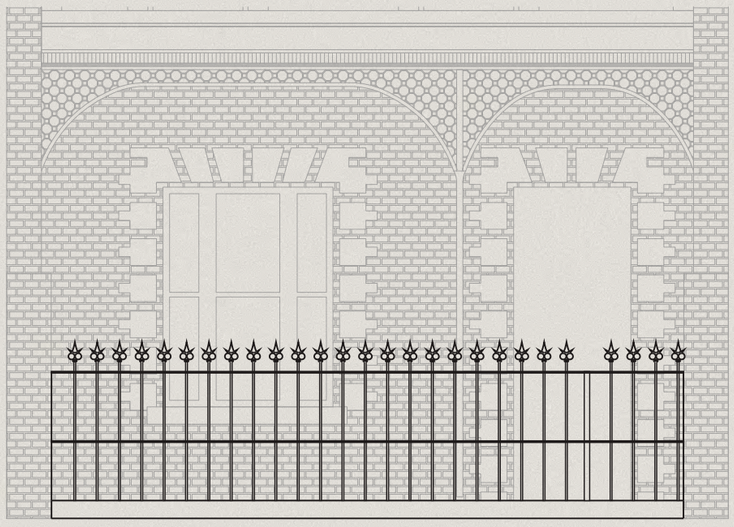



2.2 Design Response

DECORATIVE BRICKWORK

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Drawing inspiration from the decorative brickwork characteristic of traditional terrace typologies, the project uses soldier bond brickwork, which dynamically shifts between vertical and horizontal orientations throughout the proposal, creating a rich, textural interplay that reinforces the building's architectural expression. t

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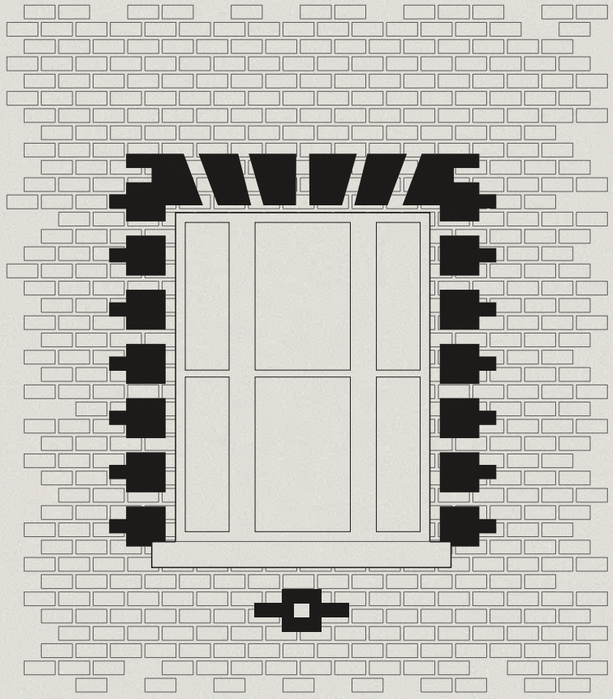



SITE ONE

2.3 ARCHITECTURE

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TOWNHOUSES

SITE TWO

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SITE TWO

3.0 DESIGN RESPONSE

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3.0 Design Response

KEY MOVE

Existing carpark which has been associated with the education centre at 21 Victoria Street.

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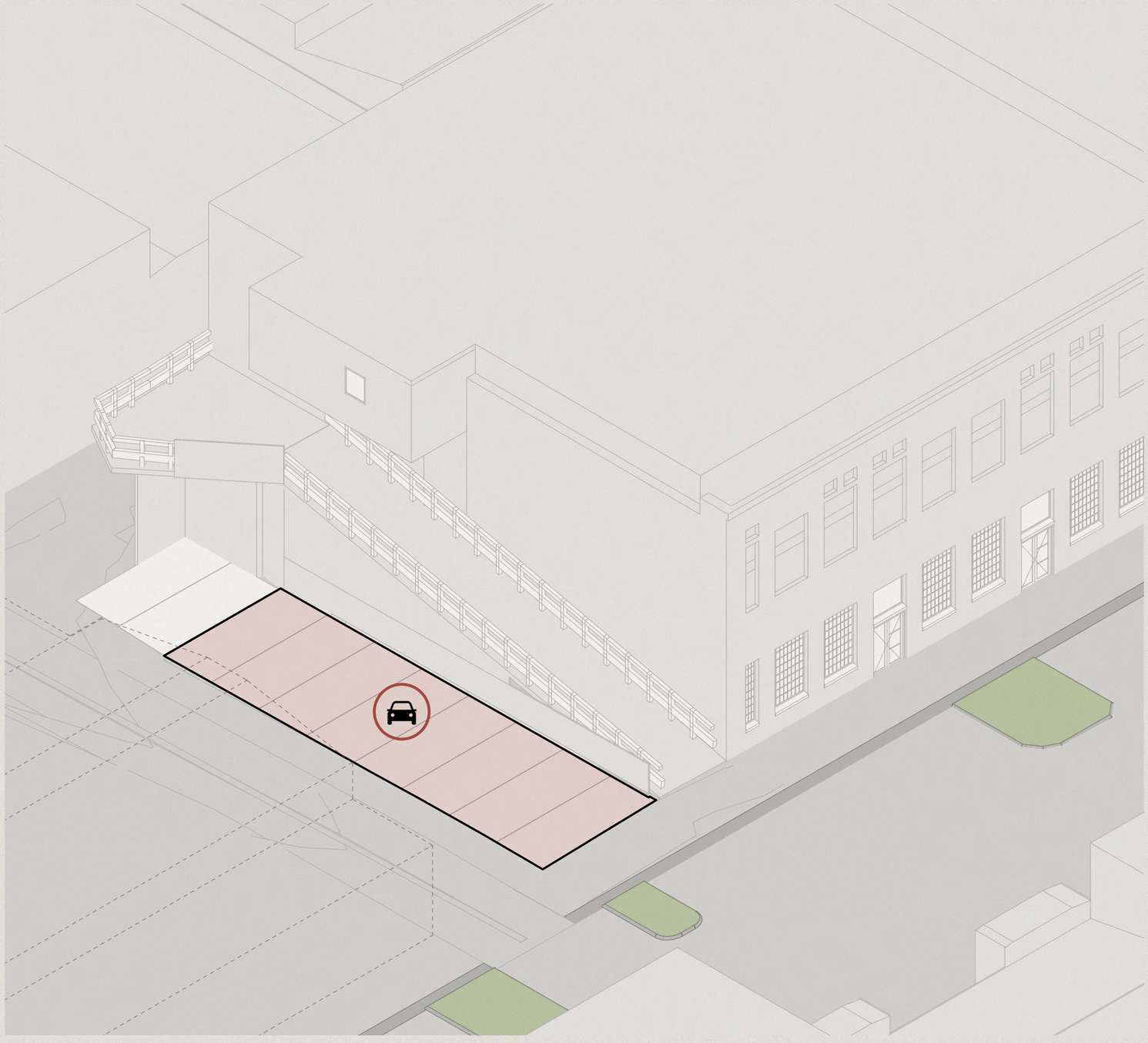

3.0 Design Response

KEY MOVE

The building height is maximised while complimenting the existing heritage street wall, contributing to and respecting the established character along Victoria Street.

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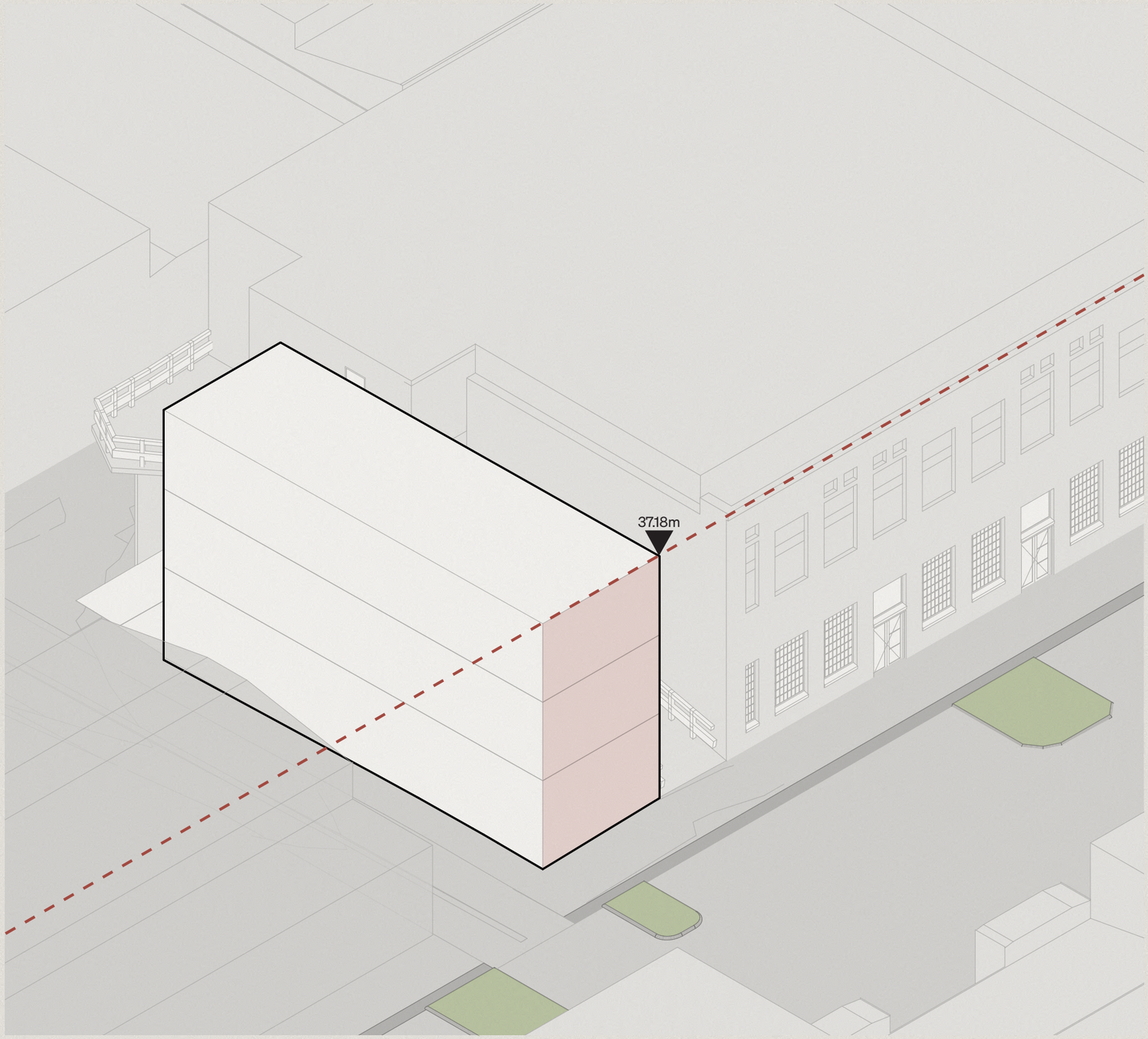

3.0 Design Response

KEY MOVE

Visual bulk is minimised through an upper-level setback. Consideration is given to the adjacent habitable room window through an additional setback from the northern boundary.

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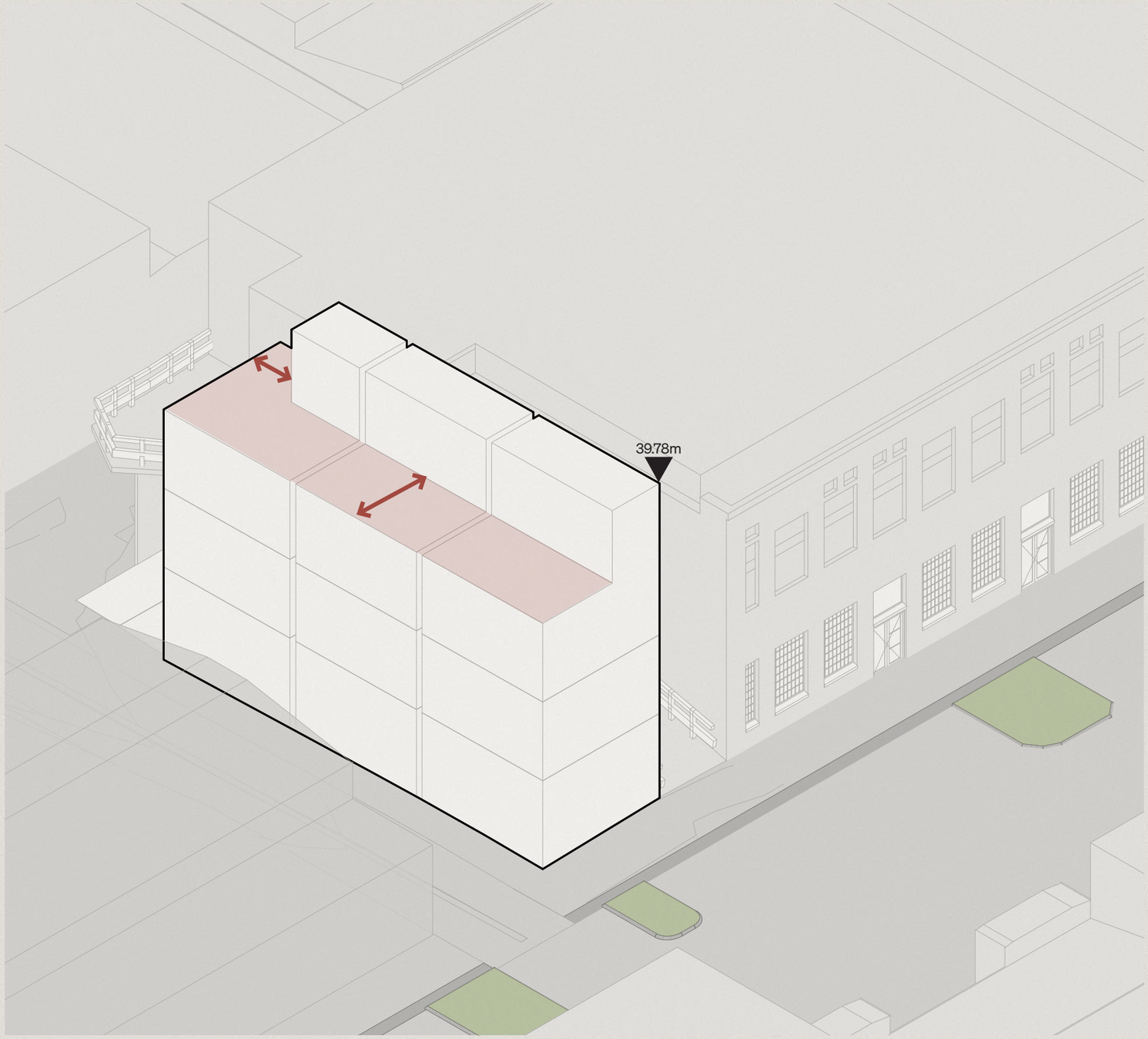

3.0 Design Response

KEY MOVE

The Ground Floor plane is activated through the strategic placement of corner-wrapping windows and clearly defined entryways that enhance passive surveillance and create a strong street interface along Victoria Street. Integrated carports further support functionality while maintaining visual permeability.

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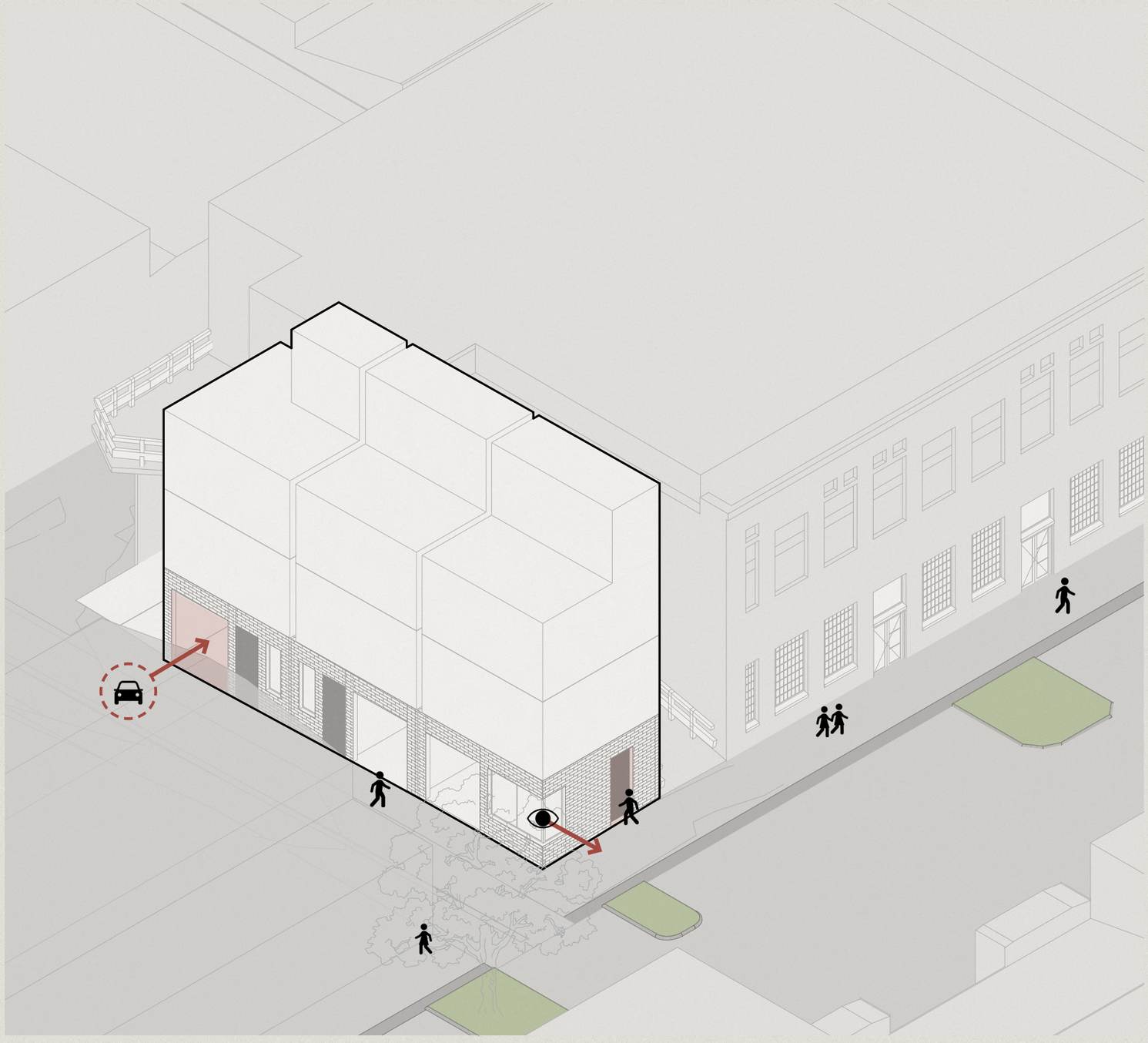

3.0 Design Response

KEY MOVE

Level One prioritises privacy through the implementation of perforated screens that wrap the perimeter of the first floor, providing texture and visual prominence. The screens are strategically angled to enable access to expansive city views and long sightlines along Victoria Street.

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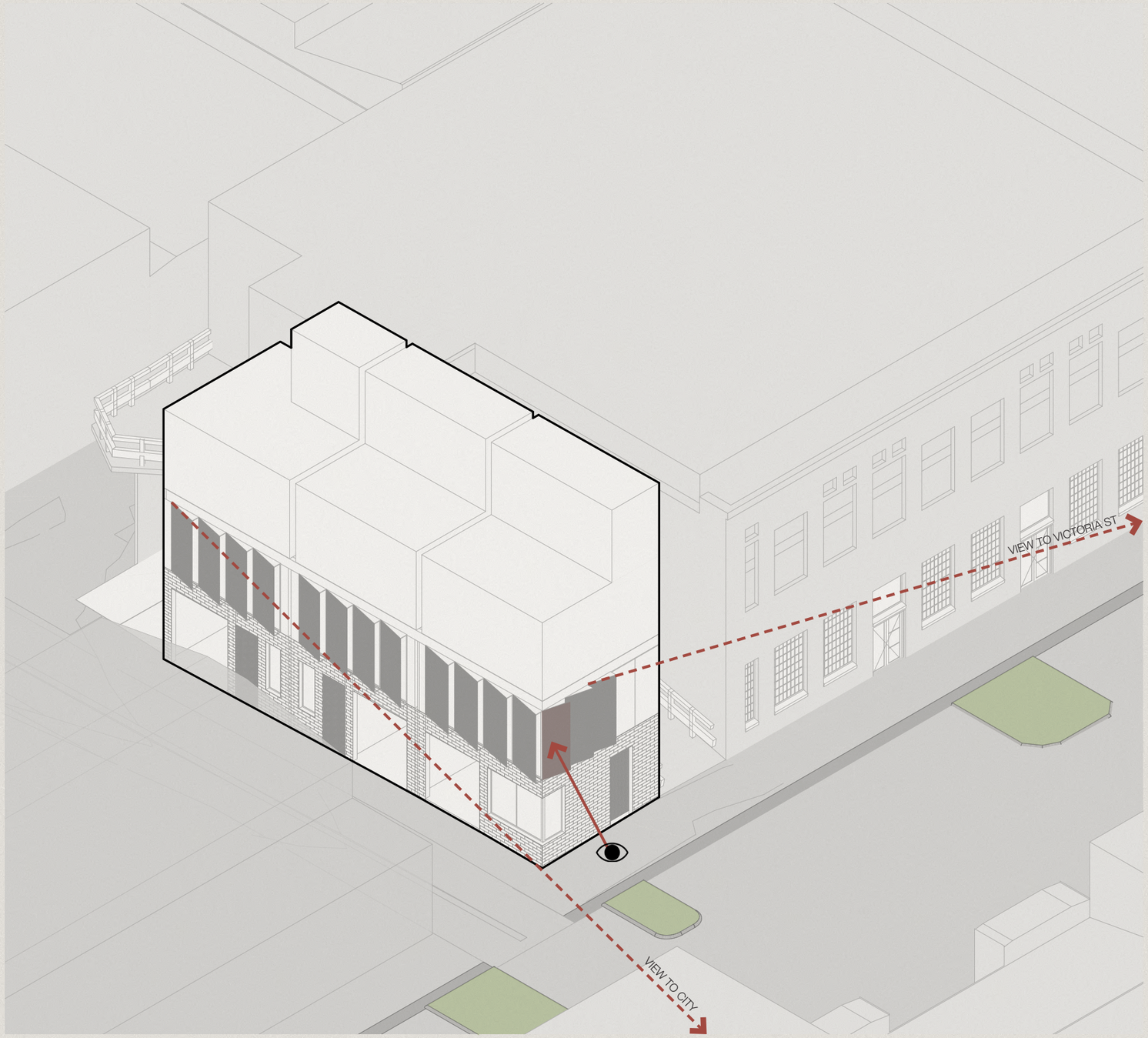

3.0 Design Response

KEY MOVE

Windows wrap the southern and western facades of Level Two, maximising city views whilst ensuring passive surveillance along Victoria Street and the adjacent road. Deep reveals pronounce these windows to promote an environmentally sustainable outcome.

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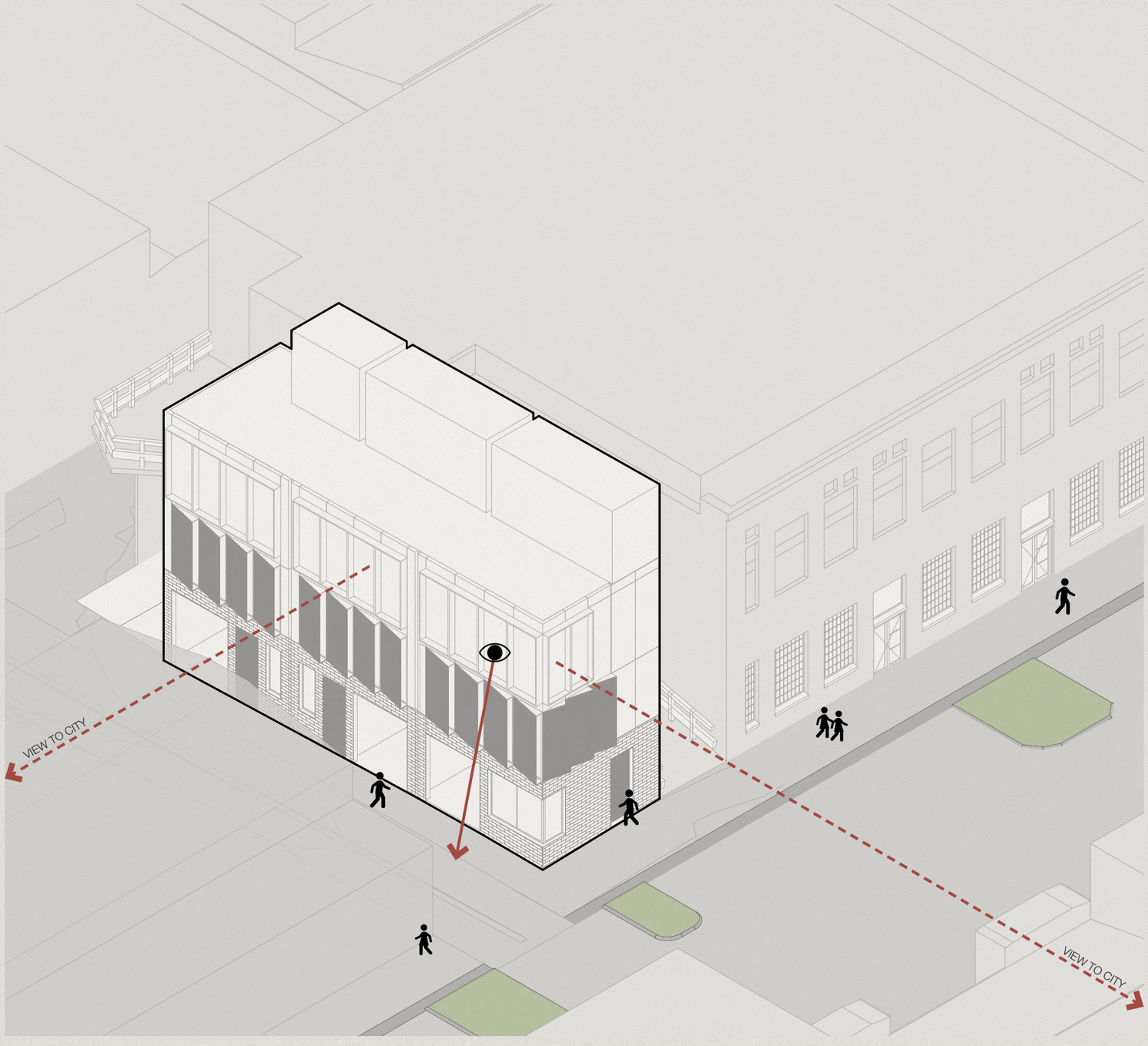

3.0 Design Response

KEY MOVE

The Rooftop offers residents with dining and BBQ amenities, framed by expansive city views and a treelined Victoria Street. It also integrates ESD design principles through solar panels to enhance energy efficiency.

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SITE TWO

3.1 ARCHITECTURE

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PEDESTRIAN WIND ENVIRONMENT STATEMENT

21-43 VICTORIA STREET, FITZROY

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WJ353-01F02(REV1)- WS REPORT

MAY 16, 2025

Prepared for:

21 Victoria St Pty Ltd

C/- B&B Property Group Pty Ltd, Level 2, 7 River Street, South Yarra, VIC 3141

AT THE LEADING EDGE

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Date	Revision History	Issued Revision	Prepared By (initials)	Instructed By (initials)	Reviewed & Authorised by (initials)
May 14, 2025	Initial.	0	AFM/CT	SL	SL/AFM
May 16, 2025	Updated Treatments.	1	AFM	SL	SL/AFM

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EXECUTIVE SUMMARY

This report presents an opinion on the likely impact of the 21-43 Victoria Street development, located in Fitzroy, on the local wind environment at the critical outdoor areas within and around the subject site. The effect of wind activity has been examined for the three predominant wind directions for the region, namely the northerly, southerly, and westerly winds. The analysis of the wind effects relating to the proposed development have been carried out in the context of the local wind climate, building morphology and land topography.

The conclusions of this report are drawn from our extensive experience in this field and are based on an examination of the latest architectural drawings. No wind tunnel testing has been undertaken for the subject development, and hence this report addresses only the general wind effects and any localised effects that are identifiable by visual inspection of the architectural drawings provided (received April 15, 2025). Any recommendations in this report are made only in-principle and are based on our extensive experience in the study of wind environment effects.

The results of this assessment indicate that the development has incorporated several design features and wind mitigating strategies and is expected to be suitable for the intended use for the majority of the outdoor trafficable areas. However, there are some areas that are likely to be exposed to stronger winds. It is expected that the wind effects identified in the report can be ameliorated with the consideration of the following treatment strategies into the design of the development:

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Ground Level:

- Retention of the proposed setback at the ground entrance.
- Inclusion of an in-fill awning segment (either impermeable or maximum 30% porous) above the entrance zone.
- Retention of the proposed planter boxes to the south of the development, which are recommended to consist of densely foliating evergreen hedges and/or shrubs.

Level 1 – 3 (Private Balconies/Terraces):

- Retention of the proposed full-height screen (with a maximum porosity of 30-40%) along the eastern edge of the south-eastern corner balcony.

Level 4 (Private Balconies/Terraces):

- Retention of the proposed balustrades along the exposed edges of all the terraces/balconies that wrap around the building corners, ensuring that the balustrades are impermeable.
- Retention of the proposed balustrades along the eastern and western edges of the north facing mid-façade balcony, ensuring that the balustrades are impermeable.
- Retention of the proposed inter-tenancy screens.

Level 5 - 7 (Private Balconies/Terraces):

- Retention of the proposed full-height screen (with a maximum porosity of 30-40%) along the eastern edge of the south-eastern corner balcony.

- Retention of the proposed full-height screen (with a maximum porosity of 30-40%) along the western edge of the south-western corner balcony.

Level 8 (Private Balconies/Terraces):

- Retention of the proposed balustrades along the exposed edges of all the terraces/balconies that wrap around the building corners, ensuring that the balustrades are impermeable.
- Retention of the proposed inter-tenancy screens.

Level 9 (Private Balconies/Terraces):

- Retention of the proposed balustrades along the exposed edges of the south facing terraces/balconies, ensuring that the balustrades are impermeable.
- Retention of the proposed inter-tenancy screen dividing the two penthouse balconies.

Roof Level:

- Increasing the height of the proposed balustrades around the 'Communal Amenities' area to 1.5-1.8m, ensuring that the screening (entire height) is impermeable.

With the inclusion of the abovementioned recommendations in the final design, it is expected that wind conditions for the various trafficable outdoor areas within and around the development will be suitable for their intended uses, and that the wind speeds will satisfy the applicable criteria for pedestrian comfort and safety per Clause 58-04-4 Standard D17 of the Yarra planning scheme.

Specifically, with the inclusion of the recommended treatment measures, the wind conditions within the public footpaths surrounding the subject development are expected to be suitable for walking activities, and the building entrance zone along Victoria Street is expected to satisfy the standing criterion. With the recommended treatments, the wind conditions within the assessed private balconies and outdoor terraces are expected to meet the safety criterion. Considering the scale and design of the building it is not expected that wind tunnel testing should be required for this development

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Appendix A Wind Effects Glossary

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1 INTRODUCTION

An opinion on the likely impact of the proposed design on the local wind environment affecting pedestrians within the critical outdoor areas within and around the subject development is presented in this report. The analysis of wind effects relating to the proposed development has been carried out in the context of the predominant wind directions for the region, building morphology of the development and nearby buildings, and local land topography. The conclusions of this report are drawn from our extensive experience in the field of wind engineering and studies of wind environment effects.

No wind tunnel testing has been undertaken for this assessment. Hence this report addresses only the general wind effects and any localised effects that are identifiable by visual inspection, of the architectural drawings provided (received April 15, 2025 as listed in Table 1), and any recommendations in this report are made only in-principle.

Table 1: List of Architectural Drawings Referenced (Received on April 15, 2025)

Drawing Number	Drawing Title	Revision	Date
TP202	Overall – Ground Floor	-	-
TP203	Overall – Level 1	-	-
TP204	Overall – Level 2	-	-
TP205	Overall – Level 3	-	-
TP206	Overall – Level 4	-	-
TP207	Overall – Level 5-7	-	-
TP210	Overall – Level 8	-	-
TP211	Overall – Level 9	-	-
TP212	Overall – Roof Level	-	-
TP300	North Elevation	-	-
TP302	South Elevation	-	-
TP304	Section AA	-	-

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2 DESCRIPTION OF DEVELOPMENT AND SURROUNDINGS

The site is located at 21-43 Victoria Street, Fitzroy, and is bounded by Victoria Street to the south, a laneway to the north, and low-rise commercial buildings to the east and west. The buildings surrounding the subject development are predominately low-rise residential and commercial buildings, with a few mid-rise apartment buildings to the east and west.

A survey of the land topography indicates a gradual slope towards the east, however, there are no major elevation changes in the area immediately surrounding the site.

An aerial image of the subject site and the local surroundings is shown in Figure 1, with the frequency and magnitude of the prevailing winds is superimposed for each wind direction.

The existing site consists of 2-3 storey commercial buildings. The proposed development is 10 storeys high.

The critical outdoor trafficable areas associated with the proposed development, which are the focus of this assessment with regards to wind effects, are listed as follows:

- Ground Level Trafficable Areas and Pedestrian Throughfares:
- Elevated Private Balconies and Terraces.
- Rooftop Communal Amenities.

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Figure 1: Aerial Image of the Site Location and Prevailing Wind Directions

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3 REGIONAL WIND

The Fitzroy region is governed by three principal wind directions that can potentially affect the subject development. These winds prevail from the north, south and west. These wind directions were determined from an analysis undertaken by Windtech Consultants of recorded directional wind speeds obtained from the meteorological station located at Melbourne Airport by the Bureau of Meteorology (recorded from 1970 to 2009). The data has been corrected to represent winds over standard open terrain at a height of 10m above ground level. The results of this analysis are presented in Figure 2 in the form of a directional plot of the annual, 5% and 20% exceedance mean winds for the region. The frequency of occurrence of these winds is also shown in Figure 2.

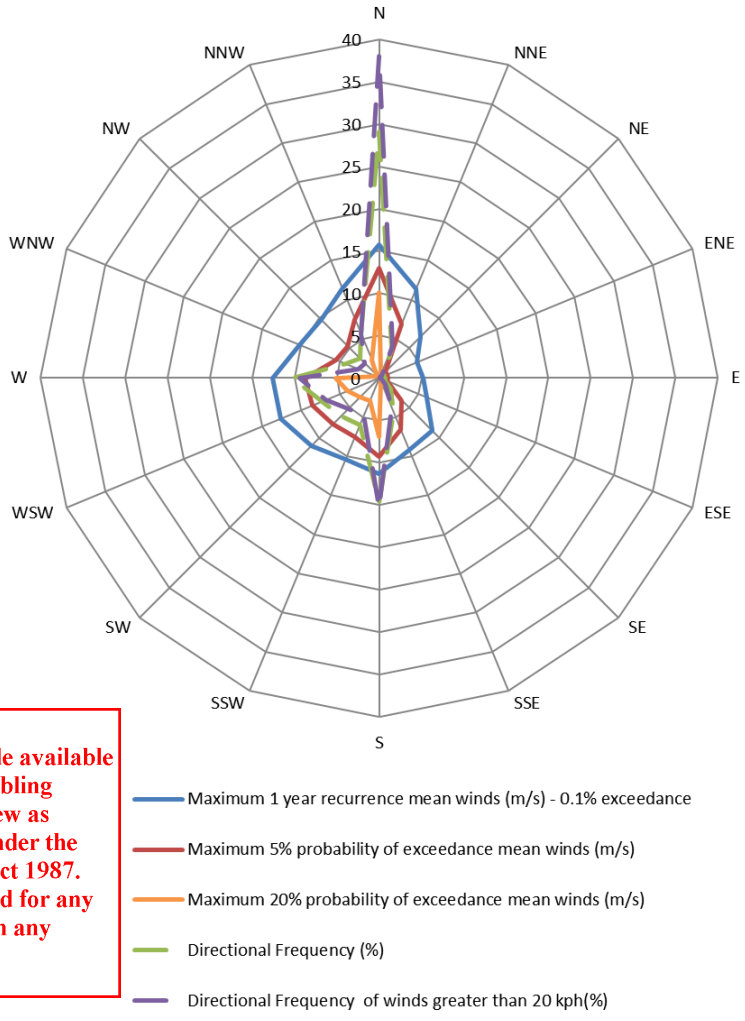

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Figure 2: Directional Annual, 5% and 20% Exceedance Hourly Mean Wind Speeds (referenced to 10m height in standard open terrain), and Frequencies of Occurrence, for the Fitzroy Region

4 WIND EFFECTS ON PEOPLE

The acceptability of wind in any area is dependent upon its use. For example, people walking, or window-shopping will tolerate higher wind speeds than those seated at an outdoor restaurant. Various other researchers, such as A.G. Davenport, T.V. Lawson, W.H. Melbourne, and A.D. Penwarden, have published criteria for pedestrian comfort for pedestrians in outdoor spaces for various types of activities. Some Councils and Local Government Authorities have adopted elements of some of these into their planning control requirements.

For example, A.D. Penwarden (1973) developed a modified version of the Beaufort scale which describes the effects of various wind intensities on people. Table 2 presents the modified Beaufort scale. Note that the effects listed in this table refers to wind conditions occurring frequently over the averaging time (a probability of occurrence exceeding 5%). Higher ranges of wind speeds can be tolerated for rarer events.

Table 2: Summary of Wind Effects on People (A.D. Penwarden, 1973)

Type of Winds	Beaufort Number	Mean Wind Speed (m/s)	Effects
Calm	0	Less than 0.3	Negligible.
Calm, light air	1	0.3 – 1.6	No noticeable wind.
Light breeze	2	1.6 – 3.4	Wind felt on face.
Gentle breeze	3	3.4 – 5.5	Hair is disturbed, clothing flaps, newspapers difficult to read.
Moderate breeze	4	5.5 – 8.0	Raises dust, dry soil and loose paper, hair disarranged.
Fresh breeze	5	8.0 – 10.8	Force of wind felt on body, danger of stumbling
Strong breeze	6	10.8 – 13.9	Umbrellas used with difficulty, hair blown straight, difficult to walk steadily, wind noise on ears unpleasant.
Near gale	7	13.9 – 17.2	Inconvenience felt when walking.
Gale	8	17.2 – 20.8	Generally impedes progress, difficulty balancing in gusts.
Strong gale	9	Greater than 20.8	People blown over.

It should be noted that wind speeds affecting this particular development can only be accurately quantified with a wind tunnel study. This assessment addresses only the general wind effects and any localised effects that are identifiable by visual inspection and the acceptability of the conditions for outdoor areas are determined based on their intended use. Any recommendations in this report are made only in-principle and are based on our extensive experience in the study of wind environment effects.

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5 RESULTS AND DISCUSSION

The expected wind conditions affecting the development are discussed in the following sub-sections of this report for the various outdoor areas within and around the subject development. The interaction between the wind and the building morphology in the area is considered and important features taken into account including the distances between the surrounding buildings and the proposed building form, as well as the surrounding landform. The wind environment has been assessed in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Note that only the potentially critical wind effects are discussed in this report. A glossary of the different wind effects described in this report included in Appendix A.

For this assessment, the wind speed criteria for pedestrian comfort that are considered are listed as follows, based on Clause 58-04-4 Standard D17 Wind Impacts from the planning scheme:

- Walking Criterion (5m/s with a 20% probability of exceedance)
  for general circulation and pedestrian thoroughfares, e.g. footpaths, through-site links etc.
- Standing Criterion (4m/s with a 20% probability of exceedance)
  for stationary activities generally less than 15 minutes, e.g. waiting areas, main entries, etc.
- Sitting (Long Exposure) (3m/s with a 20% probability of exceedance)
  for stationary activities longer than 15 minutes, e.g. outdoor cinemas, café seating, alfresco dining etc.

Although this assessment is qualitative in nature, the abovementioned criteria for pedestrian comfort are considered when assessing the wind environment impacts. However, all areas are also assessed with consideration to a pedestrian safety criterion of 20m/s for the annual maximum gust.

The three prevailing wind directions for the Melbourne region and their effects are discussed in the following sections.

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5.1 Ground Level Trafficable Areas and Pedestrian Throughfares

The pedestrian footpath along Victoria Street is exposed to the prevailing southerly winds, which are expected to down-wash off the southern façade and on to the footpath and the south facing building entrance, although, these wind effects can be ameliorated with the retention set-back entrance design, as well as by including an in-fill awning segment above the entrance zone. This awning segment will create a pocket above which can help stagnate some of the winds that downwash off the southern façade. It is also worth noting that the progressive set-back of the southern façade will help reduce the intensity of the downwash off the southern façade. The impact of direct southerly winds on the south facing terraces can be ameliorated with the retention of the proposed planter boxes, which are recommended to consist of densely foliating evergreen hedges and/or shrubs.

The prevailing northerly winds will down-wash off the northern façade on to the northern laneway, however this laneway is used primarily as a service road facing the rear of commercial tenancies, and is not expected to be used frequently by pedestrians given that there are no dedicated footpaths on either side. As such, no treatment measures are recommended for inclusion along this laneway, although it is worth noting that the wind conditions within the laneway are still expected to satisfy the safety wind criterion.

The above discussed northern laneway, as well as the pedestrian footpath along Victoria Street are exposed to the prevailing westerly winds, however any effects caused by these winds are expected to be comparable to the existing site conditions due to the alignment of the laneway and Victoria Street with the westerly winds.

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In summary, the following treatment measures are recommended to be included in the design to ameliorate the above discussed wind effects and for ensuring safe and comfortable wind conditions within and around the Ground Level of the proposed development. These measures are also illustrated in Figure 3:

Ground Level – Figure 3:

- Retention of the proposed set-back at the building entrance.
- Inclusion of an in-fill awning segment (either impermeable or maximum 30% porous) above the entrance zone.
- Retention of the proposed planter boxes to the south of the development, which are recommended to consist of densely foliating evergreen hedges and/or shrubs.

5.2 Elevated Private Balconies and Terraces

The majority of the private terraces of the development are expected to be suitable for their intended use due to the inclusion of various wind mitigation features such as their overall recessed design, impermeable balustrades, inter-tenancy screens and impermeable end screens. These features should be retained in the final design. However, some corner terraces, and those that protrude out of the main building façade line are subjected to stronger side streaming wind effects and acceleration of the prevailing winds around the façade corners. The wind conditions within these balconies can be ameliorated with strategic inclusion of screens.

The following treatment measures are recommended to be included in the design to ensure safe wind conditions within the various private balconies/terraces:

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Level 1 – 3 (Private Balconies/Terraces) – No Figure:

- Retention of the proposed full-height screen (with a maximum porosity of 30-40%) along the eastern edge of the south-eastern corner balcony.

Level 4 (Private Balconies/Terraces) – Figure 4:

- Retention of the proposed balustrades along the exposed edges of all the terraces/balconies that wrap around the building corners, ensuring that the balustrades are impermeable.
- Retention of the proposed balustrades along the eastern and western edges of the north facing mid-façade balcony, ensuring that the balustrades are impermeable.
- Retention of the proposed inter-tenancy screens.

Level 5 - 7 (Private Balconies/Terraces) – No Figure:

- Retention of the proposed full-height screen (with a maximum porosity of 30-40%) along the eastern edge of the south-eastern corner balcony.
- Retention of the proposed full-height screen (with a maximum porosity of 30-40%) along the western edge of the south-western corner balcony.

Level 8 (Private Balconies/Terraces) – Figure 5:

- Retention of the proposed balustrades along the exposed edges of all the terraces/balconies that wrap around the building corners, ensuring that the balustrades are impermeable.
- Retention of the proposed inter-tenancy screens.

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Level 9 (Private Balconies/Terraces) – Figure 6:

- Retention of the proposed balustrades along the exposed edges of the south facing terraces/balconies, ensuring that the balustrades are impermeable.
- Retention of the proposed inter-tenancy screen dividing the two penthouse balconies.

5.3 Rooftop Communal Amenities Area

Given the taller height of the subject building compared to the neighbouring morphology, the rooftop communal amenities area is expected to receive stronger wind effects from all the prevailing winds for the region. These wind effects may be in the form of direct wind flow, side streaming of winds along the facades as well as acceleration of winds around the corners of the built forms and upwash.

In this regard, the following treatment measures are recommended to be included in the design to ameliorate the above discussed wind effects, and to ensure safe wind conditions within the rooftop communal amenities area of the proposed development. These measures are also illustrated in Figure 9.

Roof Level – Figure 7:

- Increasing the height of the proposed balustrades around the 'Communal Amenities' area to 1.5-1.8m, ensuring that the screening (entire height) is impermeable.

5.4 Concluding Remarks

With the inclusion of the abovementioned recommendations in the final design, it is expected that wind conditions for the various trafficable outdoor areas within and around the development will be suitable for their intended uses, and that the wind speeds will satisfy the applicable criteria for pedestrian comfort and safety per Clause 58-04-4 Standard D17 of the Yarra planning scheme.

Specifically, with the inclusion of the recommended treatment measures, the wind conditions within the public footpaths surrounding the subject development are expected to be suitable for walking activities, and the building entrance zone along Victoria Street is expected to satisfy the standing criterion. With the recommended treatments, the wind conditions within the assessed private balconies and outdoor terraces are expected to meet the safety criterion. Considering the scale and design of the building it is not expected that wind tunnel testing should be required for this development.

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Treatments Legend

Inclusion of an impermeable or porous awning (max. porosity = 30%).

Retention of the proposed planter boxes.

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Figure 3: Recommended Treatments - Ground Level

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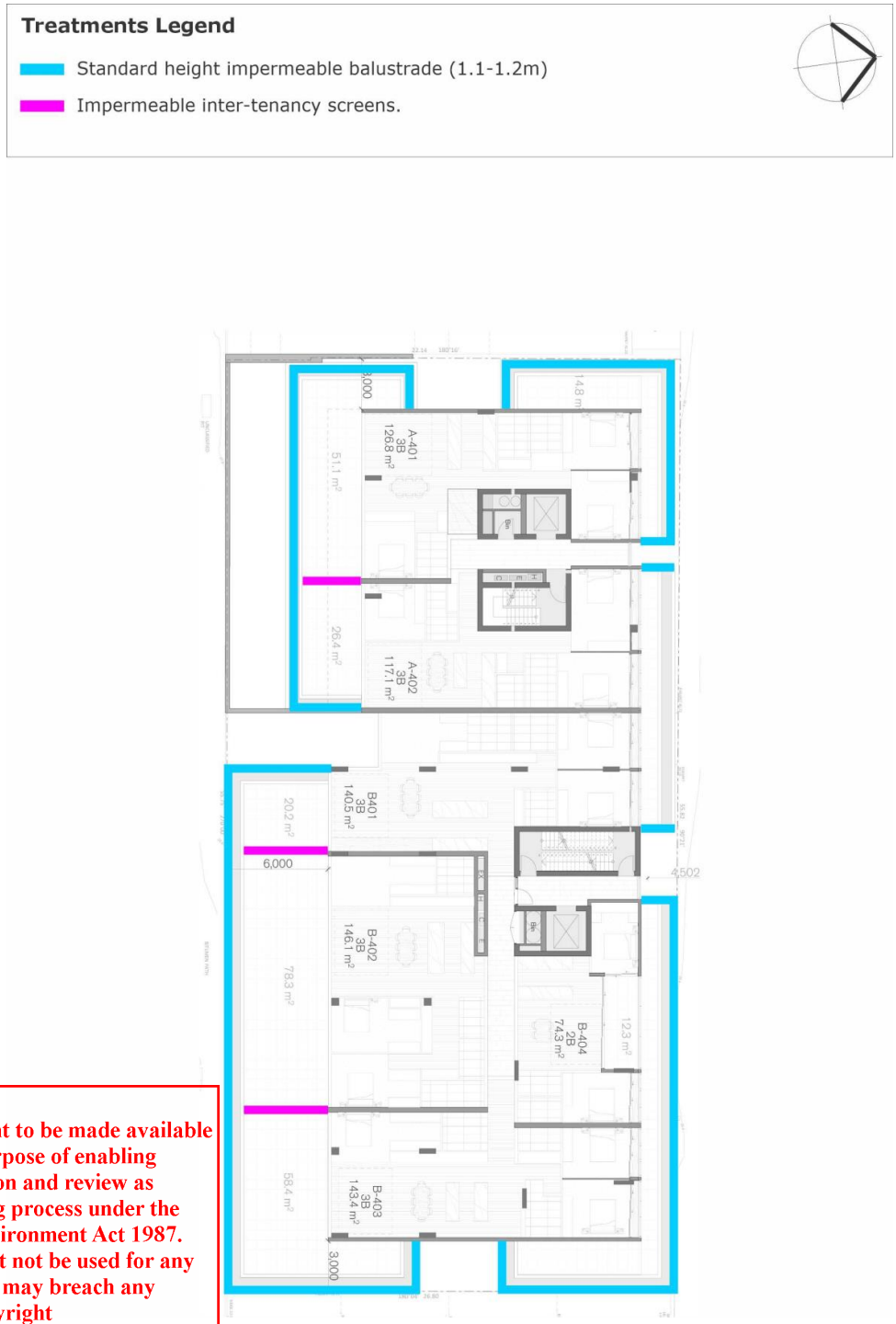

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Figure 4: Recommended Treatments – Level 4

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Figure 5: Recommended Treatments – Level 8

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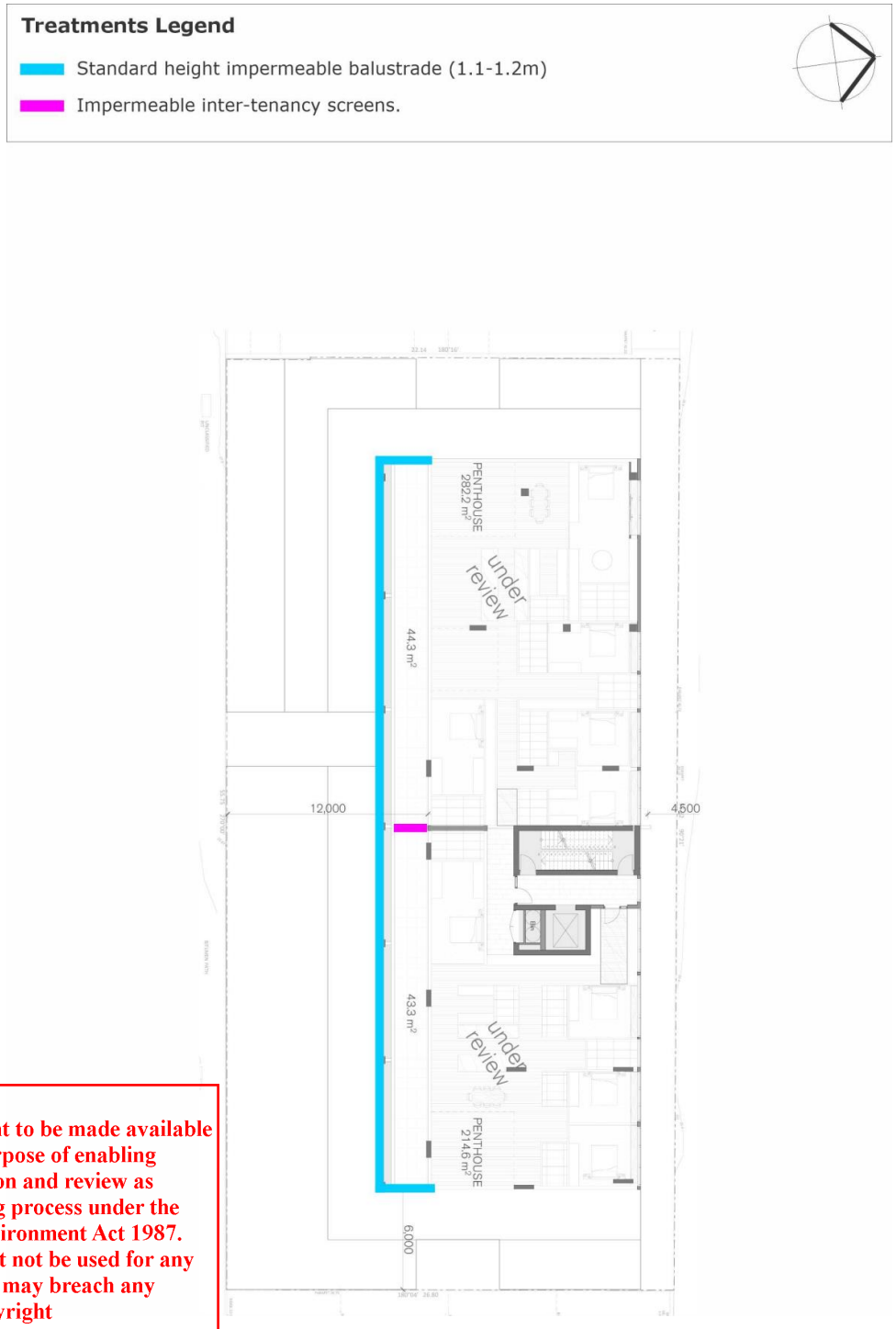

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Figure 6: Recommended Treatments – Level 9

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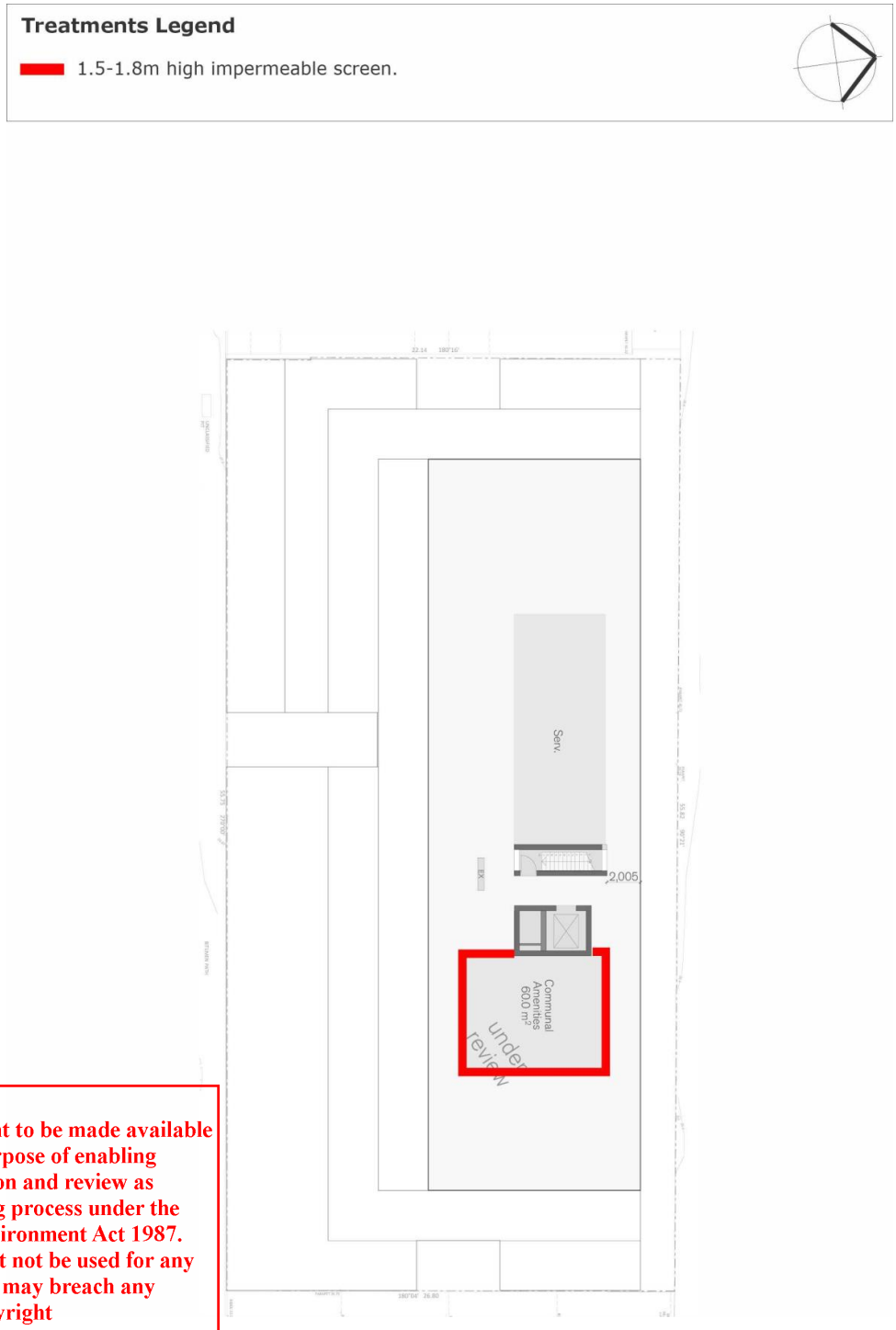

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Figure 7: Recommended Treatments – Roof Level

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APPENDIX A WIND EFFECTS GLOSSARY

A.1 Downwash and Upwash Effects

The downwash wind effect occurs when wind is deflected down the windward face of a building, causing accelerated winds at pedestrian level. This can lead to other adverse effects as corner acceleration as the wind attempts to flow around the building, as seen in Figure A.1.

This can also lead to recirculating flow in the presence of a shorter upstream building, causing local ground level winds to move back into the prevailing wind.

The upwash effect occurs near upper level edge of a building form as the wind flows over the top of the building. This has the potential to cause acceleration of winds near the leading edge, as well as potentially reattaching onto the roof area. This effect causes wind issues particularly near the leading edges of tall building and on the rooftop areas if there is sufficient depth along the wind direction. Upwash is more apparent in taller towers and podia.

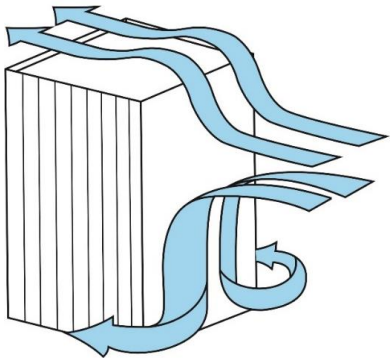

Figure A.1: Downwash Leading to Corner Wind Effect, and Upwash Effects

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A.2 Funnelling/Venturi Effect

Funnelling occurs when the wind interacts with two or more buildings which are located adjacent to each other, which results in a bottleneck, as shown in Figure A.2. This causes the wind to be accelerated through the gap between the buildings, resulting in adverse wind conditions and pedestrian discomfort within the constricted space. Funnelling effects are common along pedestrian links and thoroughfares generally located between neighbouring buildings that have moderate gaps between them.

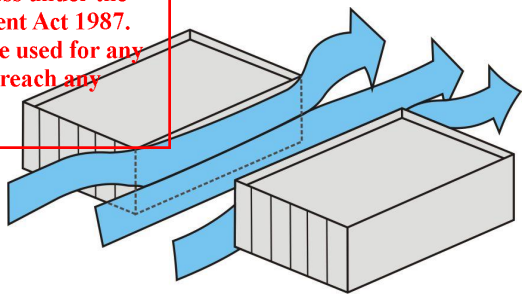

Figure A.2: Funnelling/Venturi Wind Effect

A.3 Gap Effect

The gap effect occurs in small openings in the façade that are open to wind on opposite faces, as seen in Figure A.3. This can involve a combination of funnelling and downwash effects. Presenting a small gap in the façade on the windward aspect as the easiest means through which the wind can flow through can result in wind acceleration through this gap. The pressure difference between the windward façade and the leeward façade also tends to exacerbate the wind flow through this gap.

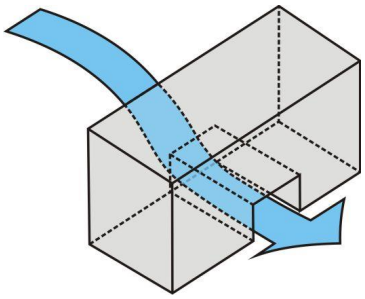

Figure A.3: Gap Wind Effect

A.4 Sidestream and Corner Effects

The sidestream effect is due to a gradual accumulation of wind shearing along the building façade that eventuates in an acceleration corner effect. The flow is parallel to the façade and can be exacerbated by downwash effects as well, or due to corner effect winds reattaching on the façade.

This is shown in Figure A.4. The corner refers to the acceleration of wind at the exterior vertical edge of a building, caused by the interaction of a large building massing with the incident wind, with the flow at the corner being accelerated due to high pressure differentials sets up between the windward façade and the orthogonal aspects. It can be further exacerbated by downwash effects that build up as the flow shears down the façade.

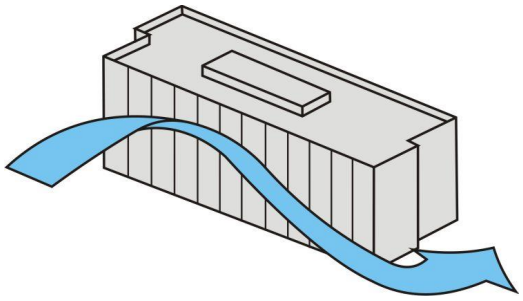

Figure A.4: Sidestream and Corner Wind Effect

A.5 Stagnation

Stagnation in a region refers to an area where the wind velocity is significantly reduced due to the effect of the flow being impeded by the bluff body. For a particular prevailing wind direction, this is typically located near the middle of the windward face of the building form or over a short distance in front of the windward face of a screen or fence. Concave building shapes tend to create an area of stagnation within the cavity, and wind speeds are generally low in these areas.

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Operational Waste Management Plan

Proposed mixed-use Development

At 21 - 43 Victoria Street, Fitzroy

On behalf of B&B Property group



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Revision Record

No.	Author	Reviewed/Approved	Description	Date
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4.				

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1 Introduction

1.1. Background

TTMC has been engaged by Ikonomidis Design to prepare an OWMP to support the proposed mixed-use development located at 21 – 43 Victoria Street, Fitzroy. It is understood that a development application will be lodged with the City of Yarra.

1.2. Scope

The content of this OWMP is intended to provide information in reverse order to the typical movement of waste streams from disposal to collection. The reverse order provides context for refuse collection, storage, and transfer. Information on refuse disposal and collection points is given for each use within the development. Recommendations in this report related to the operational phase of the development only. Additional requirements for refuse management during or after demolition or construction phases are not included and require a dedicated plan. The items covered within the report are explained in Table 1-1.

Table 1-1: Scope Items

Item	Explanation
Refuse streams	Identification of refuse streams & anticipated development refuse volumes likely to be produced.
Refuse separation	Recommendations for appropriate segregation methods for each refuse stream
Refuse collections	Assessment of refuse collection vehicle (RCV) access and manoeuvring
Refuse storage	Detailed analysis of refuse storage facilities and design
Refuse transfer	Assessment of refuse transfer between refuse storage and collections areas
Refuse disposal	Recommendations for refuse disposal within the development
Refuse management equipment	Identification of recommended and optional refuse management systems and equipment
Refuse management operations	Recommendations for operational efficiency and ongoing management, including refuse minimisation, tenant education and safety
Building design	Recommendations for design of refuse management facilities

Detailed information including site plans and drawings, recommended refuse management equipment and system specifications, common refuse signage as well as a list of terms and abbreviations are provided in the appendices.

The provisions outlined in this OWMP are considered appropriate for this type of development. It is noted that the refuse storage areas are suitably sized to accommodate the refuse generated and number of bins proposed based on standard storage and collection methods.

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1.3. Regulatory Considerations

1.3.1. Council's waste requirements

The plan satisfies City of Yarra's requirements by providing the following information:

- Type and quantity of refuse materials to be generated during the occupancy of the proposed site – General waste, Co-mingled recycling, Glass, and FOGO.
- Refuse collection, storage, transfer, and disposal arrangements during occupancy of the completed development – Shared bins in a designated waste area that will comfortably fit on the ground floor of the property for use and collection.
- Recommended operational requirements for the operational phase of the development, and design requirements for the building and refuse management facilities.

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1.4. Site Location

The site is located at 27 – 43 Victoria Street, Fitzroy and the existing parking spaces adjacent to 9 Victoria Street, Fitzroy as shown in Figure 1.4.

The site has direct road frontage to Victoria Street on the South, and the Laneway to the North of the property boundary. All vehicular access to the apartments will be via the laneway. Vehicle access to the townhouse will be via the laneway between Victoria St and Johnston St.



Figure 1-1.4: Site Location
Source: Nearmap, 2025

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1.5. Development Summary

The proposed development comprises of fifty-seven (57) residential dwellings (Apartments) and a commercial tenancy (Office). All residential apartment dwellings have internal carparks and Two bedrooms at 27 – 43 Victoria Street.

The development will also include 3 townhouses adjacent to 9 Victoria Street (as shown in Fig 1-4).

Table 1-2 provides a summary of the development, in relation to refuse generating areas for use with the refuse calculations provided in Section 2.1.

Table 1-2: Apartment building development Summary

BUILDING A

Level	GFA (Excl. Balc/Terrace and Basement)	NLA	NSA	Circulation / Services / Lobby	Amenity (External Communal for Residents)	Amenity (Internal Communal for Residents)	Balcony + Terrace	1B	2B	3B	PENT-HOUSE	Total
Ground	539	255		240	51	44						
Level 1	487		431	56			45			2		2
Level 2	468		412	56			66		1		2	3
Level 3	317		264	53			0					
Level 4	302		245	56			74			2		2
Level 5	308		252	56			27			2		2
Level 6	308		252	56			27			2		2
Level 7	308		252	56			27			2		2
Level 8	401		392	9			135		1		1	2
Level 9	308		286	23			63				1	1
Roof				78								
Total	3746	255	2786	740	51	44	464	0	2	10	4	16
Average NSA	174.1											

BUILDING B

Level	GFA (Excl. Balc/Terrace and Basement)	NLA	NSA	Circulation / Services / Lobby	Amenity (External Communal for Residents)	Amenity (Communal for Residents)	Balcony + Terrace	1B	2B	3B	PENT-HOUSE	Total
Ground	624		515	109			90	1	3	1		5
Level 1	753		664	89			94	1	3	2		6
Level 2	752		663	89			94	1	3	2		6
Level 3	753		664	89			93	1	3	2		6
Level 4	574		507	67			162		1	3		4
Level 5	529		462	67			50		1	3		4
Level 6	529		462	67			50		1	3		4
Level 7	529		462	67			50		1	3		4
Level 8	292		232	61			98				1	1
Level 9	241		218	23			62				1	1
Roof					100							
Total	5576	0	4848	728	100	0	842	4	16	19	2	41
Average NSA	118.2											

1B	2B	3B	PENT-HOUSE	Total
0	2	10	4	16
4	16	19	2	41
4	18	29	6	57

* Areas relevant for refuse calculations only. Areas such as Living rooms, corridors and storerooms excluded as non-generating areas.

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2 Refuse Management

This section provides the detailed refuse calculations and describes the arrangements for the collection, storage, transfer, and disposal of refuse within the development. This includes associated bin quantities, storage capacities, equipment details, collection frequencies and site access details.

2.1. Refuse Calculations

The generation rates used for the calculation of commercial refuse produced have been applied based on rates recommended by City of Melbourne and Sustainability Victoria to achieve compliance. It should be noted that these rates are standardised generation rates and not site specific however, give an estimation on the maximum potential waste generation. Site specific auditing will be required to establish actual refuse generation of this site and enable refinement of waste strategy and refuse equipment utilised.

Table 2-1: Generation Rates

Type	Applied To	General Waste L/Unit/Week	Commingled Recycling L/Unit/Week	FOGO recycling L/Unit/Week	Glass Recycling L/Unit/Week
1 Bedroom Residence	4 Residences	60 L/Unit/Week	56 L/Unit/Week	20 L/Unit/Week	24 L/Unit/Week
2 Bedroom Residence	18 Residences	75 L/Unit/Week	70 L/Unit/Week	25 L/Unit/Week	30 L/Unit/Week
3 Bedroom Residence	35 Residence	90 L/Unit/Week	84 L/Unit/Week	30 L/Unit/Week	36 L/Unit/Week
Office	254.8 m^2	10L/100m2 floor area/day	10L/100m2 floor area/day	-	-
Townhouses	3 Residences (City of Yarra bin provisions)	120 L/Unit/Week	240 L/Unit/Fortnight	120 L/Unit/Week	120 L/Unit/Fortnight

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2.2. Refuse Bins and Equipment Requirements

Table 2.3 below outlines the number of bins required within the development. As waste volumes may vary according to the development occupants' attitudes to waste disposal and recycling, bin numbers and sizes may need to be altered to suit the building operation once the development is occupied.

The table shows the maximum number of bins and equipment expected.

A shared refuse storage and collection strategy is proposed for the various residences within the development along with a separate bin enclosure for the Office.

Use	Refuse Stream	Bin / Equipment - Type or Size	Bins Required	Collection frequency	Collection Method
Residential (Apartment)	General Waste	1100L Shared Bin	2	Thrice a week	Private collection
	Recycling	1100L Shared Bin	2	Thrice a week	
	Glass	660L Shared Bin	2	Thrice a week	
	FOGO	660L Shared Bin	1	Thrice a week	
Residential (Townhouses)	General Waste	120L Shared Bin	1	Once a week	Council Collection
	Recycling	240L Shared Bin	1	Once a Fortnight	
	Glass	120L Shared Bin	1	Once a Fortnight	
	FOGO	120L Shared 3Bin	1	Once a week	
Office	General Waste	240L Bin	1	Once a week	Private collection
	Recycling	240L Bin	1	Once a week	

Table 2-2: Bin Requirements

It is recommended that all four streams are collected on the same day and that the same private contractor is used to collect residential apartment and Office bins.

The Townhouses will use a council appointed waste contractor and bins will be serviced according to the City of Yarra's bin collection schedule, found here: https://www.yarracity.vic.gov.au/residents/bins-waste-recycling-and-cleansing/recycling-and-rubbish/bin-collection

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2.3. Refuse Storage

The General waste, Mixed Recycling Glass and FOGO generated by the occupants of the residences will be stored in shared mobile bins (sizes outlined in table 2.1 and 2.3), housed in the residence's Shared bin storage (Shown in Figure 2.1).

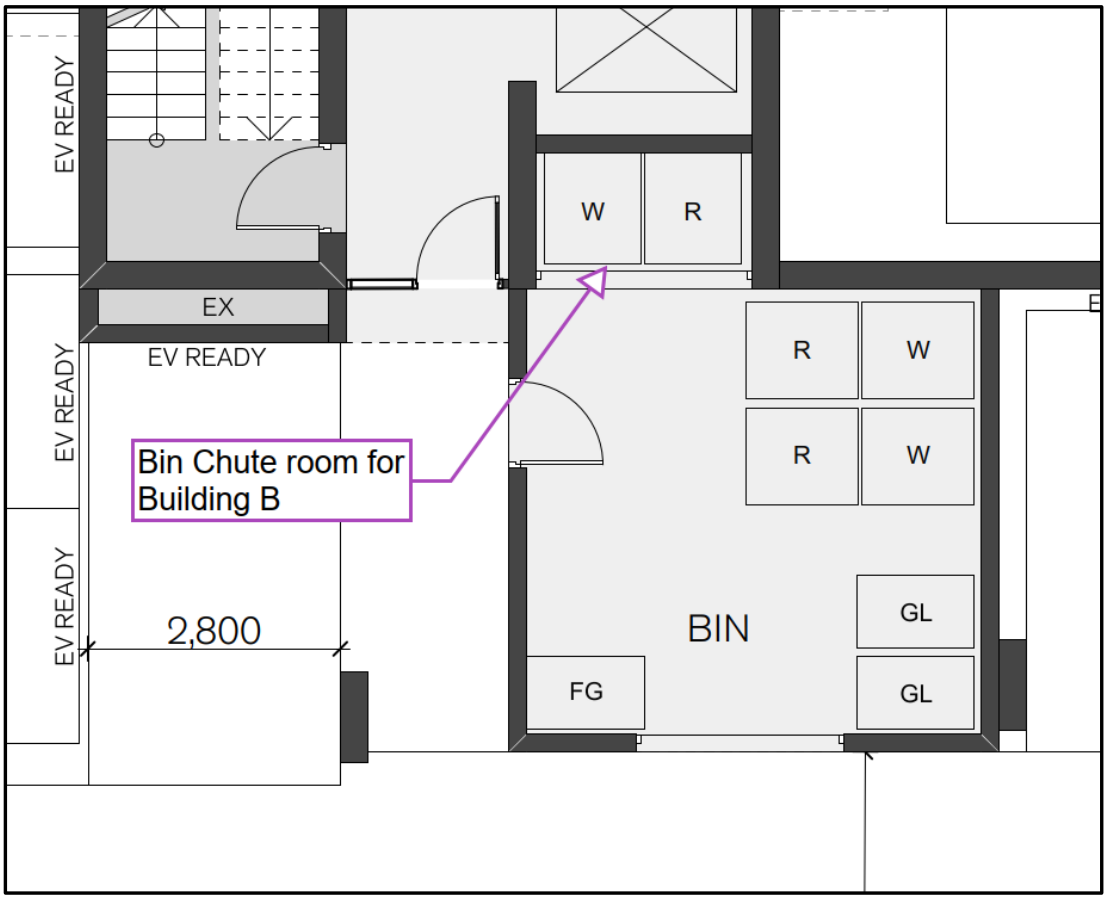

Figure 2-1: Residential (Apartment) bin store and Apartment building B chute room
Source: DKO Architecture, Project – 21-43 Victoria Street, Fitzroy, Floor Plan – Basement 1, TP 1.7

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The office will have its own bins stored and collected from a cupboard in the basement as shown in figure 2-2.

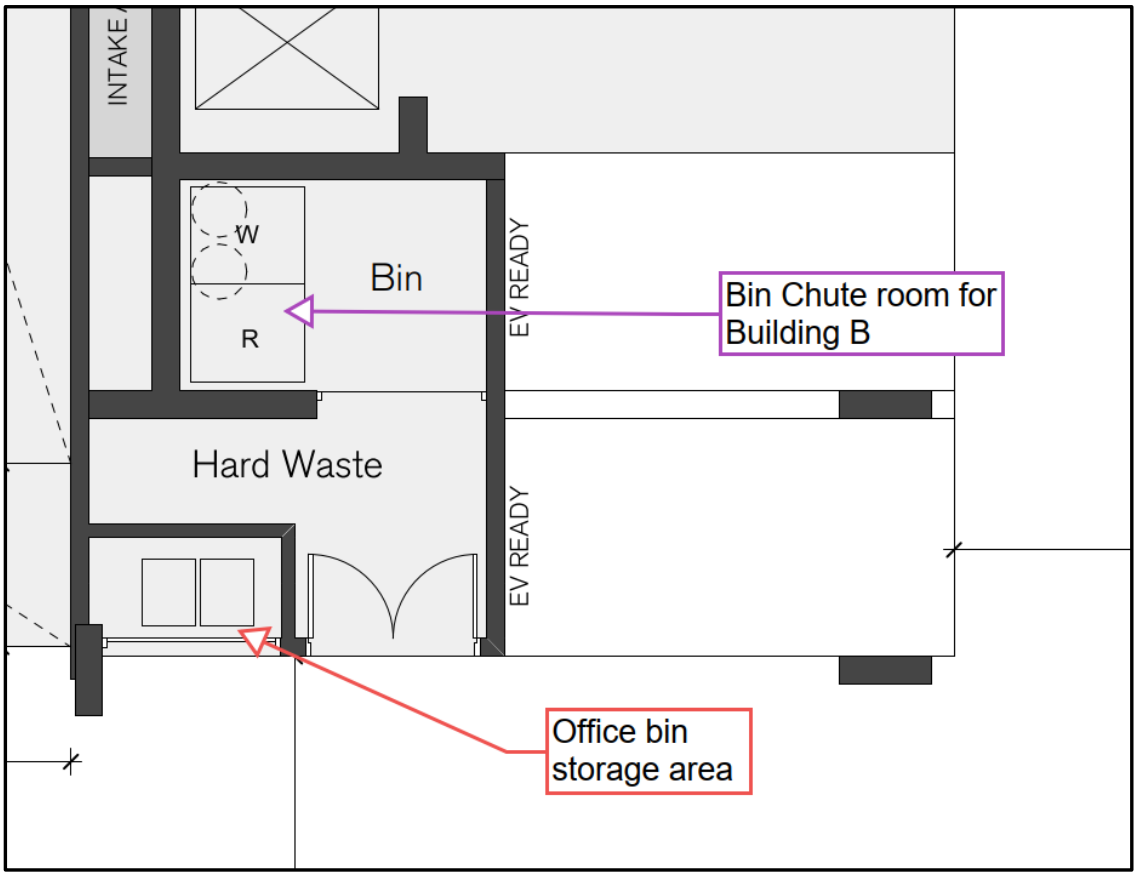

Figure 2-2: Commercial bin store and Apartment building A chute room
DKO Architecture, Project – 21-43 Victoria Street, Fitzroy, Floor Plan – Basement 1, TP 1.7

Each residence will have individual 40-60L under sink bins or caddies to store the waste, FOGO, Glass and mixed recycling. The Office will have bins in joinery to store recycling, General waste and FOGO (if applicable).

Both buildings will have dual chutes for General waste and recycling running through the cores, to the basement.

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The townhouses will have their bins stored within the carport as seen in fig 2-3. These bins will need to be taken out for council managed kerbside collection by the residents as per City of Yarra's collection schedule.

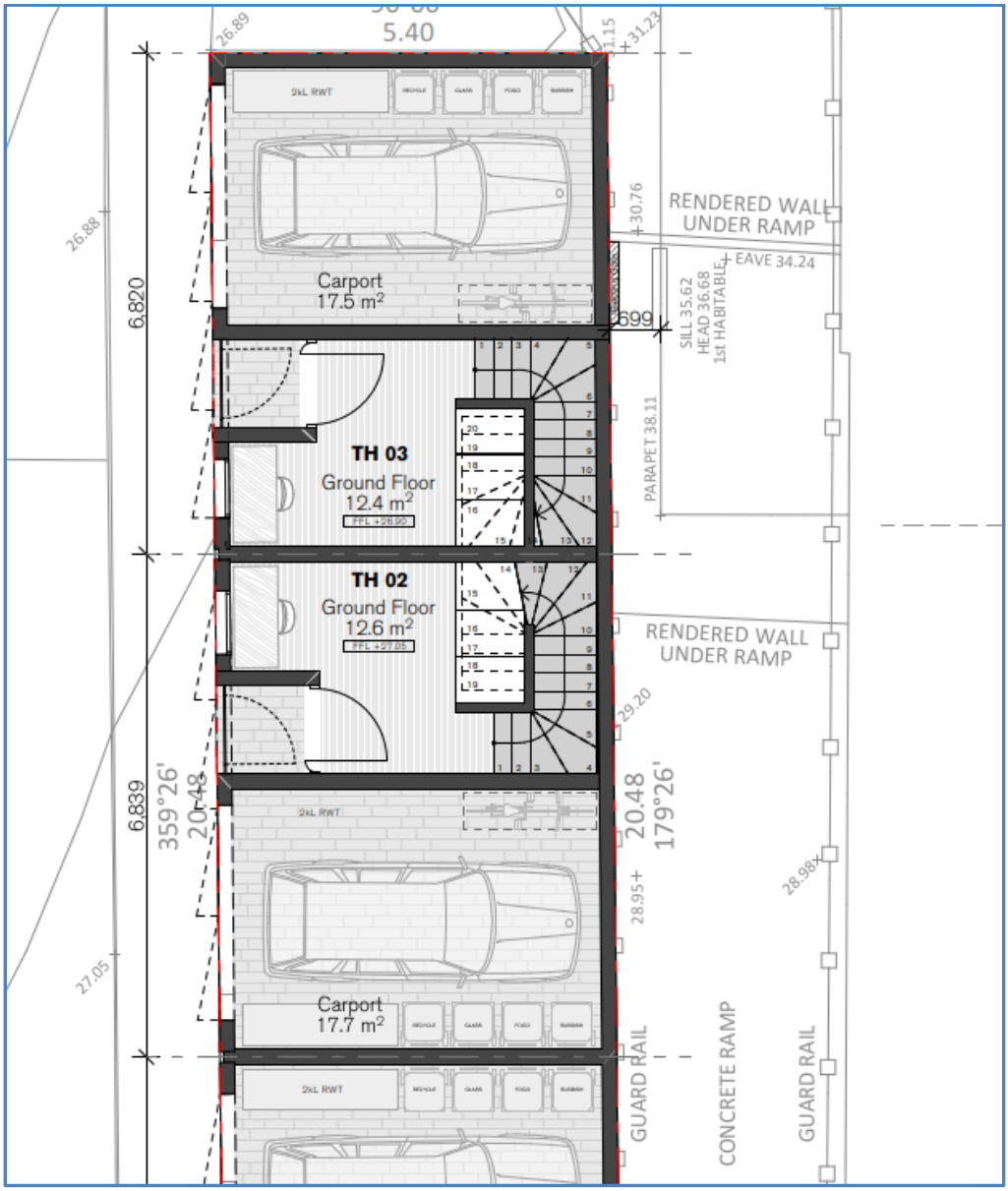

Figure 2-3: Residential (Townhouse) bin store

Source: DKO Architecture, Project – 21-43 Victoria Street, Fitzroy, Floor Plan: Ground Floor, TP2.1

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The refuse storage areas also have the following features in order to minimise odours, deter vermin, protect surrounding areas, and make it a user-friendly and safer area:

Table 2-3: Refuse Storage Area Design Requirements

Positioning Considerations
Positioned in immediate proximity of the designated loading point
Is in a purpose-built storage area which is vermin proofed and used solely for the storage of refuse leaving the site.
Not located adjacent to or within any habitable portion of a building or place used in connection with food preparation (including food storage).
Is positioned away from entrances to shops or residential premises
Is over 5m from any door, window or fresh air intake within the development or any adjoining site.
Visual Amenity Considerations
Is enclosed on all sides except for the gated entrance to ensure bins are not visible from a public place, neighbouring properties, passing vehicles or pedestrian traffic external to the site.
Is designed to minimise their visual impact on the surrounding areas.
Functional Design Considerations
Is of sufficient size to accommodate the bins with sufficient clearance around the combined bin area
Doors wide enough to allow for the easy removal of the largest container to be stored.
Permits unobstructed access for removal of the containers to the service point.
The height of the bin storage area allows for waste bins to be opened and closed.
Does not have any steps or lips.
Adequate artificial lighting.
Be fire rated and ventilated in accordance with the National Construction Code – Building Code of Australia.
Bin Washing and Room Cleaning Considerations
A hose cock provided inside the room for cleaning bins and the enclosures.
The walls, ceilings, floors and equipment are to be designed and constructed of impervious material with a smooth finish to allow for easy cleaning.
The floors to be graded to fall to a drainage point.
Drainage points connected to sewer in accordance with trade waste requirements.
Roofed and designed to prevent entry to rainwater.

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2.4. Refuse Transfer

Apartment residents will need to transfer their General Waste and Recycling to the dual chutes provided in each building core to as required. The General waste and recycling will then move down the cutes, to the under-chute bins in basement 1.

Residential Tenants (For FOGO and Glass) and commercial tenants (For all streams) will be required to transfer their material from their internal bin/caddies to their respective bin storage/presentation area in Basement 1 as required.

The body corporate or Building management will be responsible for cleaning bins after service as required and transferring full for empty bins under the chutes.

The collecting contractor for the apartments and office will collect bins directly from the bin storerooms, transfer them to the back of the mini-rear lift refuse collection vehicle and return to the bin presentation area after servicing.

The residents of the Townhouses will need to transfer all their waste, recycling, glass and FOGO to their individual bins as recommended. Prior to council collection dates, the residents will need to transfer their bins and present them on Victoria street as the laneway is too narrow for a council truck. Colliers would like to propose that the bins encroach onto the frontage of 9 Victoria street to allow for presentation to council. Figure 2-4 show's the bin transfer path and presentation areas:

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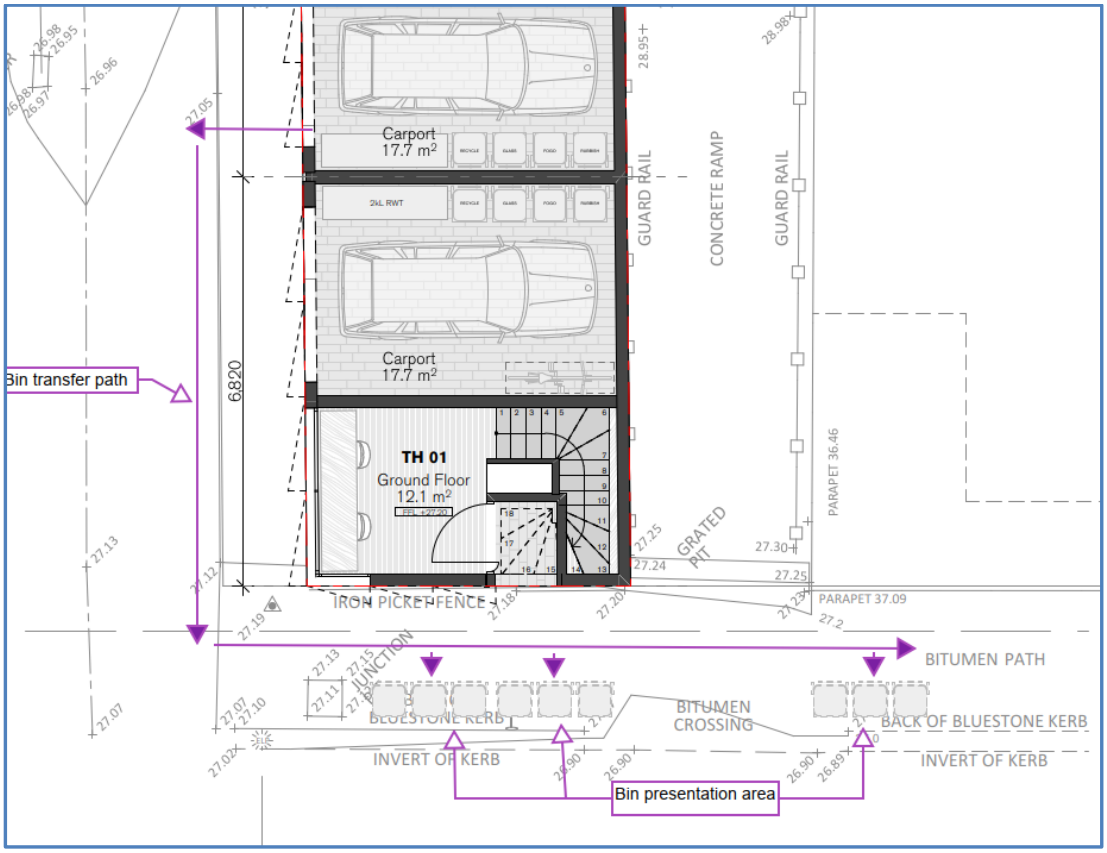

Figure 2-4: Townhouse bin transfer path and presentation area

Source: DKO Architecture, Project – 21-43 Victoria Street, Fitzroy, Ground Floor Plan, 1, TP2.1

The refuse transfer path has been designed to allow for:

Table 2-4: Transfer Path Design Requirements

Design Considerations
The bins to be transferred via hard stand pathway.
Allows bins to be easily manoeuvred.
Does not impede traffic flow.
Does not extend through any habitable parts of a building or food premise
Does not have any lips, stairs or steps for bins to be manoeuvred easily.

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2.5. RCV Arrangements and Bin Servicing Areas

Residential apartment and commercial bins will be collected by a private contractor utilising a mini rear-lift Waste Collection Vehicle as per the schedule outlined in figure 2.3.

The truck will need to make its way down the laneway to the North of the property and enter basement 1 using the ramp provided. Once safely parked alongside the bin storerooms, the contractor will need to exit the truck and move bins from the bin storeroom to the back of the truck for servicing. Once all bins are serviced, the contractor will need to return the bins to the bin presentation area and leave the site in forward gear, onto the laneway.

Figure 2-3 depicts the RCV Swept paths:

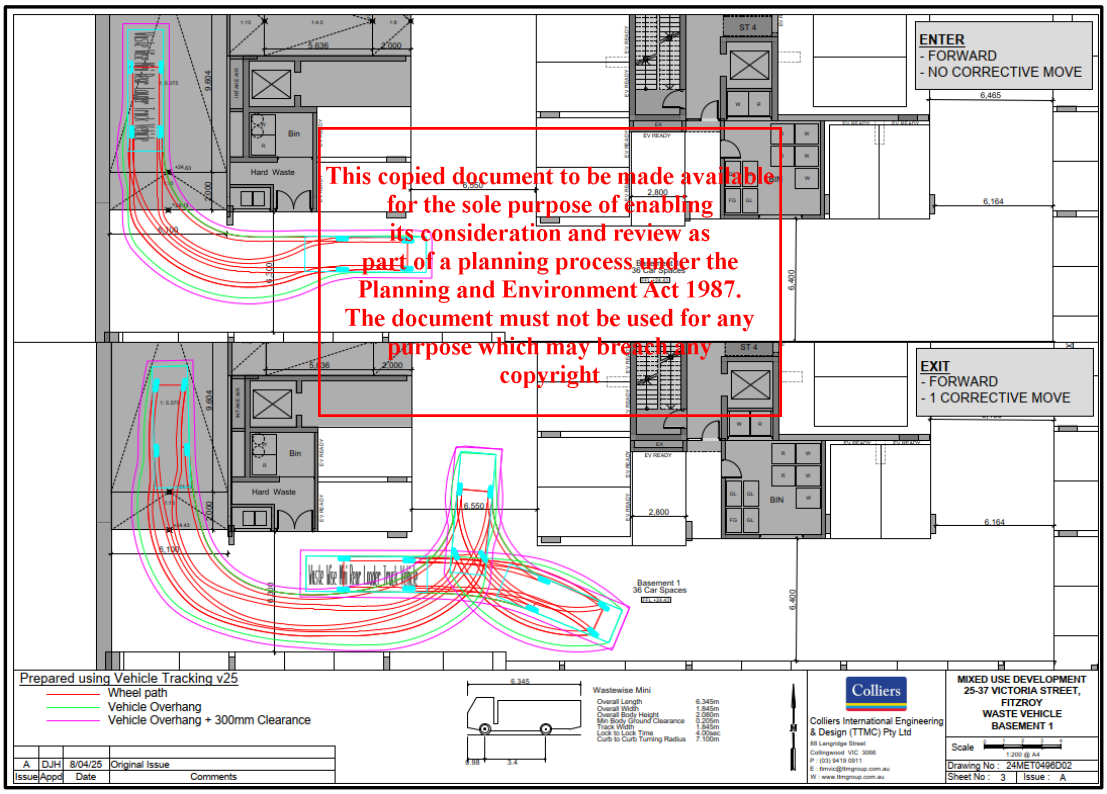

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Figure 2-5: RCV swept path
Source: TTMC

All townhouse bins will be collected by the council provided waste collection service. The bins will be presented on Victoria street for servicing as shown in figure 2-4.

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3 Recommended Operational Requirements

3.1. Refuse Disposal

The tables in this section summarise general recommended disposal arrangements for frequently generated in infrequently generated refuse for each use within the development. Section 3.1.1 describes the frequently generated refuse streams that are generated in high volumes for any given period and require significant capacity for storage prior to collections. Section 3.1.2 describes the infrequently generated refuse streams that are generated in relatively low volumes, and where minimal provision for storage can be easily managed by collection frequency.

3.1.1 Frequently Generated Refuse

Table 3.1 below provides an overview of the anticipated refuse generation on site.

Table 3-1: Disposal of Residential Waste

Refuse Stream	Disposal Details
WASTE	
General Waste	Waste bins should always be lined with bags and the bags tied before removal. Operationally, general waste bags should weigh approximately 3 kg or less and do not exceed the dimensions of the waste chute hoppers. Waste bins should be accompanied by a commingled recycling and organics bin in order to facilitate separation of general waste and recycling. Waste is taken by the residents from the residential dwelling and placed in the general waste chute hopper located on the core of every level. This is then taken swapped under the chute when full by building management.
RECYCLING	
Commercial Comingled, including • aluminum • steel cans • tins • cardboard • semi rigid plastics	Items for recycling must not be bagged and disposed in loose form. Similar to the general waste, if smaller bins are used within the residences, the recycling should then be transferred to the mixed recycling chute hoppers. Items for recycling MUST NOT BE BAGGED and must be disposed in loose form. Glass must now be disposed of separately.
	Container deposit / refund schemes are now in place in Victoria as of November 2023. There is an opportunity to see a drop in the amount of recycling material sent into the co-mingle bins. Once operational, occupants should be encouraged to separate containers that qualify for the schemes from the waste or recycling streams and send back to return points. Storage space or dedicated bins within the units or refuse rooms can be provided but it is preferrable for residents to be encouraged to take material to communal drop-off locations.
Glass	Similar to the general waste and recycling, if smaller bins are used within the residences, the Glass should then be transferred to the purple lidded 660L bin in the shared waste bin storage area. It will be the resident's responsibility to transfer all glass from residences to the bins, after which the body corporate will need to ensure the bins are left out for collection. Items for glass recycling MUST NOT BE BAGGED and must be disposed in loose form.
Food and Garden Organic waste (FOGO)	Separating organic or food waste from general waste is recommended to reduce the total amount of general waste produced. Kitchens scraps from the residences can be disposed of in the organic waste (green) bins. It is recommended that residents employ the use of kitchen caddies to store food waste internally and dispose of it in the Organics bins when required. Biodegradable or regular bin liners MUST NOT BE USED for the organic waste in accordance with City of Merri-Bek's rules for waste disposal. Green waste or Garden waste such as clippings, weeds, leaves twigs etc. can also be disposed of in these bins.

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Refuse Stream	Disposal Details
	Recommendations to reduce odour and improve cleanliness of bins: • Adding layers of dry garden waste in between food waste. • Wrapping food waste in paper towel or wastepaper • Regular cleaning of bins and kitchen caddies. • Storing meat and seafood in the freezer until the night before collection.

Table 3-2: Disposal of office waste

Refuse Stream	Disposal Details
WASTE	
General Waste	**Disposal** Office waste typically includes food waste in pantry / kitchen areas, general non-recyclable material from office activities as well as infrequent wastes such as bulky items, hazardous waste (e.g. printer cartridges) and electronic waste (e.g. computers and screens) (see respective sections for disposal of infrequent wastes). Bins are typically placed near or under the workers' desks or work stations. All waste bins should be lined with plastic bags. Bags should be tied before removal. An equivalently sized recycling bin should also be provided. **Transfer** Waste is collected by staff / cleaners who circulate the office using movable bins or trolleys. The material is then transferred to the refuse rooms for final disposal into (bulk) bins.
RECYCLING	
Commercial Comingled, including • aluminum • steel cans • tins • cardboard • semi rigid plastics	**Disposal** Recycling from offices largely consists of clean paper (and cardboard) which can be collected separately from comingled recycling if large quantities are produced. In addition, commingled recycling may originate from pantries and meeting / conference rooms where food is consumed. **Transfer** Recycling is collected by staff / cleaners and placed in movable bins or trolleys. The material is then transferred to the refuse rooms for final disposal into (bulk) bins. Items for recycling must not be bagged and disposed in loose form.
	Container deposit / refund schemes are now in place in Victoria as of November 2023. There is a large possibility to see a drop in the amount of recycling material sent into the co-mingle bins. Once operational, occupants should be encouraged to separate containers that qualify for the schemes from the waste or recycling streams and send back to return points. Storage space or dedicated bins within the units or refuse rooms can be provided but it is preferrable for residents to be encouraged to take material to communal drop-off locations.

3.1.1. Infrequent Waste

Table 3-3: Disposal of Infrequently Generated Waste

Refuse Stream	Disposal Details
Hard Waste / Bulky Goods	Hard waste may be stored within the storage area provided in basement 1 on scheduled dates and collected by a private waste contractor once a year or as required. The building management will be responsible for 18rganizing the Hard waste collection service.

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3.2. On-going Management

The tables below are not assessable as part of the development application instead for the demonstration of required tasks during the operational phase of the development and therefore intentionally left blank.

Responsibilities have to be assigned for all on-going refuse management operations. This is generally done by a body corporate, building manager, building management staff and / or cleaners. The following lists (Table 3-4 to Table 3-9) are designed to help managing responsibilities and monitor the refuse operations in order to maintain efficient services and a safe environment.

Table 3-4: General Refuse Management Checklist

Objectives	Checked	Remarks
Organising of weekly pick-ups for all refuse streams.		Liaise with contractor as required.
Managing bin transfers between refuse storage / collection areas.		
Check bin fill levels within each tenancy and rotate / swap bins as required.		

3.2.1. Safety

From a safety perspective we can identify the manoeuvring of bins as a "manual handling" task and therefore risk assessment is required. Therefore, body corporate must ensure that a full risk assessment of equipment, surfaces and related gradients is complete.

Table 3-5: Safety Checklist

Objectives	Checked	Remarks
Abiding by all relevant occupational health and safety legislation, regulations and guidelines to ensure site safety for residents, visitors, staff and contractors.		
Assessment of any manual handling risks and preparation of a manual handling control plan for waste and bin transfers.		
Provision of equipment manuals, training, health and safety procedures, risk assessments and personal protective equipment to body corporate, staff or residents if required.		

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3.2.2. Signage

All receptacles, bins and other refuse management equipment will have adequate signage. Standard signage will be provided in and around waste collection and storage areas and should be colour coded in accordance with AS 4123.7–2006 Mobile waste containers (see Appendix B).

Table 3-6: Signage Checklist

Objectives	Checked	Remarks
Ensuring compliance of signage with government, local council regulations.		Use signage provided by private contractor if available
Ensuring that labelling on bins, refuse room etc. is appropriate and clear and easy to read and updated if required.		

3.2.3. Cleaning and Maintenance

Regular cleaning and maintenance of all shared bins and the bins storage area is important to maintain a safe and hygienic environment for residents, visitors, staff and contractors.

Table 3-7: Cleaning and Maintenance Checklist

Objectives	Checked	Remarks
General cleaning of all refuse holding and transfer areas including • Refuse rooms and storage areas • Refuse bins • Refuse transfer areas • Any other refuse management equipment		Taps and drain pits provided in residence outdoor areas can be used to wash bins if necessary. Frequency will depend on refuse generation.
Coordination of specialised cleaning contractors if required.		

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3.2.4. Refuse Minimisation

Refuse minimisation is an important part of any site operation, it is strongly recommended that the Body corporate is actively involved in encouraging and assisting tenants to follow the refuse hierarchy. At a minimum, the following should be implemented. Additional refuse minimisation options can be found in the Appendices.

Refuse minimisation requires regular reviewing to ensure operational sustainability of refuse volumes, equipment and economic feasibility. It is recommended that refuse weights and movements are noted and reviewed. An external review is usually conducted 12 to 18 months after the implementation of the plan.

Table 3-8: Refuse Minimisation Checklist

Objectives	Checked	Remarks
Regularly review quantities to avoid over-ordering and food waste.		
Consideration of secondary and recycled materials where possible.		
Encouraging refuse minimisation through education and signage (see below).		
Reduce refuse through conscious purchasing and using less single use material.		

3.2.5. Monitoring and Review

Regular monitoring and inspections of waste and related equipment and facilities from the development should be conducted by body corporate or designated staff for maintenance and sustainability.

Table 3-9: Monitoring and Review Checklist

Objectives	Checked	Remarks
Regular review of refuse management equipment and facilities such as bin volumes, refuse storage capacities and stormwater management arrangements.		

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Appendix A Apartment Site plans

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Rev	Date	By	Chk	Description
A	12/05/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions. All Reduced Levels information to be confirmed by registered surveyor before commencing any excavation.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all dimensions/areas to be confirmed on site by Builder prior to Occupancy Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balconu/in every courtyard

Auckland
Brisbane
Ho Chi Minh
Melbourne
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Sydney

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Project Name	21-43 Victoria Street Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Floor Plan - Basement 1

Drawing Scale 1:100 @ A1

Drawing No. TP 1.7

Revision A

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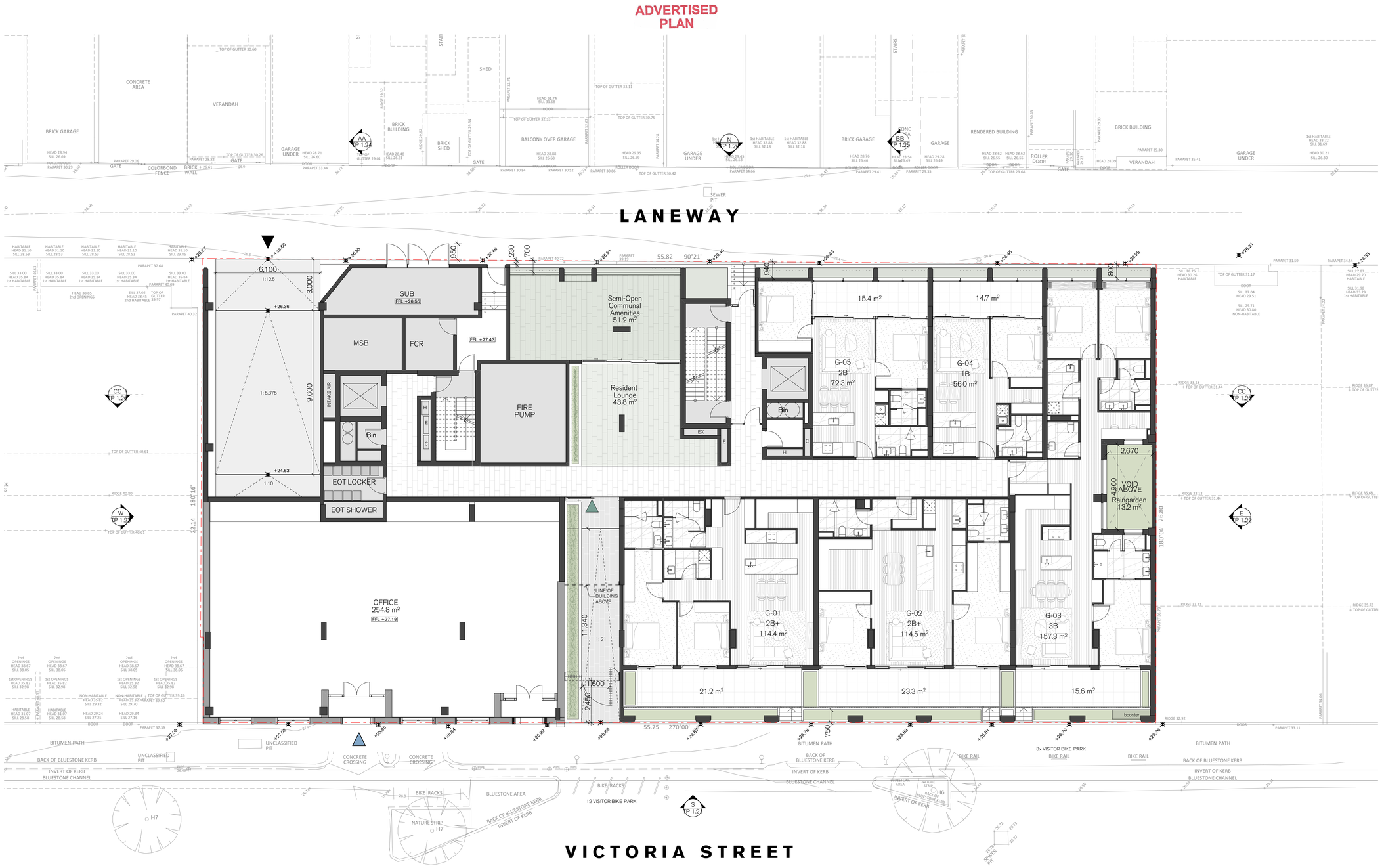

Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

TP STAGE 1

Rev	Date	By	Chk	Description
A	9/05/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
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Project Name	21-43 Victoria Street Fitzroy
Project Number	000136S3
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Ground Floor

Drawing Scale 1:100 @ A1

Drawing No. TP 1.8

Revision A

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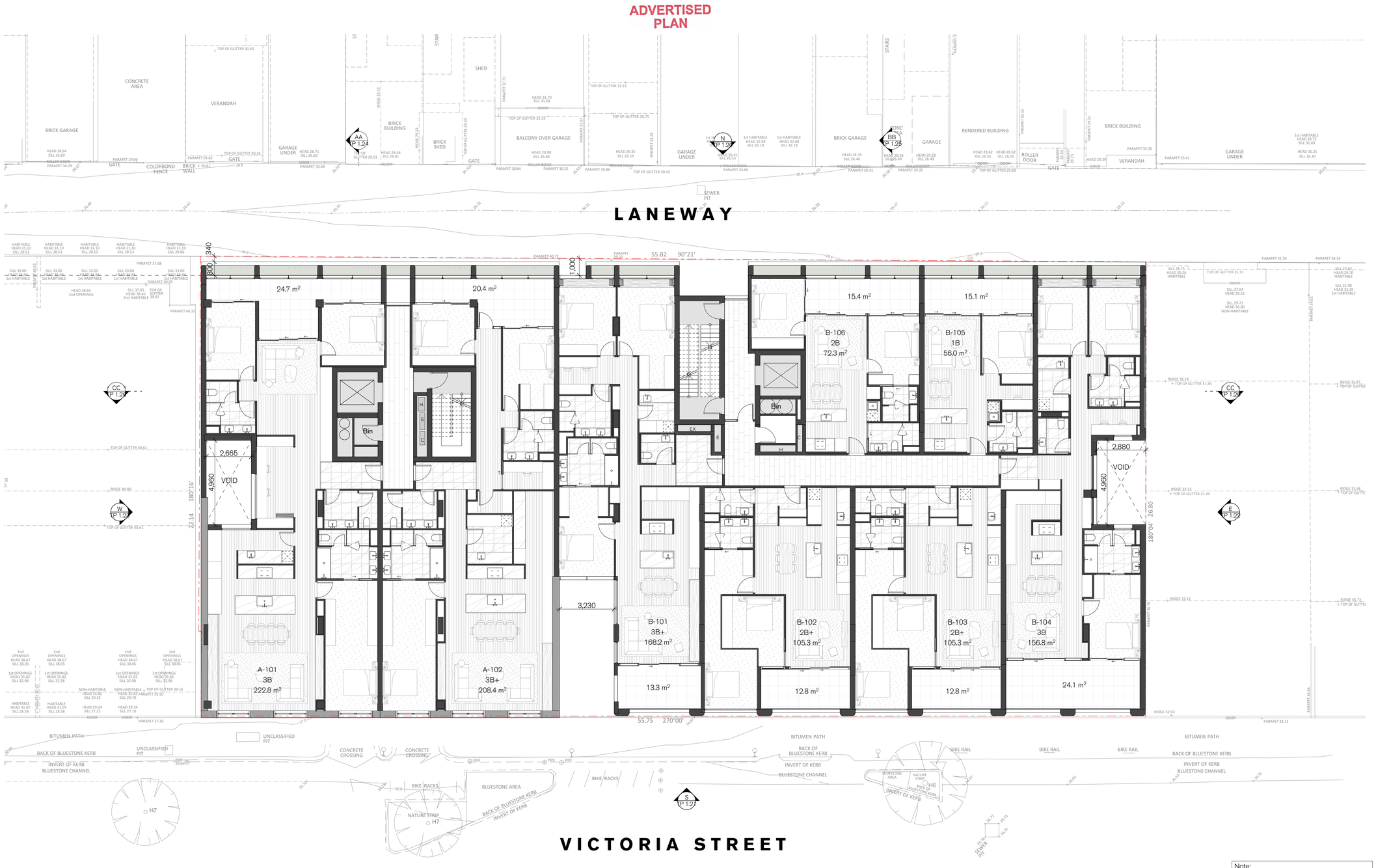

BUILDING A: LEVEL 1

BUILDING B: LEVEL 1

Note:
Tap & floor waste will be provided on every balcony/ in every courtyard

TP STAGE 1

Rev	Date	By	Chk	Description
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Project Number	000139353
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 1

Drawing Scale 1:100 @ A1

Drawing No. TP 1.9

Revision A

Appendix B Townhouse site plans

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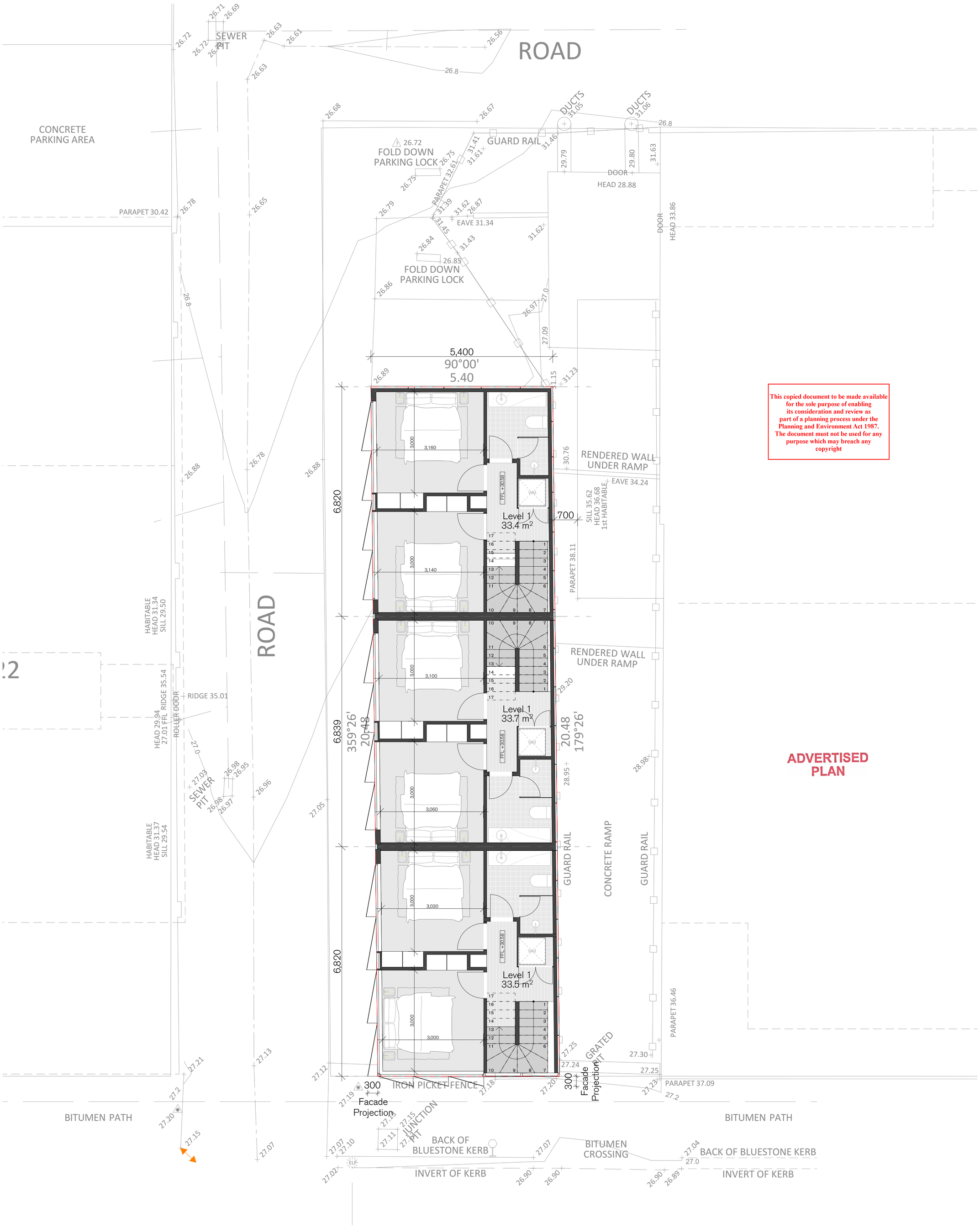
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Ground Floor

Drawing Scale 1:50 @ A1

Drawing No. TP 2.1

Revision A



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Project Number	00013653
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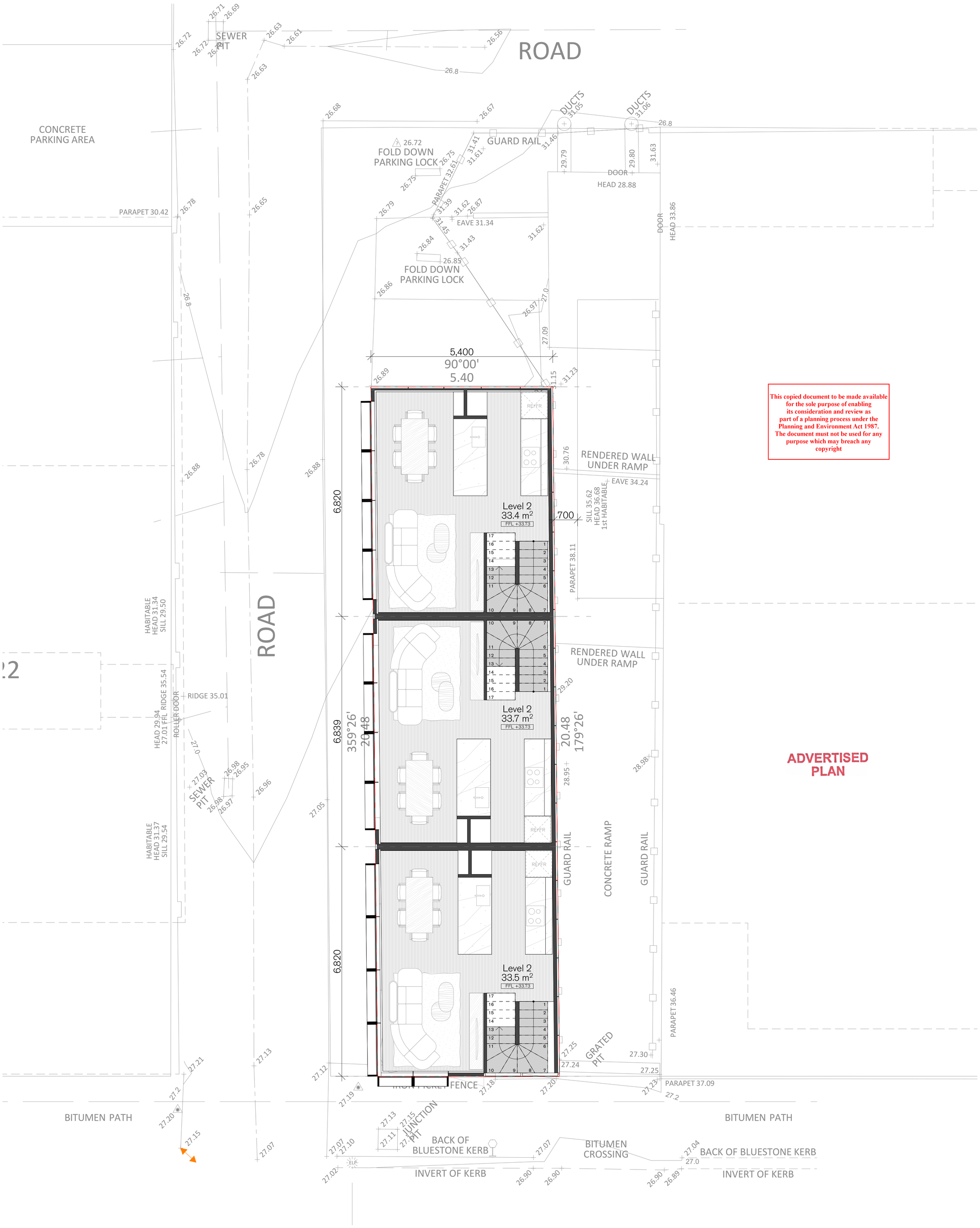
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 1

Drawing Scale 1:50 @ A1

Drawing No. TP 2.2

Revision A



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Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

Drawing Name
Floor Plan - Level 2

Drawing Scale 1:50 @ A1

Drawing No. TP 2.3

Revision A

Appendix C RCV Swept path

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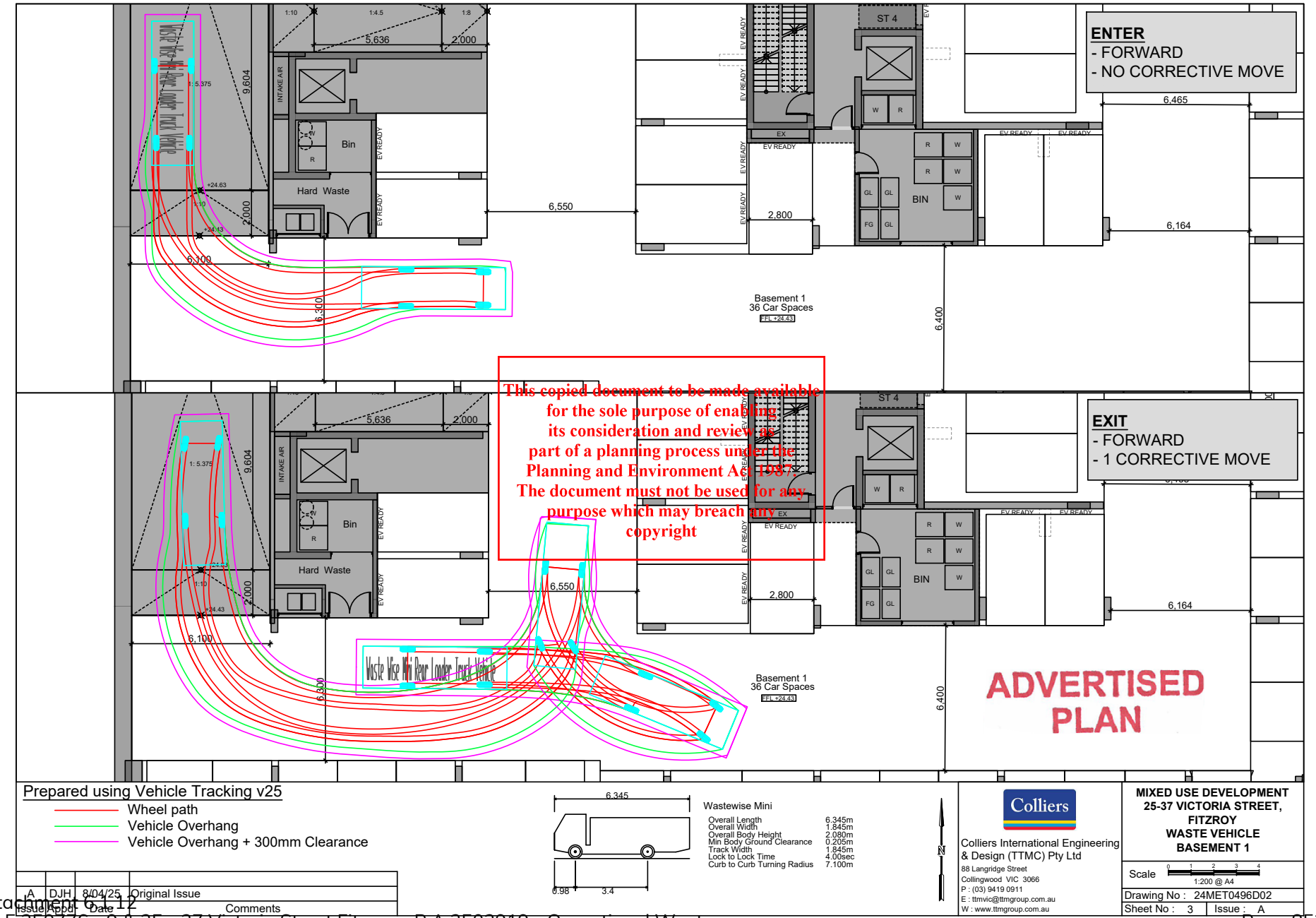

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Appendix D Refuse Signage

D.1 Refuse Signage

All waste stream signage used should be colour coded to be compliant with AS 4123.7–2006 Mobile waste containers – Part 7: Colours, markings and designation requirements.

Example of waste signage guidelines as provided by the City of Melbourne: https://www.melbourne.vic.gov.au/residents/waste-recycling/apartment-buildings/Pages/waste-signage-for-apartments.aspx

Communal waste area poster:



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General Refuse Signage







Other Refuse Signage





Colour coding as per AS 4123.7-2006

Mixed (Commingled) Recycling	*PMS 108*
General waste (landfill)	*PMS 032C*
Organics	*PMS 15-0343*
Paper and cardboard recycling	*PMS Process Blue C*
Soft Plastics	*PMS 1655*
Used Cooking Oil	*Grey*

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D.2 Other Refuse, Facility and Safety Signage

Various signage including refuse area, safety and facility signage should be arranged through certified signage providers. Example signs can be found at http://www.signblitz.com.au, https://www.wayout.com.au or https://www.smartsign.com.

Example Refuse Room Signage



Example Facility Signage



Example Safety Signage



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Appendix E Terms and Abbreviations

In this OWMP, a term or abbreviation has the following meaning unless indicated otherwise:

TERM	ABBREVIATION	DEFINITION
Equipment		
Bin (Refuse Bin)		A plastic or steel container for disposal and temporary storage of waste or recycling items. Various types and sizes exist for different items and purposes. Examples include residential unit bins, bulk bins, MGB, steely bins and specialised for medical waste or cigarette butts.
Bin Storage Area		An enclosed area designated for storing on-site refuse bins or a refuse compactor within the property.
Bulk Bin		A galvanized or steel bin receptacle that is greater than 360L in capacity generally ranging from 1.00m³ to 4.50m³ used for the storage of refuse that is used for on-site refuse collection.
Bulk Mobile Garbage Bin	Bulk MGB	A plastic (polypropylene) receptacle that is greater than 360L in capacity generally ranging from 660L to 1100L used for the storage of refuse.
Collection Point		An identified position where refuse bins are stored for collection and emptying. The collection point can also be the bin storage area.
Compactor		A receptacle that provides for the mechanical compaction and temporary storage of refuse. It allows to reduce bin numbers and collection frequency.
Composter		A container or machine used for composting specific food scraps and/or organic materials.
Food Waste Recycling System		Defined as a vacuum or pump-based system for shredding, macerating or pulping of food waste. The food waste is transferred through pressure (service) pipes to sealed liquid storage tanks.
Green Waste		All vegetated organic materials such as small branches, leaves and grass clippings, tree and shrub pruning, plants and flowers.
Liquid Waste		Non-hazardous liquid waste generated by commercial premises should be connected to sewer or collected for treatment and disposal by a liquid waste contractor (including grease trap waste).
Mobile Garbage Bin	MGB	A plastic (polypropylene) bin or bins used for the temporary storage of refuse that is up to 360L in capacity and may be used in kerbside refuse collection or on-site collection.
Putrescible Waste		Putrescible waste is the component of the waste stream liable to become putrid and usually breaks down in a landfill to create landfill gases and leachate. Typically applies to food, animal and organic products.
Recycling		Recycling contains all material suitable for re-manufacture or re-use, e.g. glass bottles and jars; plastics such as PET, HDPE and PVC; aluminium aerosol and steel cans and lids; milk and juice cartons; soft drink, milk and shampoo containers; paper, cardboard, junk mail, newspapers and magazines.
Refuse		Refuse is material generated and discarded from residential and commercial buildings including general waste, recyclables, green waste and bulky items.
Refuse Storage Room		An area identified for storing on-site MGBs or Bulk Bins within the property.
Refuse Tolley		A cart on wheels that can be used to collect smaller quantities of refuse from different areas or rooms of a building or site, and wheel the collected refuse to a (bulk) bin storage area where it is disposed. Refuse trolleys are commonly used in hotels or offices.
Regulated Waste		Regulated waste is waste prescribed under legislation as regulated waste.
Transfer (Manual Transfer)		Manual transfer means physical transfer of refuse material and associated bulk bins or trolleys without assistance.
Waste		Waste is referred to as refuse material with the exclusion of recycling, green waste, hazardous waste, special waste, liquid waste and restricted solid waste.

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TERM	ABBREVIATION	DEFINITION
Waste (General Waste)		General waste is generally referred to as material free of any actual or apparent contamination such as pathological / infectious, radioactive materials and / or hazardous chemical. Reporting use is for material considered to be free of food waste.
Wheelie Bin		A MGB of up to 360L, usually with 2 wheels for easy transfer. A common type is a 240L wheelie bin used for kerbside collection in many residential areas.
Measures		
Cubic Metre	m^3	Volume in cubic metre(s) related to refuse management equipment.
Ground Floor Area	GFA	The GFA of all storeys of a building is measured from the outside of the external walls or the centre of a common wall. It is commonly measured in square metres.
Kilogram	kg	Kilogram(s) related to refuse weight.
Litre	L	Litre(s) related to refuse volumes.
Square Metre	m^2	Square metre(s) related to refuse areas.
Ton	T	Ton(s) related to refuse weight.
Collection Vehicles		
Body Truck		A conventional heavy vehicle with a covered loading area. It is generally not specifically designed for emptying the content of bins into the truck during refuse collections, but can be used to carry entire (full) bins for servicing by bin swap-over.
Refuse Collection Vehicle	RCV	A vehicle specifically designed for collecting and emptying refuse bins and refuse compactors.
Rear-End-Loading Refuse Collection Vehicle	REL RCV	A truck specially designed to collect municipal solid waste and recycling, typically 240L wheelie bins to 1100L bulk bins, from rear loading mechanism and haul the collected waste to a solid waste treatment facility.
Tank Truck		An RCV that is specifically designed to collect liquid wastes such as waste cooking oil and food waste pulp. The waste is typically pumped from a waste storage tank into the truck via a hose. Liquid waste management equipment is often provided by the contractor who collects the waste and operates the truck.

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Victoria Street - 21-43 Victoria Street, Fitzroy, VIC, 3065
Town Planning Submission
September 5th, 2025

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TP-1.02 Contents

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TP-2.02 Communal Space

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TP-2.03 Floor Level Planting (Stacked)

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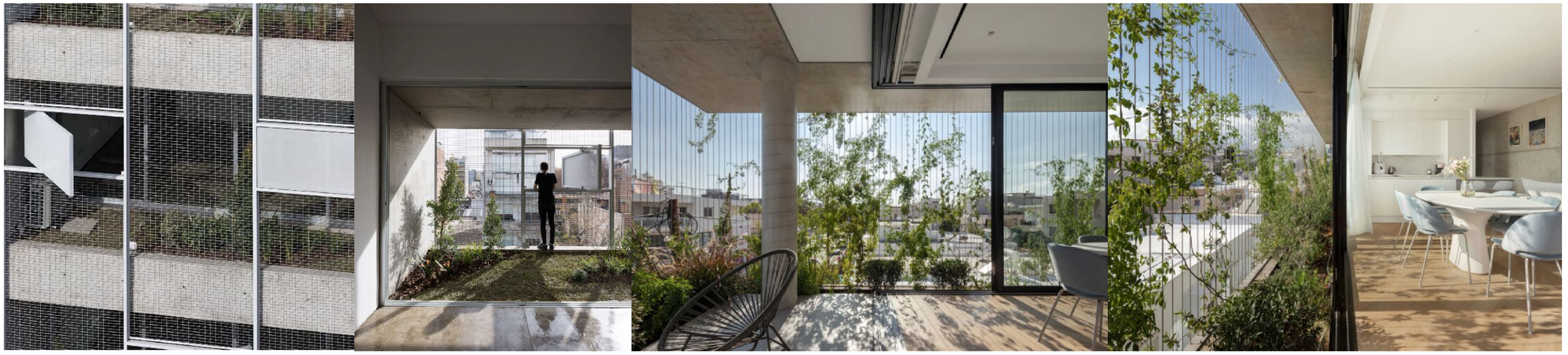

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TP-2.04 Floor Level Planting (Terrace Edge)

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TP-2.05 Floor Level Planting (Brise Soleil)

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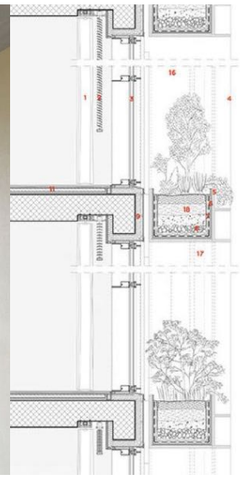

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TP-2.06 Green Surfaces

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TP-2.07 Winter Gardens - In-Out Planting

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TP-2.09 Upper levels (Shallow Soil)

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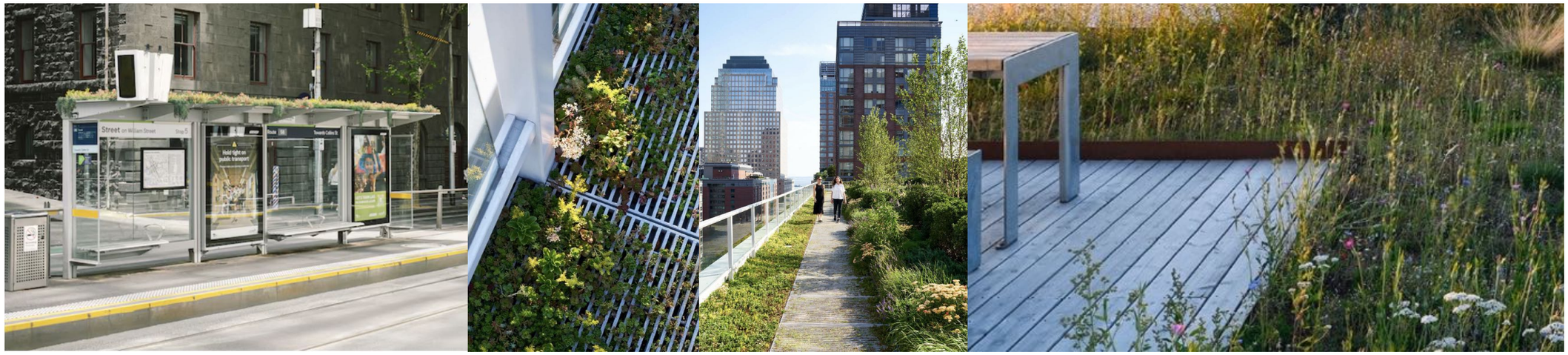

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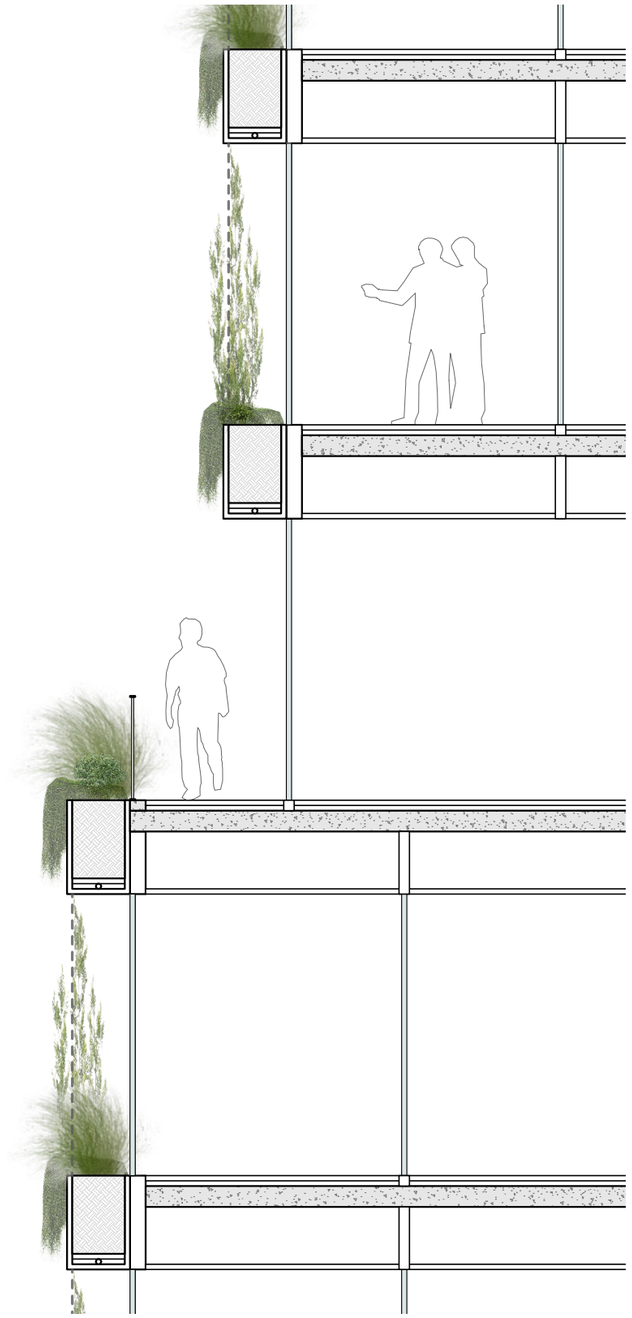
TP-2.08 Indicative Section - Facade Planting



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Concept Plan

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1 Landscape Concept Plan - Ground Floor
Scale: 1:100

Legend

CODE	NOTE
1	Linear Paving Format (Brick Reference)
2	Raised Planters
3	Semi-Open Breakout / Amenity Space
4	Wall-mounted Bike Parking (14 spaces)
5	Stone Bench Seat
6	Sculpture
7	Tree Planter
8	Large-format Paving on POS Terraces
9	Tree & Fernery in Lightwell

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Sheet Title:	Landscape Concept Plan - Ground Level	Date:	September 5th, 2025
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Legend

CODE	NOTE
1	Facade Planters with Stylised Cascading Plants
2	Cables for Vertical Greening
3	Large-format Paving on Pedestals



1 Landscape Concept Plan - Level 1
Scale: 1:100

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ADVERTISED
PLAN

Legend

CODE	NOTE
1	Facade Planters with Stylised Cascading Plants
2	Cables for Vertical Greening
3	Large-format Paving on Pedestals
4	Raised Planters located outside corridor outlook to be visual buffer between apartment



1 Landscape Concept Plan - Level 2
Scale: 1:100

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PLAN

Legend

CODE	NOTE
1	Facade Planters with Stylised Cascading Plants
2	Cables for Vertical Greening
3	Large-format Paving on Pedestals



1 Landscape Concept Plan - Level 3
Scale: 1:100

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ADVERTISED
PLAN

Legend

CODE	NOTE
1	Podium-Perimetre Planters
2	Stylised Full-sun Plants to North & West facing Planters
3	Large-format Paving on Pedestals
4	Raised Planters located outside corridor outlook
5	Large Planters to break up terrace to microrooms and visual buffer between apartment
6	Shade tolerant plant species to South-faced Planters



1 Landscape Concept Plan - Level 4
Scale: 1:100

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Legend

CODE	NOTE
1	Shallow Facade Planters
2	Large-format Paving on Pedestals



1 Landscape Concept Plan - Level 5
Scale: 1:100

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Legend

CODE	NOTE
1	Shallow Facade Planters
2	Large-format Paving on Pedestals



1 Landscape Concept Plan - Level 6
Scale: 1:100

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Legend

CODE	NOTE
1	Shallow Facade Planters
2	Large-format Paving on Pedestals



1 Landscape Concept Plan - Level 7
Scale: 1:100

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PLAN

Legend

CODE	NOTE
1	Shallow Facade Planters
2	Large-format Paving on Pedestals
3	1m high Balustrade
4	Privacy Screen



1 Landscape Concept Plan - Level 8
Scale: 1:100

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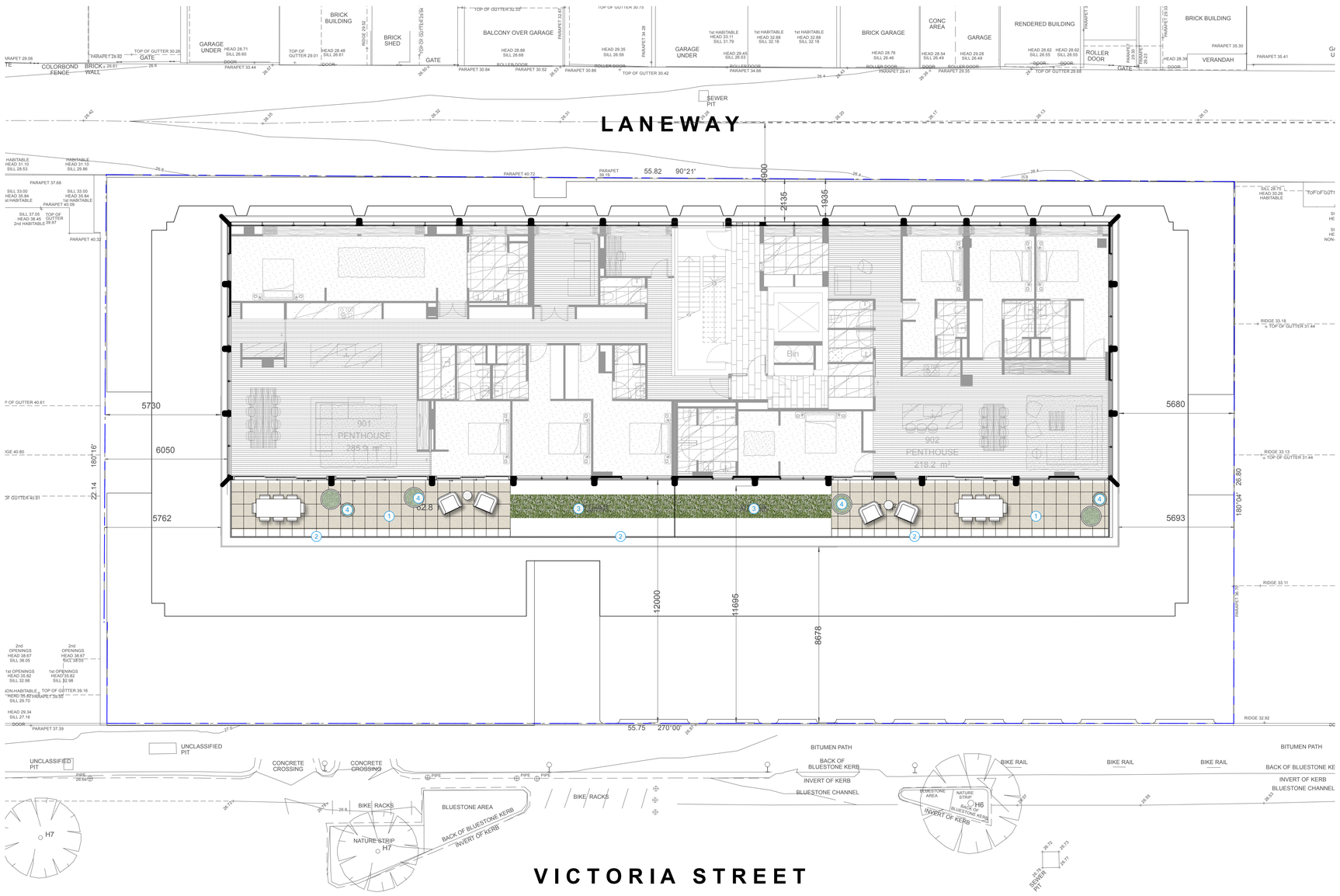
ADVERTISED
PLAN

Legend

CODE	NOTE
1	Large-format Paving on Pedestals
2	1m high Balustrade
3	In-floor planting with Low-soil-required Plants, providing green outlook to bedroom
4	Oversize Pots as sculturalLandscape Elements



1 Landscape Concept Plan - Level 9
Scale: 1:100

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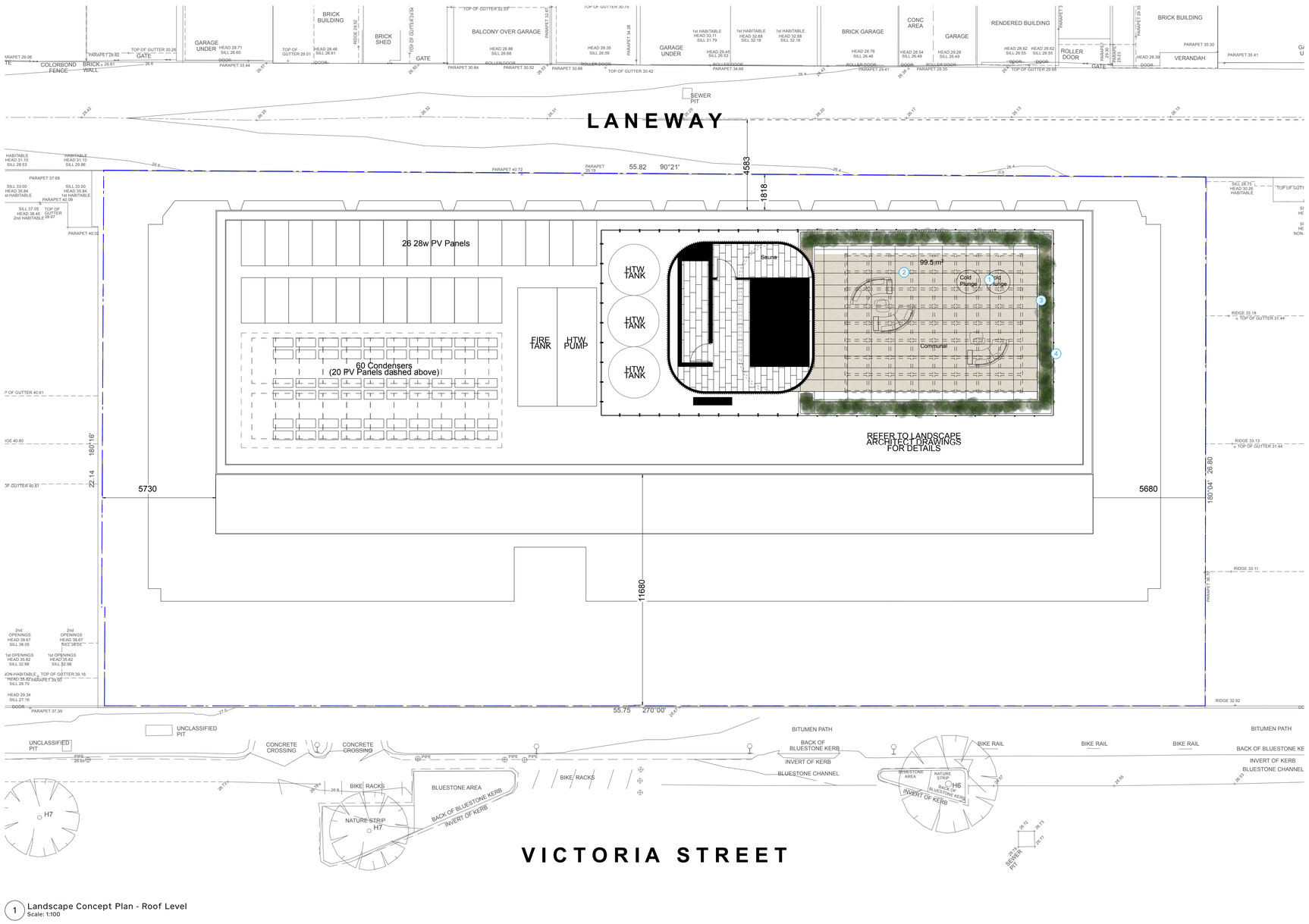
PLAN

Legend

CODE	NOTE
1	Wellness space
2	Pergola
3	Raised planters
4	1m High Palisade Balustrade



1 Landscape Concept Plan - Roof Level
Scale: 1:100

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Planting Concept

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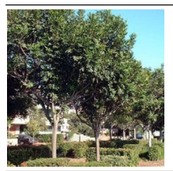
TP-4.02 Plant Palette

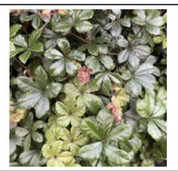
Plant Palette - Street/Laneway Interface & GF POS

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Cuan	Cupaniopsis anacardioides		Tepa	Tetrapanax papyrifer		Cgla	Correa glabra
	Rueq	Russelia equisetiformis 'Lemon Falls'		Loh	Lomandra hystrix 'Tropic Cascade'		Mypa	Myoporum parvifolium

Plant Palette - Semi-Open Communal

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Cyc	Cyathea cooperi		Blo	Blechnum gibbum 'Silver Lady'		Drer	Dryopteris erythrosora

Plant Palette - Eastern Light Well

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Cesi	Cedrella sinensis		Drer	Dryopteris erythrosora		Pasi	Parthenocissus sikkimensis

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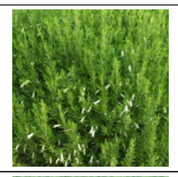
Drawn by:	MP	Checked by:	BR	Page:	TP-4.02

TP-4.03 Plant Palette

Plant Palette - Terrace Planting and Climbers

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Mal	Mahonia lamariifolia		Cgla	Correa glabra		Rueq	Russelia equisetiformis 'Lemon Falls'
	Loh	Lomandra hystrix 'Tropic Cascade'		Mypa	Myoporum parvifolium		Stfl	Stephanotis floribunda
	Pasi	Parthenocissus sikkimensis		Trja	Trachelospermum jasminoides		Hoau	Hoya australis

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Plant Palette - South-facing Terrace Planting

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	DitE	Dianella tasmanica 'Emerald Arch'		Saco	Sarcococca confusa		Rueq	Russelia equisetiformis 'Lemon Falls'
	TraF	Trachelospermum asiaticum 'Flat Mat'						

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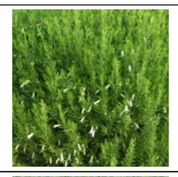
TP-4.04 Plant Palette

Plant Palette - Terrace Planting and Climbers

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Mal	Mahonia lamariifolia		Cgla	Correa glabra		Rueq	Russelia equisetiformis 'Lemon Falls'
	Loh	Lomandra hystrix 'Tropic Cascade'		Mypa	Myoporum parvifolium		Stfl	Stephanotis floribunda
	Pasi	Parthenocissus sikkimensis		Trja	Trachelospermum jasminoides		Hoau	Hoya australis

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Plant Palette - Vegetation Blanket (In-floor planting)

Ref Image	Code	Description	Ref Image	Code	Description	Ref Image	Code	Description
	Sesp	Sedum spp.		NaMe	Native Meadow Mix			

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Soil Volume Acre Acre

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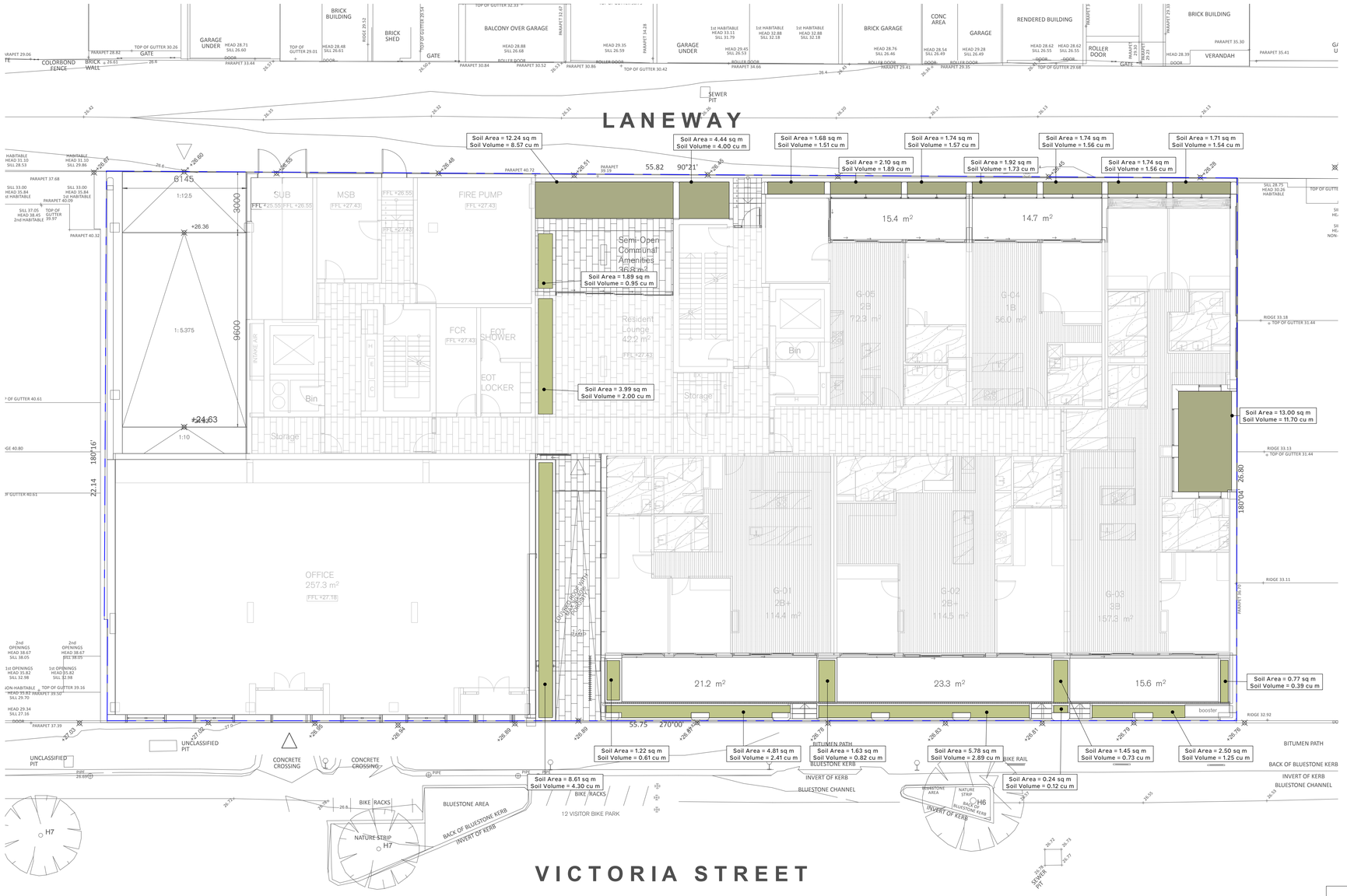

1 Landscape Concept Plan - Ground Floor
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
	150mm (Shallow)
	500mm (Mid)
	900mm (Deep)

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1 Soil Volume Plan - Level 1
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
	150mm (Shallow)
	500mm (Mid)
	900mm (Deep)

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1 Soil Volume Plan - Level 2
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
	150mm (Shallow)
	500mm (Mid)
	900mm (Deep)

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1 Soil Volume Plan - Level 3
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
	150mm (Shallow)
	500mm (Mid)
	900mm (Deep)

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1 Soil Volume Plan - Level 4
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
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	500mm (Mid)
	900mm (Deep)

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1 Soil Volume Plan - Level 5
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
	150mm (Shallow)
	500mm (Mid)
	900mm (Deep)

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1 Soil Volume Plan - Level 6
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
	150mm (Shallow)
	500mm (Mid)
	900mm (Deep)

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1 Soil Volume Plan - Level 7
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
	150mm (Shallow)
	500mm (Mid)
	900mm (Deep)

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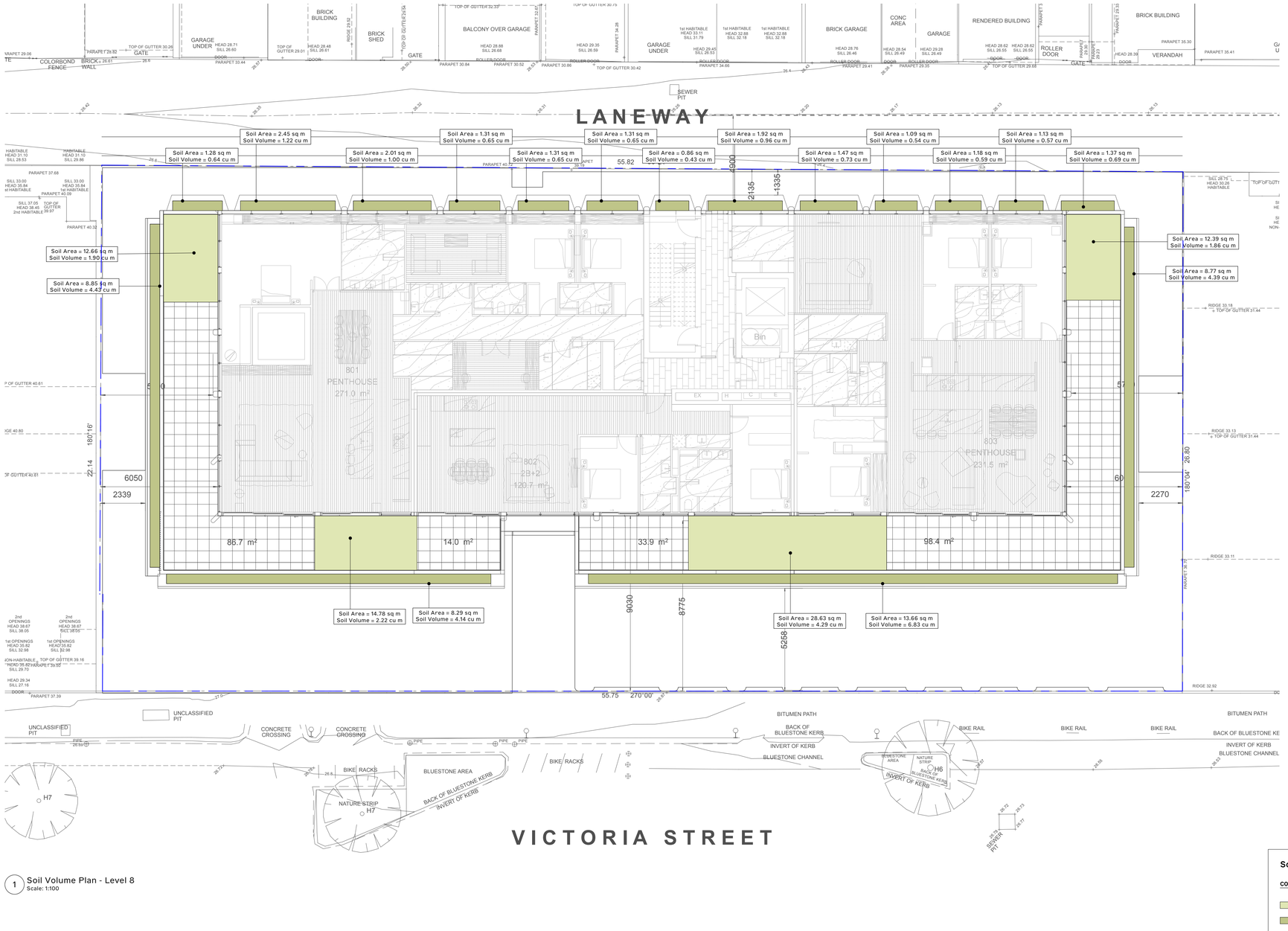

1 Soil Volume Plan - Level 8
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
	150mm (Shallow)
	500mm (Mid)
	900mm (Deep)

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1 Soil Volume Plan - Level 9
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
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	900mm (Deep)

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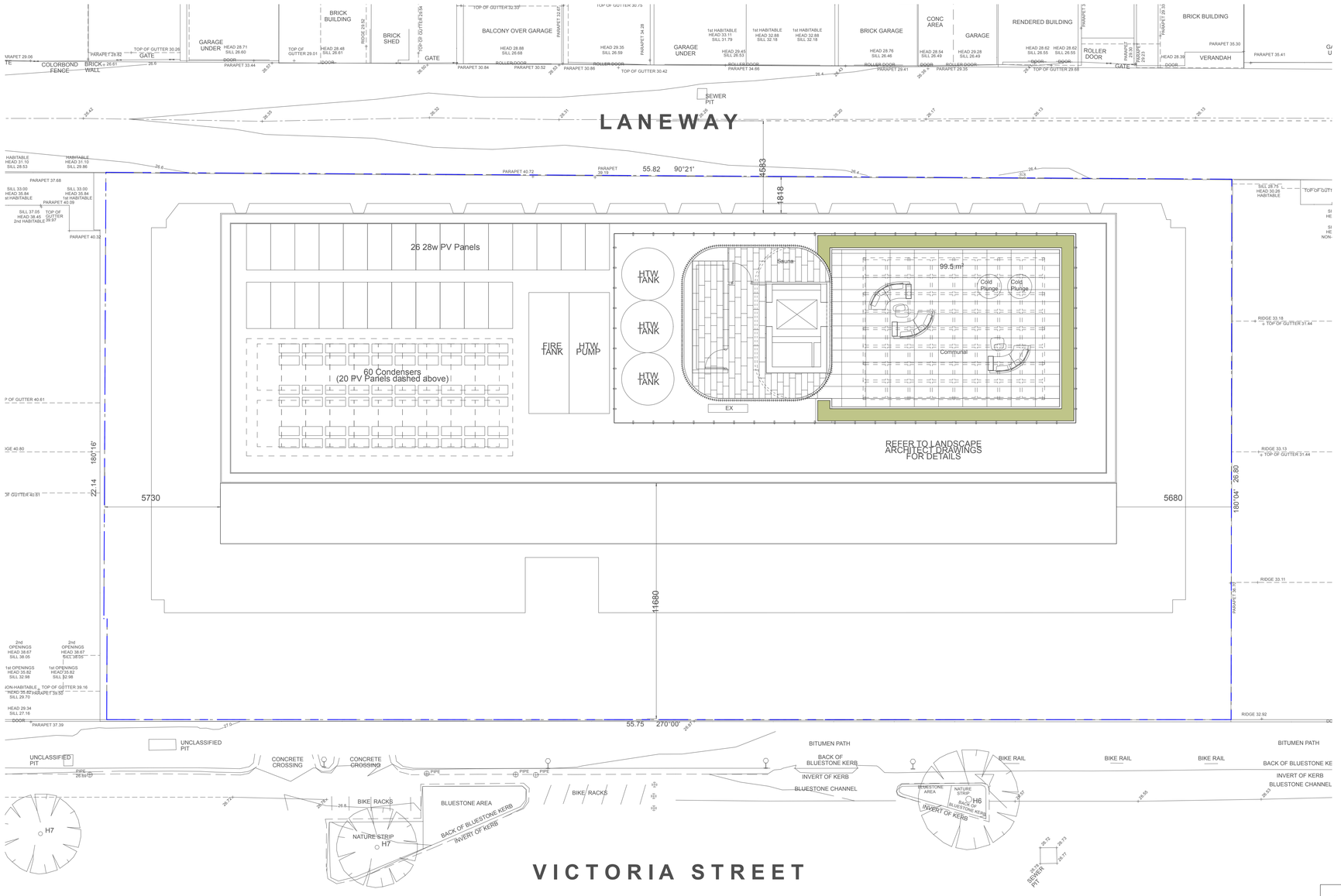

1 Soil Volume Plan - Level 9
Scale: 1:100

Soil Depth Legend

CODE	DEPTH (mm)
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Elevations

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1 Elevation - North
Scale: 1:100

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1 Elevations - South
Scale: 1:100

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Typical Details

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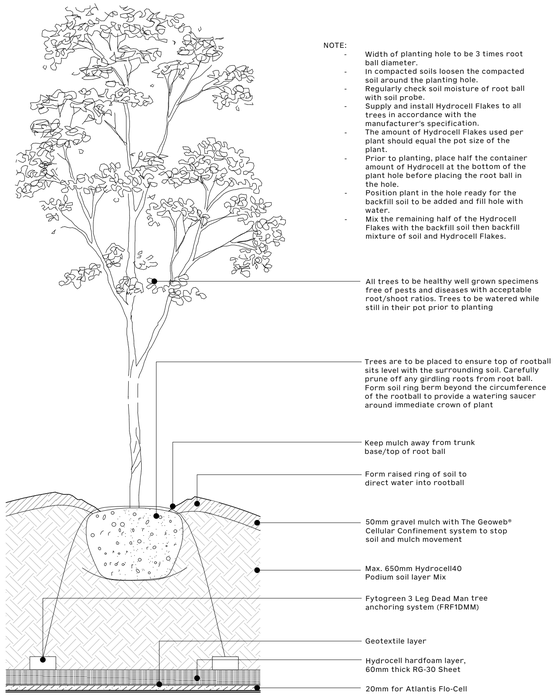
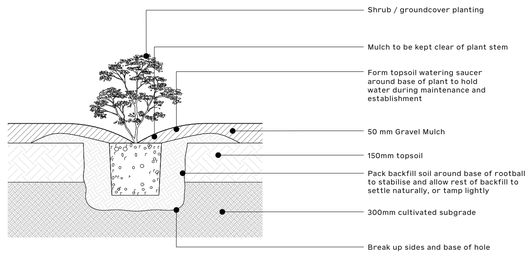


1 Typical Details - Tree Planting with Anchor
Scale: 1:10



2 Typical Detail - Shrub Planting
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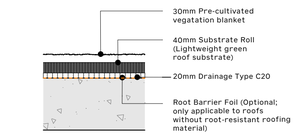
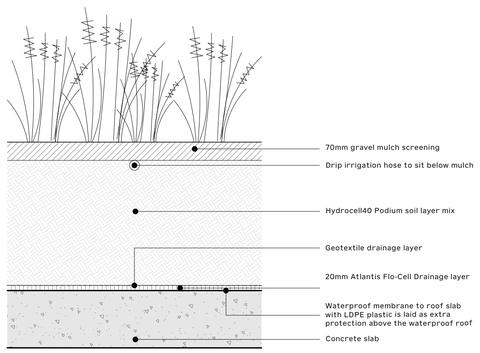
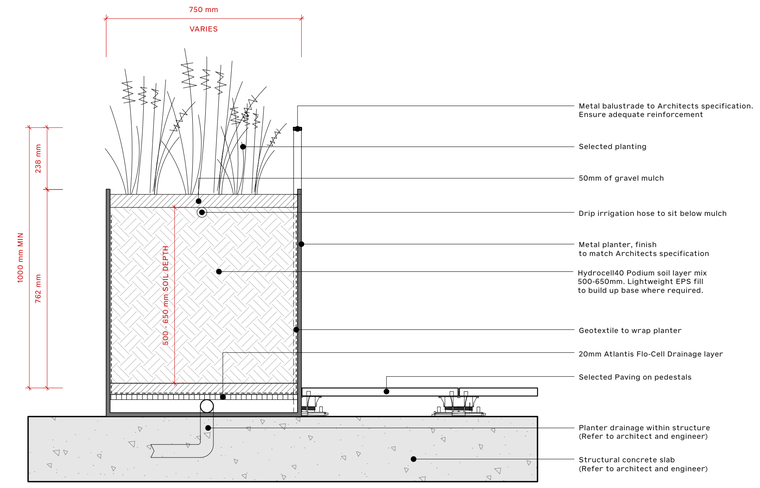


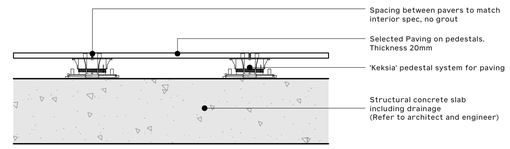
3 Typical Detail - Lightweight Green Roof for Infloor Planting
Scale: 1:10



4 Typical Detail - Lightweight Media [Planter on Structure]
Scale: 1:10



5 Typical Detail - Terrace Balustrade Planter [Standard]
Scale: 1:10



6 Typical Detail - Terrace Paver on Pedestal System
Scale: 1:10

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Heritage Impact Statement

21-43 Victoria Street, Fitzroy

Application for permit – Partial Demolition & New Works

May 2025

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1.0 Introduction

This assessment of heritage impacts was prepared on behalf of the permit applicant. It addresses the property at 21-43 Victoria Street in relation to a proposal to undertake demolition works and construct a multi-storey mixed-use development on the site.

The report reviews the significance of the existing built form on the land and the contribution it makes to the adjacent streetscapes and the Heritage Overlay in which it is located. It then comments on whether the proposed works are appropriate in character and detail, and whether the scheme is acceptable in terms of its impacts upon the significance of the existing heritage fabric on the land and the broader heritage context.

2.0 Sources of Information

The analysis below draws upon internal and external site visits along with a review of the relevant documents and resources including the following.

- *City of Yarra Database of Heritage Significant Areas March 2024*
- *City of Yarra Review of Heritage Overlay Areas 2007*, Statements of Significance, *Graeme Butler & Associates.*
- *Northern Suburbs Factory Study,* report prepared by Gary Vines and Matthew Churchward for the Historic Buildings Council, 1992.
- *Johnson Street Built Form Framework,* report prepared by Hansen Partnership in conjunction with GJM Heritage for the City of Yarra, June 2019.
- *Victorian Heritage Database,* https://vhd.heritagecouncil.vic.gov.au/
- *Sands & McDougall Directories,* State Library of Victoria, https://www.slv.vic.gov.au/
- Historic MMBW Plans, State Library of Victoria, https://www.slv.vic.gov.au/
- Historical Property Service Plans (various), CIS Services.
- Historic newspapers (various), Trove Online, https://trove.nla.gov.au/
- Historic images (various), Trove Online, https://trove.nla.gov.au/

The report has been prepared by Bryce Raworth Pty Ltd and is to be read in conjunction with the drawings and other documents prepared by DKO Architects and submitted with respect to this application.

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3.0 History

The 1900 MMBW plan for this part of Fitzroy (see *Figure 1*) shows Victoria Street between Fitzroy Street to the east and Nicholson Street to the west as largely developed by this time. East of Nicholson Street along the north side was a series of dwellings at numbers 1-19. In the middle of the block was a large rectangular site containing the Acme Shirt Factory, set in a large yard with outbuildings. Further freestanding dwellings on larger blocks were located at numbers 47, 53 and 59, with 'Livery Stables' at the corner with Fitzroy Street. The opposite or south side of the street was largely vacant at its western end, with only a building identified as a 'laundry' at numbers 20-22. East of this were narrow fronted residential lots containing abutting dwellings at 36-42 west of the intersection with Mahony Street, and a continuous terrace row further east at 50-72 Victoria Street to the intersection with Fitzroy Street.

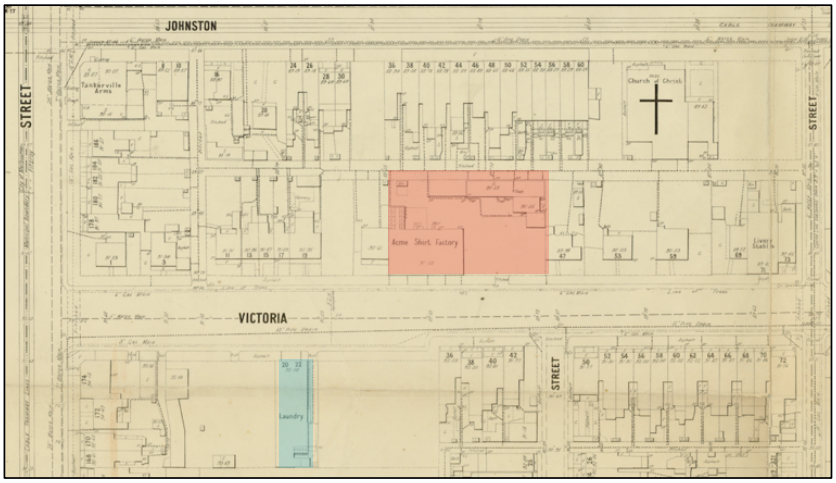

Figure 1 *1900 MMBW Plan extract showing development along both sides of Victoria Street by this time. The subject site including the 1889 factory is shaded red. The 'laundry', which is believed to have been the original factory building for the Acme works, is shaded blue.*
Source: http://handle.slv.vic.gov.au/10381/120555

The Acme Shirt factory had commenced operation in 1882, with newspaper articles announcing its imminent opening and advertising for staff in February and March of that year.[1] An article of 1883 reported the factory occupied a new three-storey building in Fitzroy, describing the manufacturing process and associated plant on the site in great detail. *Sands & McDougall* directories list the Acme Shirt factory as located at 10 Victoria Street, on the south side of the street. It initially occupied the building shown as a 'laundry' on the 1900 MMBW Plan.

In 1889, the complex was expanded with the construction of a new factory on the north side of Victoria Street. Architects Twentyman & Askew called for tenders for 'Erecting the new Acme Shirt Factory at Fitzroy' in the *Age* on 23 April, 1889 [p.3]. The *Fitzroy City Press* noted in September that in 8 years the

[1] *Age*, 3 February 1883, p.1 and *Age*, 3 February 1882, p.1.

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number of employees of the company had risen from 40 to 200, starting in an 'unpretentious' building that was superseded by the newly completed factory, described as follows.

> *On a block of land directly opposite the old factory in Victoria Street, the area of which is 220ft frontage by a depth of 80fr, the proprietors have erected a spacious factory having a frontage of 80ft by a depth of 50ft. The building is 49ft high and divided into three floors. The ground-floor will be used as a cutting room, offices and a storeroom, and the two flats above will be fitted up exclusively for machinists. Each of these floors are provided with cloak-rooms, lavatories and fireplaces for the use of employees. Particular attention has been paid to the ventilation of the building. Mr Levey, Chief Inspector of factories, is of opinion that it is the best ventilated factory yet erected. In short, nothing that would tend to improve the health of the employees has been left undone. The whole of the old factory will be used as a laundry.*[2]

The 1890 *Sands & McDougall* confirms the Acme Shirt Factory as by then occupying premises on both the south side of Victoria Street (at number 18) and also on the north side after number 29.

The history of the company is outlined in the *Northern Suburbs Factory Study* as follows.

> *'The Acme Shirt Factory, established in about 1882, was Fitzroy's leading clothing manufacturer during these years. By 1888, the company's products were of sufficient quality to win a gold medal at the Centennial Exhibition held in Melbourne. […] In 1891, J.G. Hammond was manager, but he was subsequently replaced by R. Aitken Pryor, who came to Victoria with considerable experience in the mercery business in the North of England. The firm was the first large clothing manufacturer in Fitzroy and one of the first firms in Melbourne to introduce a production line process for shirt-making that allowed less skilled labour to be used. By 1902, some 220 people were employed, most of whom were women, and the factory had considerably expanded with premises on both sides of Victoria Street incorporating offices, a salesroom, cloth store, stables and a steam laundry to wash and press all completed work, as well as the factory itself. Pryor prided himself on being a model employer, and was a member of both the Council of Manufacturers and the first clothing trade Wages Board.'*[3]

In the early 1900s, the 1889 factory was extended eastwards (see *Figure 3*), occupying most of the site. No early images have been identified from this period, but physical evidence suggests this addition was moist likely single storey in scale. The site had not yet expanded eastwards to incorporate the land containing the dwelling known as 47 Victoria Street. Directories confirm the factory continued to operate on the site until as late as 1930.

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[2] *Fitzroy City Press,* 6 September 1889, p.3.
[3] *Northern Suburbs Factory Study*, pp.45-46.

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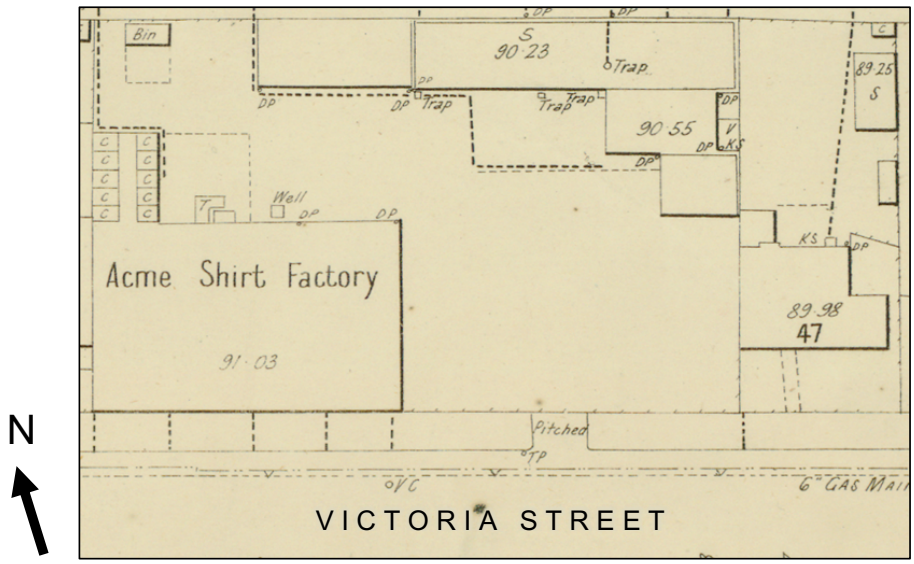

Figure 2 *Enlarged 1900 MMBW Plan view showing what is now 21-43 Victoria Street by this time, which includes the site further to the east at number 47. The 1889 Acme Shirt Factory occupied the western side of the site with open space to the east and north and a stable adjacent the rear laneway.*

Source: http://handle.slv.vic.gov.au/10381/120555

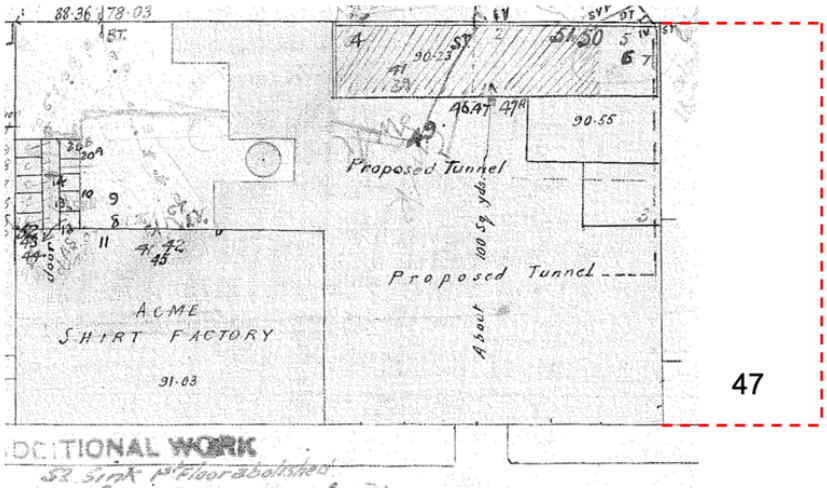

Figure 3 *c.1903 base property service plan extract showing the eastern portion of the original Acme site had been built over by this time. Source: CIS Services.*

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The Acme Shirt factory was put up for auction on 12 February 1930, with advertising describing the complex as 'A substantial brick building of one, two and three stories, on land 145ft x 89 ft'. It was purchased by La Mode Corsets for £7500.[4] In 1935, the new owners decided to enlarge the complex by purchasing adjacent land with a frontage of 63 feet. (This most likely included the site identified as 47 Victoria Street on the 1900 MMBW Plan, and also further land to the west). At the same time it was proposed to enlarge and remodel the Victoria Street frontage of the complex to a design by architect Harry Norris (see *Figure 4*).



Figure 4 *This 1935 illustration of the proposed new complex designed by Harry Norris, which appears to have involved outright demolition and new construction. This scheme did not eventuate, with a much narrower scope of work proceeding.*
Source: Herald, 22 May 1935, p.12.

The proposed extensions were described in the *Herald* as follows.

> *'Big Extensions To Corset Factory'*
>
> *WORK has been started on the first and second sections of three extensive additions to the factory of La Mode Corsets Pty. Ltd., in Victoria Street, Fitzroy. Adjoining properties were purchased recently at £38 a foot in order to give the factory a frontage of 208ft to Victoria Street.*
>
> *The first section will have two floors with provisions for an additional floor, and is being constructed in brick. It will contain drying rooms, boiler house, knitting machines, dispatch offices and showrooms. Chromium plating will be used extensively on the stairways and in the main offices.*
>
> *The construction of the second section will entail the demolition of the present chimney stack. Two floors will be added at the rear of the present building, giving a floor space of 40.000 sq. ft. When the third section is completed the total floor space will exceed 80,000 sq. ft. Starting in 1929 with a few employees, the company, which was reorganised in 1932, now provides work for 300 persons. When the additions are completed machinery costing £15,000 will be installed and 250 more operators engaged. The architect is Mr Harry A. Norris of 29 Swanston Street.'*[5]

[4] *Argus*, 13 February 1930, p.10 and *Herald* 5 February 1930, p.13.
[5] *Herald*, 22 May 1935, p.12.

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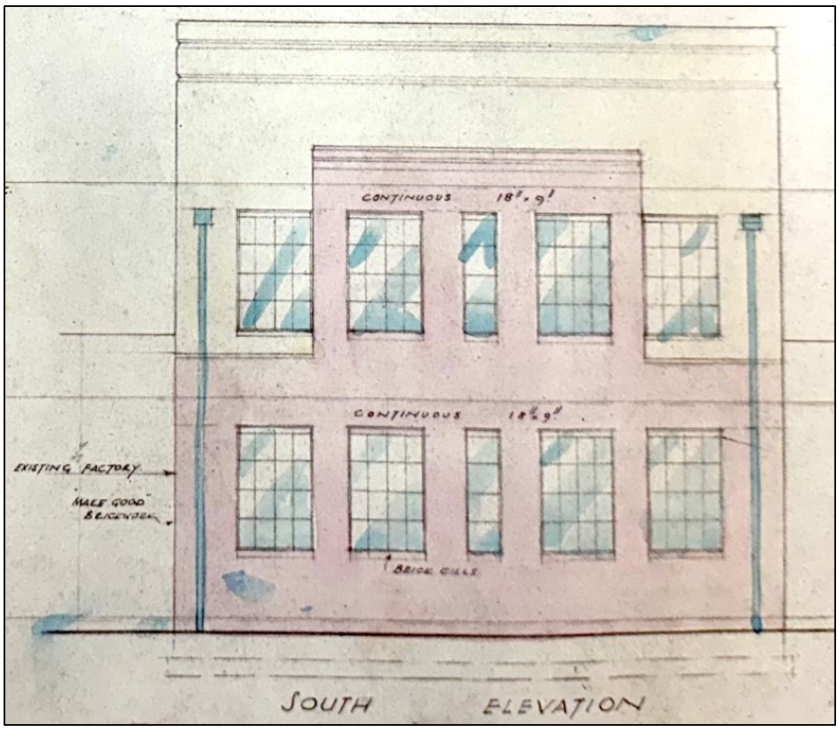

Figure 5 *1938 drawing of the Victoria Street façade to a double-storey addition by Harry Norris to the east side of the complex on the land formerly occupied by the dwelling at 47 Victoria Street. Source: VPRS 16127, P0002, Box 10.*

The initially proposed extent of works was subsequently reduced in scope, with a two-storey infill building designed by Norris constructed at 47 Victoria Street in 1938 (see *Figure 5*). A 1948 image shows the originally single-storey infill between the 1889 factory and Norris's 1938 to have received a second storey by this time, with scaffolding suggesting it may have been under construction at the time the photograph was taken.

The complex was owned by Easywear Shoes between 1963-1971. From 1977 it was operated by John Weller as the 'Universal Workshop', accommodating restaurants, a cinema, markets and specialist stores.[6] By the late 1970s, the parapet had been raised to match that of Norris's 1938 infill building. The original face brickwork to the Victoria Street facades had been overpainted. The radio station 3RRR operated from the site from 1981.

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[6] https://fitzroymelb.com/20-victoria-street-fitzroy/

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Figure 6 *1948 view showing scaffolding in front of the intermediate structure between the 3 storey former Acme factory (centre) & the 1938 addition (far right), with the central first floor possibly under construction.*
Source: https://www.picturevictoria.vic.gov.au/site/yarra_melbourne/Fitzroy/15233.html



Figure 7 *c.1970-74 view of the complex from the south-east showing second floor windows between the former Acme factory & 1938 addition. The former Acme factory includes two central vehicle entries. Source: http://handle.slv.vic.gov.au/10381/4211985*

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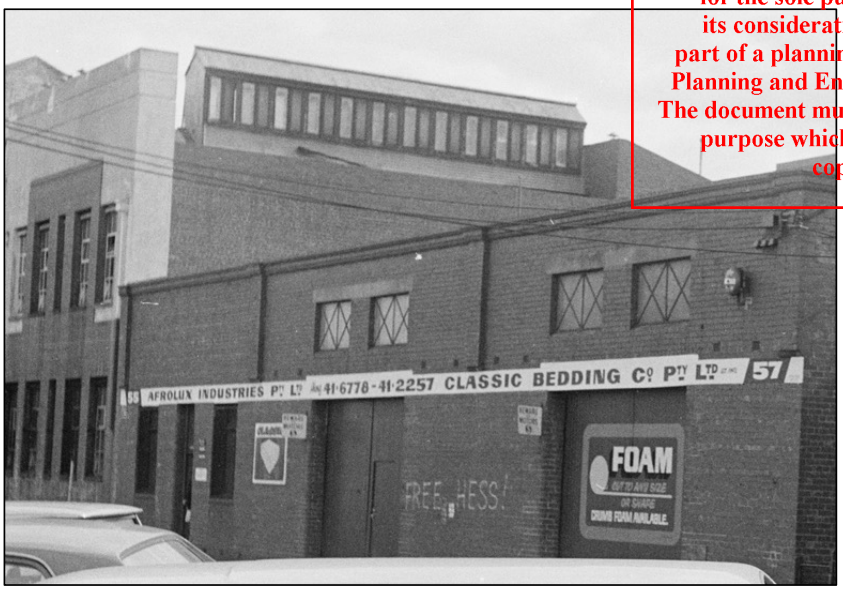

Figure 8 *c.1970-74 view of the complex from the south-east showing the lantern roof form to the east end of the building (since truncated).*
Source: http://handle.slv.vic.gov.au/10381/4212045



Figure 9 *Late 1970s, early 1980s view, showing a continuous parapet line extending from the 1938 addition (far right) across to the 3 storey former Acme Factory. The existing configuration of ground floor openings is shown.*
Source: https://pastport.com.au/citizen/record/660/

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4.0 Description

The subject site comprises a flat rectangular portion of land with a primary street frontage to Victoria Street to the south and a secondary frontage of a laneway to the north (see *Figure 10*). The built form comprising three key areas – the 1889 factory, the intermediate 1900s-1970s building and the eastern 1938 building.



Figure 10 *Annotated aerial view of the subject site (outlined in yellow). Source: Google Maps.*



Figure 11 *Annotated current view showing periods of construction of the Victoria Street elevation.*

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- **Former Acme Shirt Factory (1889)**



Figure 12 *The Victoria Street façade includes a prominent central raised parapet which presumable originally incorporated signage (now removed)..*

This three storey brick factory was constructed in 1889 to a rectangular floorplan. It is constructed of bi-chromatic or poly-chromatic brick on bluestone foundations, since overpainted.

The building presents a full height facade to Victoria, incorporating two pedestrian entries, three windows and a sealed opening at ground floor, with rows of six window openings to the first and second floors. The eastern entry appears original. The 1948 photograph shows narrow openings in the central two bays at ground floor, while the 1970s image shows these had been altered by that time to two large vehicle entry sized openings. One has since been sealed, while the other has been converted back into a pedestrian entry of a similar detail to the original eastern doorway. Metal security bars and gates have been installed on all of the ground floor openings. The windows largely retain original multi-panel timber glazing and joinery, with bluestone sills and large air vents inset beneath. The parapet incorporates a simple cornice, with a prominent raised central bay. No historic signage remains.

There is a slightly greater spacing between the second and third bay of windows as read from the west side, which results in the central pediment being located in an offset manner relative to the fenestration. It is unclear whether this is due to the building possibly being erected in stages, or due to some imperative associated with the internal plan. The parapet may be missing urns or orbs.

The pitched, corrugated iron clad roof incorporates gabled side walls, with raised central bays. This may reflect an original lantern or clerestory roof form, no longer entrant. The chimneys visible in the 1948 view have been removed. The 1948 image also shows signage on at least the western side gable. The east and west side elevations and northern elevation are otherwise entirely concealed from view by adjacent abutting built form.

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Figure 13 *A typical standard window at left, with the original eastern pedestrian entry at right.*



Figure 14 *View from the south-west showing the raised, gabled parapet to the west elevation (marked by the red arrow).*

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- **1900s, 1948, 1970s Building**



Figure 15 c.1910s-1970s eastern addition to the former Acme factory.

This three-storey brick portion of the complex presents a street façade of overpainted brick and painted render. It was erected in stages, which are legible in varying window treatments to openings in the street elevation and in differentiated wall finishes.

At ground floor, it is of overpainted brick set on a bluestone plinth. It reproduces the architectural treatment of regularly spaced, arched door and window openings found in the 1889 factory, also with bluestone sill detail and multi-pane timber joinery. Large air vents are inset between each ground floor opening. The two recessed pedestrian entries have modern glazed door joinery and concrete entry steps. Security bars and entry gates have been installed to each ground floor opening to match those on the 1889 factory.

The first floor had been constructed by c.1948, and incorporates a row of six regularly spaced, metal framed, flat headed, multi-pane windows positioned in alignment with those of the ground floor. Incorporated an overpainted, smooth rendered finish, it includes a banded overpainted brick parapet. An additional envelope had been added at a setback by the 1970s (see *Figure 7*), presenting a raked or sawtooth elevation incorporating large, multipaned windows. (This level is largely concealed from street level). No early external signage remains.

The building envelope extends north to the rear laneway, incorporating various infill additions made to the original factory yard. Directly north it presents a two-storey face brick elevation to the laneway with large, regularly spaced metal framed windows. This rises to three storeys north side of the 1889 building. Reflecting its gradual evolution, it incorporates a series of smaller roof forms concealed from public view.

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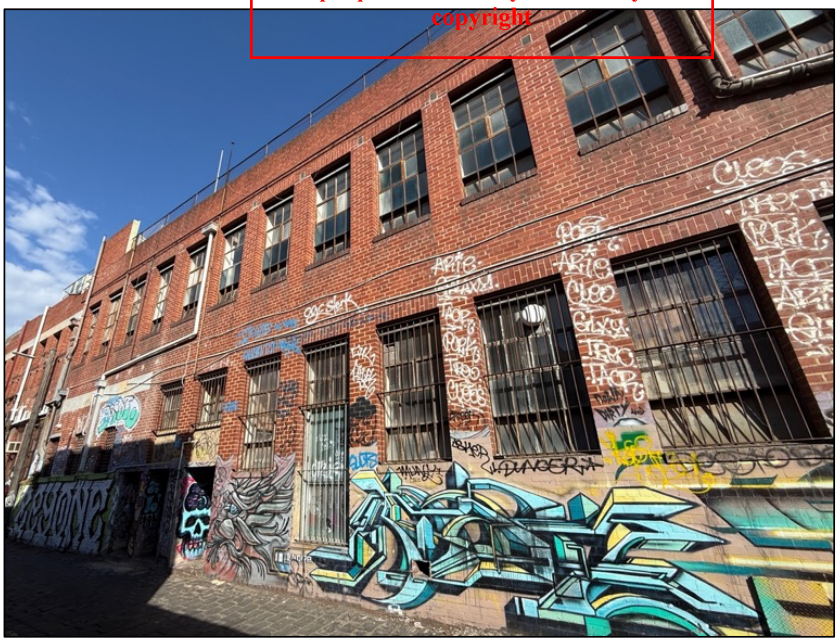

Figure 16 *Directly north of the c.1900s-1970s building, the site presents a double-storey interwar brick elevation to the rear laneway, which is generic and utilitarian in character.*



Figure 17 *North of the 1889 building, the site presents a three-storey face brick interwar elevation to the laneway in a similar style.*

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- **1938 Building**



Figure 18 The façade to the north end of the complex dates from c.1938.

This double-storey infill building was constructed in 1938 to the design of architect Harry Norris (*Figure 5*). Originally presenting a partially red face brick and partially rendered façade to Victoria Street, it has since been overpainted. It includes five narrow, vertically orientated multi-pane, metal framed windows at each level, arranged in an symmetrical manner. The banded parapet treatment matches the height and detail of that of the adjacent double-storey façade to the west. The roof structure comprises largely sawtooth bays, with a lantern form to the south-east corner of the building that is slightly visible from the street over the adjacent single-storey building in views from further east along Victoria Street.

The building presents a similar industrial, face red brick elevation to the rear laneway as the balance of the complex. Double-storey in scale, it varies by incorporating smaller first floor windows.

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Figure 19 *View from further east along Victoria Street showing the slight visibility of the south-east corner return, which does not continue the street façade treatment.*



Figure 20 *The façade to the north end of the complex dates from c.1938.*

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- **Streetscape Context**

The site is located in a mixed, context of built form from varying historical periods and of predominantly two and three storey scale.



Figure 21 *View west along the north side of Victoria Street, with the frontage of the subject site marked by the red arrow.*



Figure 22 *View east along the north side of Victoria Street showing the subject site (denoted by the red arrow) in its context.*

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Figure 23 *A single-storey bay to an overpainted brick commercial building sits adjacent the subject site, to its east.*



Figure 24 *15-19 Victoria Street to the west is not part of the subject site, but presents a similar industrial street wall. The building is understood to have previously been part of the same complex as the subject site. It has been modified for residential use.*

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Figure 25 *42, 40, 38 and 36 Victoria Street, directly opposite the subject site on the south side of Victoria Street. (Mahoney Street is at far left).*



Figure 26 *30 Victoria Street to the east contains a series of double-storey modern townhouses.*



Figure 27 *View west along Victoria Street showing its relatively broad proportions.*

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Victoria Street is a broad street environment, which narrows slightly on its south side commencing in front of the 1900s-1970s building to the east. It is characterised by car parking on each side inset with street trees, with bluestone gutters and kerbing and asphalt footpaths. Directly opposite the 1938 building to the south is the intersection with Mahoney Street, a minor one-way residential environment characterised by largely single-storey Victorian cottages.

The unnamed laneway along the northern site boundary is generously proportioned and surfaced with bluestone cobbles. The rear elevations of adjacent factories and shops abut the boundary line, and include vehicle entry points.



Figure 28 View west showing the north elevation of complex along the adjacent rear lane.

5.0 Significance

The subject site is located within and is surrounded by the South Fitzroy Precinct, HO334. The Statement of Significance for the precinct in the *City of Yarra Heritage Review (2007)* is reproduced in part as follows.

The South Fitzroy Heritage Overlay Area is significant:

- *As the earliest urban area outside the Melbourne City grid to be settled in the Melbourne municipality, with several buildings from the mid nineteenth century surviving as testimony to its early establishment;*
- *For the unusually high number of early Victorian-era and some Regency period buildings, being generally simply detailed and a clear reflection of the early date of Fitzroy's settlement.*
- *As evidence of early government planning controls or Acts of Parliament, from the 1850s, that aimed to solve street alignment problems in this privately planned suburb, arising from a hitherto lack of co-ordination between neighbouring allotment owners;*

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- *As a good example of the successful application of the Act for Regulating Buildings and Party Walls, and for Preventing Mischiefs by Fire in the City of Melbourne (Melbourne Building Act 1849), which forced the use of fireproof construction and gave South Fitzroy a character distinct from other inner suburbs such as Richmond and Collingwood, that have a greater proportion of Victorian-era timber buildings.*
- *As a substantially intact collection of predominantly mid to late nineteenth and early twentieth century building stock, interspersed with well-preserved inter-war residential, commercial, retail and industrial buildings that contribute to the historical character of the area.*
- *For the relatively large number of individually significant buildings, being predominantly solid masonry rather than clad with timber, largely as a result of the Melbourne Building Act, 1849*
- *For the ornate and exuberant detail of many late nineteenth and early twentieth century buildings in the suburb, reflecting the affluence of many of the inhabitants of this area, particularly in the late 19th century.*
- *For the early street, lane and allotment layouts, some original bluestone kerbs, paving and guttering, and some mature exotic street trees, providing an appropriate setting for this collection of residential, retail, commercial and industrial buildings.*
- *For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionary complex which are significant features in the skyline of this predominantly low rise suburb; and*
- *For the major early institutions that developed on its fringes, in particular, St Vincent's Hospital and The Convent of Mercy, as closely linked with the area's history, education and welfare within the metropolitan area.*

The South Fitzroy Precinct (HO334) is within close proximity to the Royal Exhibition Building and is adjacent to the World Heritage Environs Area precinct. The nineteenth century development and character of the South Fitzroy Precinct contributes to the broader setting and context of the Royal Exhibition Building. Views and vistas of the Royal Exhibition Building from within the South Fitzroy Precinct, including views to the dome from Gertrude Street, are also an important feature of the precinct.

Buildings located within Heritage Overlays in the City of Yarra are graded using a three-tier grading system defined in the *City of Yarra Database of Heritage Significance Areas* as follows.

Individually Significant: A heritage place in its own right. Where an individually significant place is part of a broader heritage precinct, the individually significant place may also be contributory to the broader precinct.

Contributory: Contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.

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

The same document identifies the subject site as 27-37 Victoria Street and grades it contributory. It provides the following gradings for buildings in the adjacent streetscapes.

Victoria Street (North side)	
17-19 Victoria Street	not contributory
25-37 Victoria Street (subject site)	contributory (part)
51 Victoria Street	contributory
53-55 Victoria Street	not contributory
57-59 Victoria Street	not contributory

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Victoria Street (South side)	
26 Victoria Street	not contributory
36 Victoria Street	contributory
38 Victoria Street	contributory
40 Victoria Street	contributory
42 Victoria Street	contributory
50 Victoria Street	contributory
52 Victoria Street	contributory
54 Victoria Street	contributory
56 Victoria Street	contributory

The subject site, known as *'25-37 (part) Victoria Street'* in the *Incorporated Document Database of Heritage Significant Areas*, is graded 'contributory (part)', indicating that not all the built form on the site is considered to be graded, and it is apparent that the significance of the built form is not consistent. Of the key components described, the 1889 former Acme Shirt Factory is considered to be the most significant element due to it dating from the earliest period of construction of the complex, its robust Victorian typology and relatively intact condition. The frontage to the 1900s-1970s building dates from a variety of periods and lacks architectural consistency. The 1938 infill building is a relatively generic structure of limited architectural interest. The rear laneway elevations of the complex are utilitarian in character, date from the interwar period, and are of conventional design.

Victoria Street is characterised by non-contributory or ungraded buildings to the west and north-west, with the remaining streetscape opposite and to the east characterised by contributory buildings.

6.0 Heritage Overlay



Figure 29 *Heritage Overlay map extract showing the location of the subject site (shaded blue) within the broader South Fitzroy Precinct, HO334.*

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As noted above, the subject site is located within and is surrounded by the South Fitzroy Precinct, HO334. This is a very large precinct bound by Alexandra Parade to the north, Nicholson Street to the west, Victoria Parade to the south and the western boundaries of properties addressing the west side of Smith Street to the east. No internal controls or external paint controls apply.

7.0 Heritage Policy

As the site is included in the Heritage Overlay, it is subject to the provisions of *Clause 43.01*, the Heritage Overlay. The purposes of the Heritage Overlay are as follows:

> *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
> *To conserve and enhance heritage places of natural or cultural significance.*
> *To conserve and enhance those elements which contribute to the significance of heritage places.*
> *To ensure that development does not adversely affect the significance of heritage places.*
> *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Before deciding on an application, in addition to the decision guidelines in *Clause 65*, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

[…]

As the site is subject to the provisions of a Heritage Overlay, *Clause 15.03 Heritage* applies and is reproduced, in part, below:

> *15.03-1L Heritage*
> *[…]*
> *Objectives*
> *To conserve and enhance Yarra's natural and cultural heritage.*
> *To preserve the scale and pattern of streetscapes in heritage places.*
> *To ensure the adaptation of heritage places is consistent with the principles of good conservation practices.*
> *[…]*
>
> *Strategies*
> *New development, alterations or additions*

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Retain, conserve and enhance individually significant and contributory buildings as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas.'

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

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

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Protecting and conserving the view of heritage places from the public realm (except from laneways, unless fabric visible from laneways is identified as being significant in the Statement of Significance for the place).

Maintain views to the front of an individually significant or contributory building or views to a secondary façade where the building has two street frontages by not:

- *Building over the front of it.*
- *Extending into the air space above the front of it.*
- *Obscuring views of its principal façade/s.*

Setback additions:

- *To avoid facadism, where only the visible façade is retained and the remaining fabric is demolished.*
- *To maintain the visibility of the three-dimensional form and depth of a building*

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

In circumstances where primary pedestrian access is provided from a laneway, allow for any reinstatement of the laneway fabric to provide universal access.

Demolition

Prioritise the conservation and adaptive reuse of a heritage place over demolition.

Prevent the demolition of individually significant or contributory buildings unless all of the following can be demonstrated:

- *The building is structurally unsound rather than in poor condition.*
- *Alternative stabilisation works have been investigated and are not feasible.*

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- *The replacement building and/or works is appropriate for the heritage context.*

Prevent the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:

- *The demolition will not adversely affect the significance of the heritage place.*
- *The partial demolition will contribute to the long-term conservation of the heritage place.*
- *The fabric does not contribute to the significance of the place or the area of demolition is not visible from:*
  - *The street frontage (other than a laneway), unless:*
    - *The principal façade addresses the laneway; or*
    - *The fabric visible from the laneway is identified in the Statement of Significance.*
  - *A park or public open space immediately adjoining the site.*
- *The demolition of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible façade of the building and demolishing the remainder.*
- *The replacement building is a high quality design.*

Encourage applications for demolition to be accompanied by an application for new development.

Prevent the demolition of an individually significant or contributory building unless new evidence has become available to demonstrate that the building is not of heritage significance and does not contribute to the significance of a heritage place.
[…]

21-43 Victoria Street is not currently subject to any Design Development Overlays (DDOs).

The City of Yarra is proposing to introduce permanent built form and design requirements for the activity centres of Fitzroy and Collingwood through 12 individual Design and Development Overlays (DDOs).



Figure 30 Built form review. Source: Attachment 8 Johnson Street Built form framework.

A Design Development Overlay (DDO35) is proposed for Victoria Street, but until that becomes part of the planning scheme, the Johnson Street Built Form Framework (BFF) is of assistance in assessing development in this portion of Fitzroy. The BFF provides guidance on preferred building heights, where the subject site is recommended as being a retained two-storey (plus) heritage street-wall height with potential for six storeys height (at a setback of 6 metres). That said, the document is inconsistent in

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some elements, with a 6-8 storey building height being recommended for this portion of Victoria Street in a different section of the document.

8.0 Proposed Scheme

It is proposed to partially retain the former Acme Shirt Factory to the extent of its street façade and the side elevations including the raised gabled parapets to a depth of 7.95 metres on the east side and 13.39 metres on the west side. . The rear north elevation, roof and interior will otherwise be demolished. All other built form on the site including the 1900s-1970s building, 1938 building and the rear elevations to the laneway will be demolished. The sealed ground floor opening to the 1889 factory will be reinstated as a window.

A ten storey mixed use development is to be constructed on the site, incorporating the retained heritage fabric. It will extend to the property boundaries at ground floor, relieved by recessed verandahs to apartments east of the 1889 building. The footprint will include a 3.25 metre wide recessed pedestrian entry bay along the eastern corner return of the 1889 factory, with a full-height lightwell above extending northwards into the site. A second small lightwell will be included mid-way along the eastern boundary.

Levels 1-3 will incorporate the same setbacks, with two small full-height recessed bays to the north laneway elevation articulating that elevation into smaller sections. Levels 4-7 are set back just over 6m from the front boundary and 3m from the side boundaries, while at Level 8 the setback will be 9 metres, 6 metres, 6 metres and just over 2 metres from the southern, east and west, and northern boundaries respectively. At Level 9, the southern setback will be increased to 12 metres. Services, communal amenities and the stairwell/lift overrun will project above the roof profile.

This massing will result in the new development having a stepped profile that reads as three stacked envelopes. A street level, the site will present the existing 1889 factory volume to the Victoria Street on the west side and a four-storey infill frontage on the east side, separated the recessed entry bay. Levels 4-7 will extend above at a setback and read as a separate entity, as will Levels 8-9. The rear laneway elevation will incorporate similar tripartite articulation. The street elevations will feature a trabeated architectural treatment, with extensive use of brick in warm tones, with varied treatments between the bottom, middle and top portions of the building that will also include concrete

Internally, the development will contain two basement levels predominantly occupied by car parking, with vehicle access provided via an entry ramp from the west end of the northern laneway frontage. The ground floor will incorporate a commercial tenancy within the footprint of the 1889 factory, with a recessed entry to the new building along its eastern side, and apartment along the eastern side of the street frontage. Additional apartments will be located in the north-east corner, with the remaining areas occupied by circulation and service spaces. The upper levels will be dedicated to apartments.

Conservation/restoration works are proposed to the retained external fabric of the former Acme Shirt Factory. (There may be potential to relocate matching original door/window fabric from the c.1900s ground floor portion of the adjacent extension to the 1889 building where the original is no longer extent).

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9.0 Discussion

From a heritage perspective, the key considerations in relation to the proposal relate to the extent of demolition of the existing built from, and the appropriateness of the new works in terms of impacts on retained heritage fabric and the wider streetscape and heritage precinct.

Demolition

With respect to the former Acme Shirt Factory, heritage policy encourages retention of the three-dimensional qualities of the front portion of the graded building: The demolition of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible façade of the building and demolishing the remainder. It is proposed to retain the front portion of the three storey 1889 building including the façade, the return east elevation and parapet to a depth of 7.95m and the west return elevation and parapet to a depth of 13.39m. This represents a positive response to heritage policy and to the BFF upper level setback expectations of 6m, retaining the side elevations to the upper walls of this building and the associated distinctive parapet line. The roof within the retained portion is indicated as being demolished. The balance of the site is to be cleared, with a new built form introduced to Victoria Street that establishes a positive relationship with the retained fabric in terms of height and masonry character.

Demolition to the rear wall on the laneway can be supported to allow viable development to occur on the site. The BFF specifies a new 4 storey wall to the rear of these sites, and it can be understood that demolition of this element is anticipated and retention is not required. Moreover, the relatively late date of this elevation and the contributory grading of the site also suggest that retention of the rear elevation is not sought by policy.

The demolition of the middle and eastern portions of the present complex represents a reasonable response given the mixed character of this built form and the partial grading associated with the site. While it results in the loss of some early twentieth century fabric to the middle portion, this has been heavily modified by the introduction of later built form above it. The eastern portion dates from the interwar period and thus might be seen to relate to the periods and typologies of significance to the South Fitzroy precinct. That said, it is of a relatively late date in the interwar period and is part of a process of piecemeal change and development rather than a building in its own right.

It is also understood that the extent of demolition is sought on the basis of broader planning and amenity considerations. The redevelopment of the middle and eastern portions will enable a greater focus on the conservation of the retained eastern portion. It will also enable new built form of appropriate scale that is purpose designed to provide amenity to the associated south facing apartments, with a considered and activated public realm to the ground floor. The strategy in this respect is adopted as a response to both heritage considerations and broader streetscape and community benefit factors.

New Works

The scheme represents a carefully considered insertion into its urban context. It responds to its heritage setting by providing a lower podium street interface, the incorporation of setbacks to the upper levels and its restrained, complementary external character.

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The design of the proposed podium to Victoria Street introduces a recess between the eastern wall of the heritage envelope and the new built form, giving added prominence to the retained corner profile of the 1889 building. The proposed four storey facade is articulated with punched openings to a substantially brick façade that responds to, and interprets, the brick construction of the 1889 factory in a contemporary manner. To the extent the podium expression is presently defined, it represents a comfortable visual relationship in terms of both the 1889 building and the broader streetscape to this north side of Victoria Street.

The upper levels behind the podium have been designed utilising a compatible and similar, but nonetheless differentiated, architectural language. Emphasis is placed upon fine concrete detailing to create wall edges that interpret the wing walls dividing terrace houses on the opposite side of the street. While the lower levels have recessed balconies within a predominantly masonry façade, the upper levels have a higher proportion of glazing and a lesser extent of masonry. The concrete finishes are toned to match well with the brick tones of the podium. Across the new elevation, balconies will include simple metal rod balustrades interpretive of traditional Victorian iron picket fencing.

Levels 4 to 7 are set back 6 metres minimum from the podium frontage, in accordance with the guidelines of the BFF, with the area behind the retained façade at Level 4 at a greater setback. The upper two levels, Levels 8 and 9, are set back further so as not to be visible in terms of direct views from the opposite side of Victoria Street, as illustrated by the sections provided at TP 1.24 and TP 1.25 of the proposal plans. While the perspective views provided at TP 1.32 and TP 1.33 of the proposal plans show that the upper levels will have some visibility in terms of oblique views from the east and west within Victoria Street, they also show that the visual bulk and impact associated with those levels is minor, with the development presenting primarily as an eight storey structure. These same perspective views illustrate the compatibility of the podium with the street environment to the north side of Victoria Street, and the clear separation of podium from the mid-rise levels above.

It is of relevance that Victoria Street has a dual streetscape character – the southern side of this broad street is residential and low scale, while the north side is of a pronounced industrial character, with taller buildings built to their frontage in a typical warehouse and factory manner. The proposal responds strongly to the character of the north side of the street, while nonetheless referencing and interpreting aspects of the grain and repetitive character associated with the south side of the street.

To the modest extent that the proposed scheme might be seen to vary from the specific parameters of the BFF with respect to overall height, this is a matter that is more of an urban design consideration than something that results in heritage impacts. That is to say, the variation from the parameters of the BFF is not something that suggests an inappropriate heritage outcome, a view reinforced by the perspectives prepared by DKO. It is also apparent that there is an ever increasing number of approvals for buildings of similar or greater height in the central spine of South Fitzroy, ie along and to either side of Johnston Street.

In terms of materiality, the scheme avoids presenting large, flat, glazed external surfaces to its street frontage by means of the extensive use of exposed brick. This is a traditional building material commonly seen in nearby heritage buildings and precincts, and its use will help integrate the new building into its wider urban context, while most immediately responding to the character of the retained fabric of the former ACME factory. The upper levels have a differentiated, low key character, with glazing and

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concrete the predominant walling materials. The design concept represents a handsome and well-mannered insertion within this streetscape.

Provision of the vehicle entry point to the basement on the northern laneway is a positive design outcome.

It is recommended the detail of the conservation/restoration works to the retained fabric of the former Acme Shirt Factory be determined as a condition of permit. This aspect of the proposal is a major heritage benefit of the project.

The following table provides a point by point summary assessment of the scheme against specific design strategies for New Development, Alterations or Additions provided at *Clause 15.03-1L*.

Promote development that is high quality and respectful in its design response by:	Comment
▪ *Maintaining the heritage character of the existing building or streetscape.*	The key heritage fabric on the site is the former Acme Shirt Factory and the extent of retention of that building will uphold the contribution that building makes to the adjacent streetscape and precinct. The new infill frontage presents a traditional warehouse or factory typology to Victoria Street, with four compact storeys corresponding to the three-storey height of the retained Victorian façade. It upholds and reinforces the character of the existing street wall. The new structure interfaces with the existing partially contributory, partially non-heritage streetscape in a respectful manner through its combination of setbacks, massing, articulation and architectural character (including materiality).
▪ *Respecting the scale and massing of the existing heritage building or streetscape.*	The scheme presents low scale podium street frontages, with the upper levels at setbacks. This will reduce their apparent visual dominance relative to the Victoria Street environment.
▪ *Retaining the pattern and grain of streetscapes in heritage places.*	The trabeated facade treatment articulates the frontages into narrower bays that reference the traditionally finer scale of nearby site frontages. It respects the prevailing building orientation.
▪ *Not visually dominating the existing heritage building or streetscape.*	The proposed DDO envisages a substantial multi-storey development on the subject site. There is established contemporary development of at least 7 storeys on the north-east corner of Vicotria Street and Fitzroy Street. The apparent visual dominance of the new building envelope is moderate by presenting a lower scale, largely brick podium to the adjacent streets, with the upper levels located at setbacks and given a more visually light treatment.
▪ *Not detracting from or competing with the significant elements of the existing heritage building or streetscape.*	The scheme will result in a change to the context of the former Acme Shirt Factory, but this will be sympathetically managed. It will provide a complementary and visually compatible new setting.

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▪ *Maintaining the prominence of significant and contributory elements of the heritage place.*	This is achieved the retaining the key significant heritage fabric to the 1889 building and including a recessed entry bay and lightwell adjacent its eastern corner, allowing for greater legibility of its three-dimensional volume.
▪ *Respecting the following elements of the heritage place:* – *Pattern, proportion and spacing of elements on an elevation.* – *Orientation to the street.* – *Setbacks.* – *Street wall.* – *Relationship between solid and void.* – *Roof form.* – *Chimneys.* – *Verandahs and canopies.* – *Materials.*	The scheme reproduces the orientation and existing street boundary setbacks seen along Victoria Street and makes respectful gestures in relation to the other elements identified in this policy. The trabeated treatment to the podium will result in the new building presenting a series of narrower bays to the street that visually echo the pattern of narrower fronted residential buildings evident on the south side of Victoria Street and in Mahoney Street.. The extensive use of neutrally toned brick in the external treatment is a respectful design response, given the extensive traditional use of brick elsewhere in the street and in the precinct.
▪ *Being visually recessive against the heritage fabric through:* – *Siting.* – *Mass.* – *Scale.* – *Materials.* – *Architectural detailing.* – *Texture, colours and finishes.*	Policy anticipates new development in heritage overlays may be higher than existing building stock and be acceptable, subject to addressing these matters. The scheme seeks to be visually recessive by incorporating upper level setbacks, extensive facade articulation and a restrained, complementary materiality.

Conclusion

21-43 Victoria Street, Fitzroy is located in a varied streetscape context of contributory significance to the south and east, and non-contributory buildings to the west. The proposed extent of demolition retains key significant fabric to the 1889 former Acme Shirt Factory, with demolition otherwise comprising fabric of more recent origin, that has been modified and/or is of limited architectural interest.

The new building envelope responds to the heritage character of the precinct by presenting lower scale brick podium frontages to Victoria Street, which upholds the scale and character of the existing street wall. The setbacks to their upper levels and lighter architectural treatment will result in the upper parts of the building being less visually dominant. The scheme has been prepared with appropriate consideration for the significance of the South Fitzroy Heritage Precinct (HO334) and the expectations of the proposed DDO.

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The proposal is a considered and balanced heritage outcome with reference to the objectives and design guidelines of *Clause 43.01* and the associated heritage policies provided within *Clause 15.03* of the *Yarra Planning Scheme* and in the relevant Built Form Framework, and consideration of the broader planning objectives encouraging increased densification and height in this area.

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Green Travel Plan

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Date: 2 September 2025

Assessment of: Proposed Mixed-Use Development and Townhouses | 21 – 43 Victoria Street, Fitzroy VIC 3065

Commissioned by: Victoria St JV Pty Ltd

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1. Introduction

Hexicon has been engaged to provide a Green Travel Plan (GTP) for the proposed Mixed-Use Development and Townhouses at 21 – 43 Victoria Street, Fitzroy VIC 3065.

The development is within the jurisdiction of the City of Yarra and for a development of this size, the council requires an GTP to be produced as part of its planning approval process.

In preparing this GTP, the subject site and its immediate environment have been examined and the locality surveyed to account for sustainable travel options available to residents and visitors to the site. The movement of residents/staff/visitors to and from the development is anticipated to result in increased transport activity.

This report is based on the architectural drawing by DKO Architectural Pty. Ltd dated 20/08/2025, Rev B.

2. Objectives and Methodology

The objectives of this GTP are to:

- Promote travel alternatives such as public transport, cycling and walking;
- Reduce car dependency and greenhouse gas emissions;
- Manage car parking demands; and
- Benefit the community by minimizing the traffic impacts of the development.

The methodology adopted in development this GTP is:

- Review existing documentation and transport conditions;
- Establish a management strategy;
- Identify appropriate GTP actions for the site; and
- Develop an implementation plan and monitoring regime.

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3. Project Specifications

3.1 Project Overview

The proposed Development at 21 – 43 Victoria Street, Fitzroy VIC 3065 that has been covered in this Green Travel Plan involves a ten-storey residential project consisting of 2 levels of basement, 1 x Office space, 3x Townhouses and 57 apartments. The site plan below shows the location of the development.

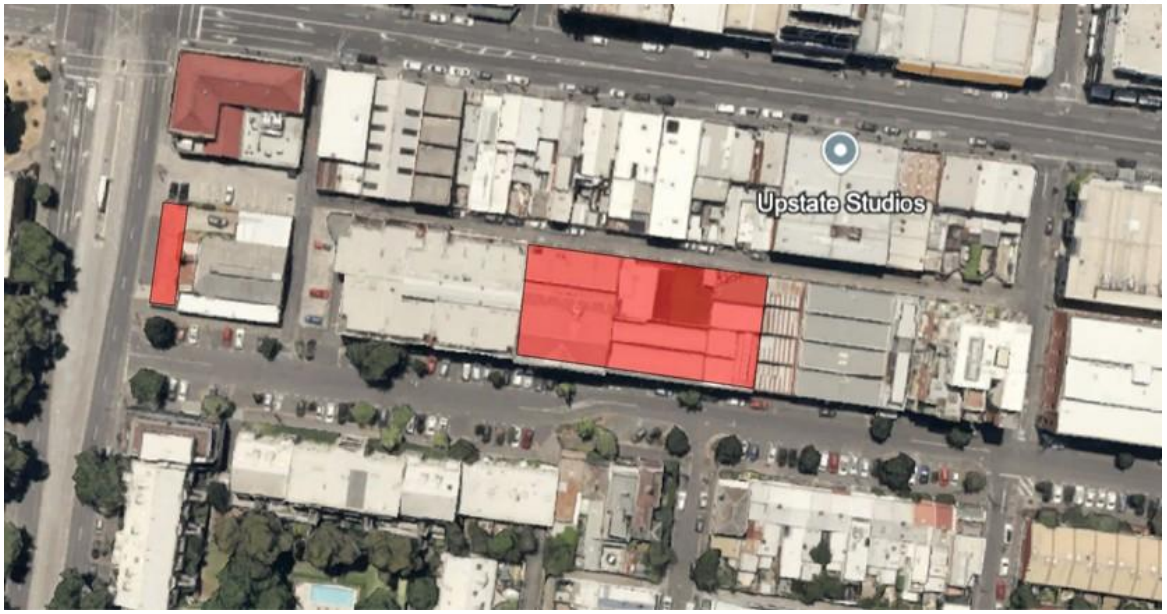

Figure 1. Locality view of the subject site

3.2 Car Parking and Access

The proposed development provides on-site parking spaces for all residents. The development allocates parking for 74 cars. Residential car parks (74 in total) are located on Basements 01 and 02. A detailed breakdown of car allocation is provided in the following table. 1 x carpark space is provided for each townhouse

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Level	Apartment	No. of Car parks allotted	Car Parks in Total
Ground Floor	G.01, G.02, G.03, G.04, G.05	1 for each apartment	5
Level 01	A-101, A-102	2 for each apartment	4
	B-101, B-102, B-103, B-104, B-105, B-106	1 for each apartment	6
Level 02	A-201, A-203	2 for each apartment	4
	A-202, B-201, B-202, B-203, B-204, B-205, B-206	1 for each apartment	7
Level 03	B-301, B-302, B-303, B-304, B-305, B-306	1 for each apartment	6
Level 04	A-401, A-402, B-401, B-402, B-403, B-404.	1 for each apartment	6
Level 05	A-501, A-502, B-501, B-502, B-503, B-504.	1 for each apartment	6
Level 06	A-601, A-602, B-601, B-602.	2 for each apartment	8
	B-603, B-604.	1 for each apartment	2
Level 07	A-701, A-702, B-701, B-702, B-703	2 for each apartment	10
	B-704	1 for each apartment	1
Level 08	801, 803	2 for each apartment	4
	802	1 for each apartment	1
Level 09	901, 02	2 for each apartment	4
Total			**74**

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Table 01. Car park allocation

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3.3 Bicycle Parking

A total of 57 secured bike racks, protected from the rain, will be installed on the Basement 01 and 02 for residents. The bicycle parking for each apartment is provided within the carpark space of each apartment. 21 Victoria St currently has 12 bicycle hoops on Victoria St in front of the proposed development. The project team intends to maintain these bike parks and use them for visitor bicycle parking.

2 x bicycle spaces will be provided for the employees and visitors of Commercial space.

3.4 End of Trip Facilities

A total of 5 lockers and 1 shower will be provided at a close proximity from the bike storage area for the use of commercial tenancies.

3.5 Electric Vehicle Charging Points

Parking for all apartments to be made 'EV Ready' by providing EV charging infrastructure i.e. appropriate substation sizing and capacity in distribution boards

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4. Sustainable Transport Opportunities

4.1 Information for Occupants

All residents and tenants will be provided with an individual welcome information pack that outline the nearby transport facilities for the development. As a minimum, the welcome packs should include the following:

- Advice bicycle paths;
- Advice regarding accessing public transport timetables and real time travel information through web pages or hard copies of train and bus timetable for nearby routes available;
- Information of Myki and details of the closest Myki top-up point; and
- A map showing safe walking routes to and from the site with times to local facilities such as shops and public transport (bus stops). The map should also show the key destinations in the vicinity of the development.

4.2 Walking

The proposed development located at 21-43 Victoria St, Fitzroy VIC 3065 has a Walk Score of 99 out of 100, considered a Walker's Paradise where most errands can be accomplished on foot. There are a lot of walkable facilities nearby including:

- **Parks:** King Park (4-minute walk), Greeves Street Reserve (6-minute walk), Murchinson Square, Garryowen Park, King William Reserve, Macarthur Square, (8-minute walk) and Whitlam Place (10-minute walk).
- **Shopping Centre:** Xus Clothing Co Australia Pty Ltd (4-minute walk), LIMB (10-minute walk), Hares & Hyenas, Atlas De Luxe Wholesaler International Pty Ltd (12-minute walk), Midesko Pty Ltd (14-minute walk).
- **Groceries:** Coles Supermarkets (2-minute walk), Rose St Pantry (6-minute walk), The Cruelty Free Shop, FoodWorks, Korean Kimchi Grocery, La Latteria (12-minute walk).
- **Restaurants**: Ali Baba Kebab (2-minute walk), Saigon Street Eats – Fitzroy, Pho Fitzroy Duyen Duyen, Café 58 Vietnamese Cuisine (6-minute walk), Fitz Curry Café (8-minute walk).
- **Bar/Pub:** Laundry Bar (2-minute walk), Vau d'vile Drag Cabaret Restaurant, Kanela Flamenco Bar & Restaurant (6-minue walk), The Brothers Public House (8-miute walk), The shady lady, The Old Bar (10-miute walk), The Spanish Club (14-minute walk).
- **Coffee:** Grey Gardens Project Café, 30Krr65 Espresso Bars, Jaspers-Caffeine Dealers, Stagger Lee's Café, Atomica Café, Easier Online (4-minute walk).
- **School**: Flamenco Performing Arts Studio, Asthma – Buteyko School for Asthma, House of Burlesque Melbourne, Heaven Man Taiji International, Melbourne Saba School, Personalised Dance Tuition, Melbourne Budo Academy (5-minute walk).

Pedestrian traffic in the site is primarily accommodated by standard concrete footpaths along Victoria St. Crossing points are provided. Development encourages all occupants to utilize the pedestrian network.

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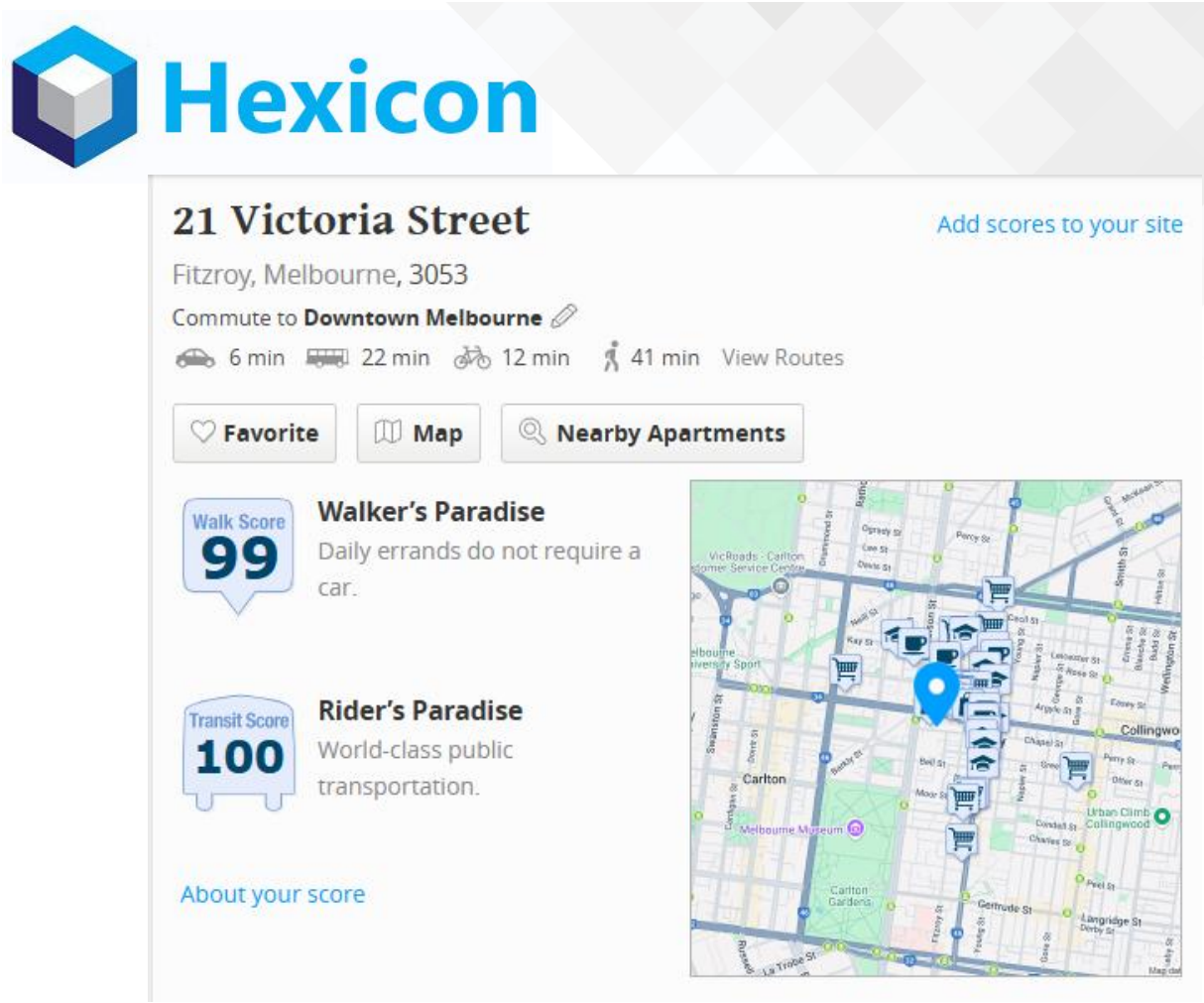

Figure 2. Walk Score of Walk Score website[1]

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[1] https://www.walkscore.com/

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4.3 Public Transport

The proposed development located at 21 – 43 Victoria Street, Fitzroy VIC 3065 has a Transit Score of 100 out of 100, considered Excellent Transit which means that there are many nearby public transportation options. Residents and tenants will be informed about these options in the welcome pack.

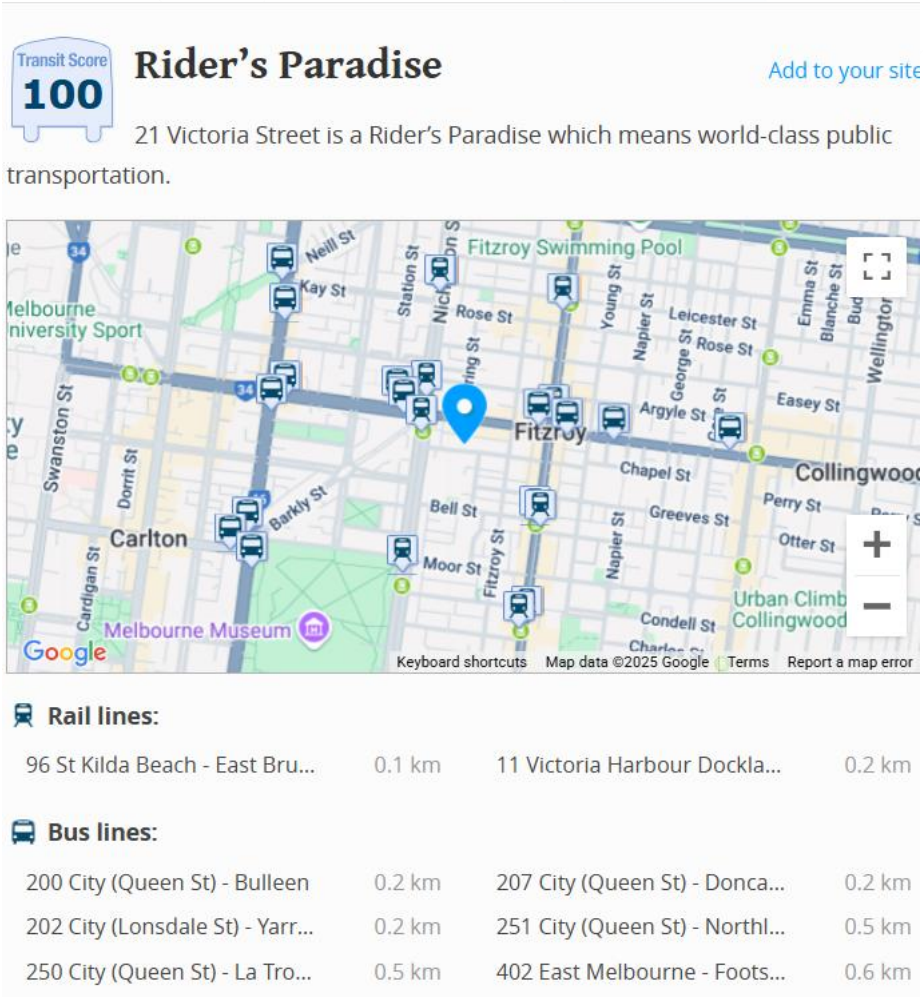

Figure 3. Transit Score of the proposed development

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The public transportation options are:

- **Buses:**
  - Bus Route 200 (City - Bullen) a 4-minute walk.
  - Bus Route 202 (Yarra Bend – Melbourne City) a 4-minute walk.
  - Bus Route 207 (City - Doncaster Shopping Centre via Kew Junction) a 4-minute walk.
  - Bus Route 250 (City (Queens St) – La Trobe University) a 10-minute walk.
  - Bus Route 251 (City (Queens St) – Northland SC) a 10-minute walk.
  - Bus Route 402 (Footscray Station – East Melbourne via North Melbourne) a 12-minute walk.
  - Bus Route 546 (Heidelberg Station – Melbourne University via Clifton Hill and Carlton) a 12-minute walk.
- **Trains:**
  - 96 St Kilda Beach – East Burnswick (2-minute walk).
  - 11 Victoria Harbour Docklands – West Preston (4-minute walk)

Please refer to https://www.ptv.vic.gov.au/ for further information about the timetables and additional tram, bus, and train services in the area. The map below shows the complete bus routes and bus stops around the development:

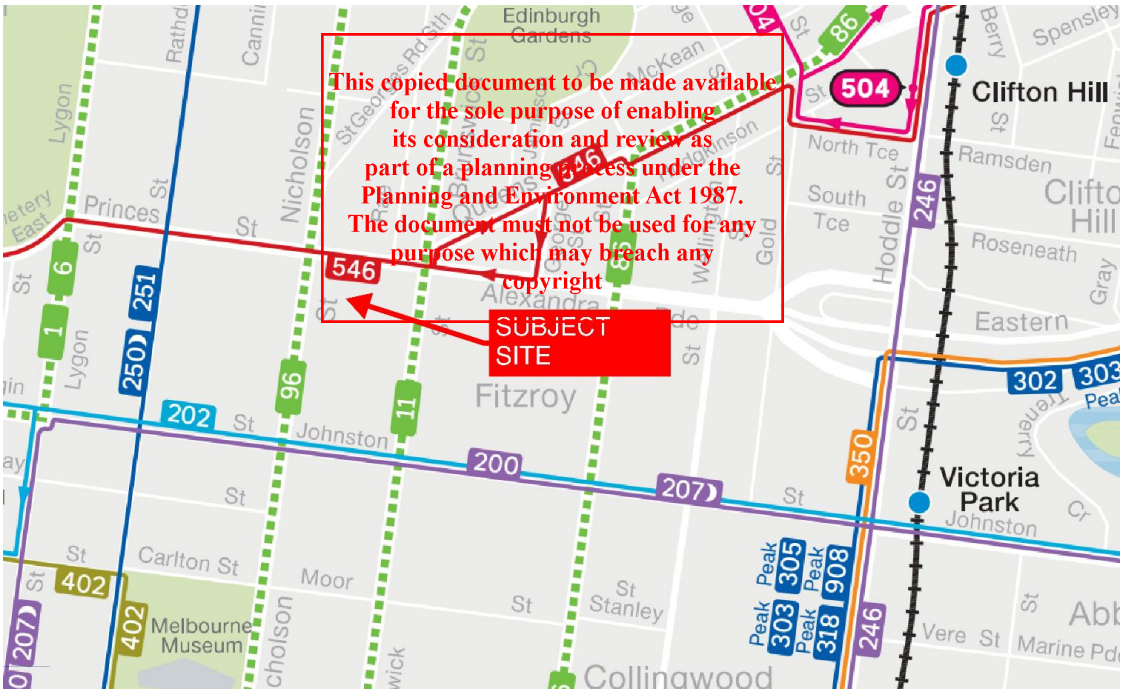

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Figure 4: PTV Public Transport Map[2]

[2] https://www.ptv.vic.gov.au/more/maps/metropolitan-local-area-maps/

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4.4 Car-pooling

Car-pooling or car-sharing is when two or more people use a single car to travel together to a common destination. Car-pooling should be encouraged for occupants to car share and therefore minimising the overall number of car journeys to the facility. Occupant information packs will promote the use of a car-pooling app, such as:

- Share Your Ride: https://www.shareyourride.net/
- Coseats: http://www.coseats.com/
- Melbourne Carpooling: https://melbournecarpooling.com.au/
- Moovl: https://www.moovl.com.au/
- Go Get: https://www.goget.com.au/car-rental/melbourne
- Flexicar: https://www.flexicar.com.au/

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5. Implementation

Implementation of the initiatives outlined in this report requires the following processes:

- Full integration with architectural plans and specifications
- Endorsement of the Green Travel Plan with town planning drawings
- ESD initiatives to be included in plans and specifications for building approval (where applicable)

ASPECT	ACTION	RESPONSIBILITY
Information for occupants	Prepare Welcome Pack as per requirement of this Green Travel Plan and provide to all residents and tenants.	Owners Corporation
Signage	Provision directional signage on the site to direct people to the nearest public transport options and bicycle paths.	Builder / Developer
Cycling	Provide secure, easily accessible and clearly visible bicycle facilities.	Builder / Developer / Owners Corporation
Public Transport	Timetables to be provided in Welcome Pack, along with important information provided by PTV at the time of printing.	Owners Corporation
Car-pooling	Encourage car-pooling between occupants.	Owners Corporation

Table 02. Implementation Summary

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www.hexicon.com.au
27/148 Chesterville Road, Cheltenham VIC 3192

6. Conclusion

As outlined in this Green Travel Plan, there are a range of alternative sustainable transport options available for occupants to use in their daily travels. These will assist in reducing the use of private cars by single occupants. Consequently, these initiatives have potential to evolve into a daily routine for the occupants of the development; also, there will be many environmental, financial and health benefits for the occupants when cycling and walking.

Occupants will be provided with all required transport information and have been provided with facilities such as bicycle parking, End of Trip facilities and EV charging.

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ADVERTISED PLAN

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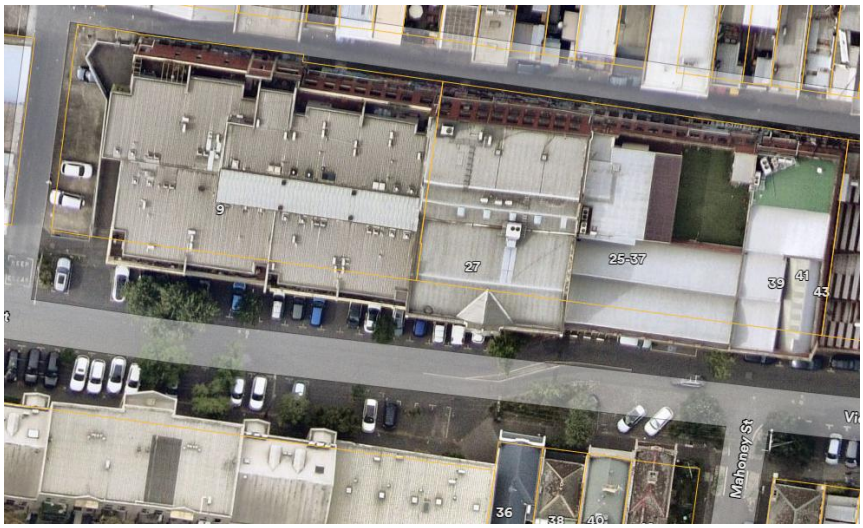
Heritage Formal Referral Response

APPLICATION INFORMATION:

Referral Officer:	Diahnn McIntosh
Officer:	John Theodosakis
Council Reference:	PPE25/0776
Address:	**SITE 1: 25 – 37 Victoria Street, Fitzroy** ***SITE 2: 9 Victoria Street, Fitzroy (refer to separate heritage response)***
Proposal:	DTP referral for a ten storey mixed use development is to be constructed on the site, incorporating the retained heritage fabric
Relevant Overlays	**HO334 South Fitzroy Heritage Overlay Area** **Heritage Grade: No. 25-37 Victoria Street, Acme Shirt Factory, Contributory (1880-1920)**
Relevant Polices	• Clause 02.01-6 Municipal planning strategy - Built environment and heritage • Clause 02.03-4 Strategic directions – Built environment and heritage • Clause 15.03-1S Heritage conservation • Clause 15.03-1L Heritage • Clause 43.01 Heritage Overlay As per the Schedule to the Heritage Overlay, there are no internal alteration, external paint, or tree controls. Solar energy system controls apply.
Comments Sought:	Comments on the application from a Heritage perspective are requested on the following: • The extent of demolition; • The relationship between new and existing fabric and any conflict in the design adopted; • Upper level setbacks and building height; • Impacts on neighbourhood character from a local and broader perspective i.e. precinct; • Materials, colours and any aspect that can be improved.
Disclaimer:	Council's Heritage Advisor provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Context Images	
Street Frontage:	
Oblique Images:	
Aerial:	

The subject site comprises a flat rectangular portion of land with a primary street frontage to Victoria Street to the south and a secondary frontage of a laneway to the north (see *Figure 10*). The built form comprising three key areas – the 1889 factory, the intermediate 1900s-1970s building and the eastern 1938 building.



Figure 10 *Annotated aerial view of the subject site (outlined in yellow). Source: Google Maps.*



Figure 11 *Annotated current view showing periods of construction of the Victoria Street elevation.*

Source: Heritage Impact Statement - 21-43 Victoria Street, Fitzroy, May 2025

HERITAGE CONTEXT:

The purposes of the Heritage Overlay at clause 43.01 include 'to implement the Municipal Planning Strategy and the Planning Policy Framework.' The local heritage policy at clause 15.03-1L, the state heritage policy at clause 15.03-1S and clause 43.01 (Heritage Overlay) have been considered in preparing a response to this application. It is noted that *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* is a policy guideline at clause 15.03-1S.

Significance of site and surrounds

Under clause 43.01-8 of the Heritage Overlay, a relevant decision guideline is that any applicable statement of significance, heritage study and any applicable conservation policy must be considered before deciding an application (as appropriate).

The South Fitzroy Heritage Overlay Area is significant:

. As the earliest urban area outside the Melbourne City grid to be settled in the Melbourne municipality, with several buildings from the mid nineteenth century surviving as testimony to its early establishment;

. For the unusually high number of early Victorian-era and some Regency period buildings, being generally simply detailed and a clear reflection of the early date of Fitzroy's settlement.

. As evidence of early government planning controls or Acts of Parliament, from the 1850s, that aimed to solve street alignment problems in this privately planned suburb, arising from a hitherto lack of co-ordination between neighbouring allotment owners;

. As a good example of the successful application of the Act for Regulating Buildings and Party Walls, and for Preventing Mischiefs by Fire in the City of Melbourne (Melbourne Building Act 1849), which forced the use of fireproof construction and gave South Fitzroy a character distinct from other inner suburbs such as Richmond and Collingwood, that have a greater proportion of Victorian-era timber buildings.

. As a substantially intact collection of predominantly mid to late nineteenth and early twentieth century building stock, interspersed with well preserved inter-war residential, commercial, retail and industrial buildings that contribute to the historical character of the area.

. For the relatively large number of individually significant buildings, being predominantly solid masonry rather than clad with timber, largely as a result of the Melbourne Building Act, 1849

. For the ornate and exuberant detail of many late nineteenth and early twentieth century buildings in the suburb, reflecting the affluence of many of the inhabitants of this area, particularly in the late 19th century.

. For the early street, lane and allotment layouts, some original bluestone kerbs, paving and guttering, and some mature exotic street trees, providing an appropriate setting for this collection of residential, retail, commercial and industrial buildings.

. For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionary complex which are significant features in the skyline of this predominantly low rise suburb; and

. For the major early institutions that developed on its fringes, in particular, St Vincent's Hospital and The Convent of Mercy, as closely linked with the area's history, education and welfare within the metropolitan area.

ASSESSMENT OF PROPOSED WORKS

Proposed Demolition Works:

The extent of demolition proposed by this application includes the demolition/removal of:

- Part of the 1889 building
- All other parts of the subject site

Under clause 43.01-8 of the Heritage Overlay, the relevant decision guidelines are to consider whether the demolition will adversely affect the significance of the heritage place, and the significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.

Relevant objectives and strategies at clause 15.03-1S include:

- Ensure the conservation of places of heritage significance;
- Provide for the conservation and enhancement of those places that are of aesthetic, architectural, cultural, scientific or social significance.
- Retain those elements that contribute to the importance of the heritage place.

Strategies at clause 15.03-1L seek to:

- Retain, conserve and enhance individually significant and contributory buildings as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas.'
- Prioritise the conservation and adaptive reuse of a heritage place over demolition.
- Prevent the demolition of individually significant or contributory buildings unless all of the following can be demonstrated:
  - The building is structurally unsound rather than in poor condition.
  - Alternative stabilisation works have been investigated and are not feasible.
  - The replacement building and/or works is appropriate for the heritage context.
- Prevent the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:
  - ❖ The demolition will not adversely affect the significance of the heritage place.
  - ❖ The partial demolition will contribute to the long-term conservation of the heritage place.
  - ❖ The fabric does not contribute to the significance of the place or the area of demolition is not visible from:
    - The street frontage (other than a laneway), unless.
      - The principal façade addresses the laneway; or
      - The fabric visible from the laneway is identified in the Statement of Significance.
    - A park or public open space immediately adjoining the site.
  - ❖ **The demolition of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible facade of the building and demolishing the remainder.**

❖ The replacement building is a high-quality design.

- Encourage applications for demolition to be accompanied by an application for new development.

Proposed demolition of:	*Heritage comments*
Part of the 1889 building	The application proposes to retain the front portion of the three storey 1889 building including the façade, the return east elevation and parapet to a depth of 7.95m and the west return elevation and parapet to a depth of 13.39m. No part of the existing roof form and structure will be retained.  *Above: Form of existing roof above the 1889 building* *With only the façade and some of the return walls being retained, the form of the original building will only be retained in a two-dimensional sense.* *No part of the original three-dimensional volume of the 1889 building will be maintained. This is inconsistent with Cl.15.03-1L which states that demolition of part of the building will be prevented unless it allows its three-dimensional form to be retained and does not result in the retention of only the visible façade of the building and demolishing the remainder.* *The extent of partial demolition of the 1889 building should not be supported as it fails to allow its three-dimensional form to be retained*
Full demolition of c.1903-late 1970s building	*The submitted Heritage Impact Statement describes the central part of the subject site as follows:*

	"The frontage to the 1900s-1970s building dates from a variety of periods and lacks architectural consistency" *No discussion regarding how the demolition will affect the significance of the heritage place has been provided other than to state that it lacks architectural consistency.*
Full demolition of 1938 building	*The submitted Heritage Impact Statement describes the 1938 building as:* *"a relatively generic structure of limited architectural interest. The rear laneway elevations of the complex are utilitarian in character, date from the interwar period, and are of conventional design".* *No discussion regarding how the demolition will affect the significance of the heritage place has been provided other than to state that it is of limited architectural interest.* *In the event that the 1938 building is found to be Contributory to the significance of the subject site as part of the former Acme Shirt Factory, the demolition of this part of the building complex must allow its three-dimensional form to be retained and must not result in the retention of only the visible façade of the 1938 building and demolishing the remainder.*

The extent of demolition proposed is excessive and does not retain any part of the existing building complex in its three-dimensional form and will result in the retention of the visible facade of only one part of the building complex as a facade and demolishing the remainder of the site.

Proposed Alterations and Additions:

The proposed alterations and additions to the remaining heritage building include:

- Construction of a ten-storey building behind the remaining heritage facades
- Two levels of basement car parking
- Conservation/restoration works to the remaining facades

In accordance with *Clause 43.01-8*, the key consideration for alterations is:

- *Whether the external alteration will adversely affect the significance of the heritage place.*

Clause 15.03-1S of the planning scheme states that it is policy to:

- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*

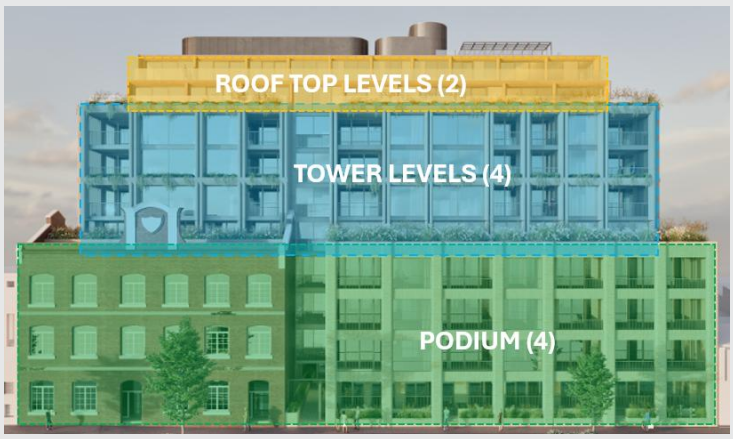
Clause 15.03-1L of the planning scheme states that its objective is:

- *To ensure the adaptation of heritage places is consistent with the principles of good conservation practices.*

Specific strategies regarding alterations and additions to heritage buildings are also set out in *Clause 15.03-1L*.



Proposed new works:	***Heritage comments***
Construction of four-storey podium	*The proposed multi-storey podium needs to ensure that it is complementary to the remaining heritage fabric without dominating it.* *Scale:* *The height of the proposed podium will be consistent with the remaining façade of the 1889 heritage building. This is considered acceptable if the only remaining heritage fabric is the 1889 façade.* *If the 1938 façade is retained as recommended above, it is considered that the proposed podium should be reduced to match the street wall height of the 1938 building. This means that level 3 should be setback 3 metres from the*

	street boundary to match the setback of the floor levels directly above.  *Above: Proposed street elevation with the scales of the c.1903-late 1970s and 1938 building superimposed for reference purposes.* *Materials & Appearance* *The proposed materials and articulation of the proposed podium should be an interpretive response to the remaining heritage fabric, not a direct copy.* *The primary wall material for the proposed podium will be white bricks. Whilst the use of bricks complements the remaining heritage fabric, the proposed colouring fails to respect the industrial character of the heritage complex it is replacing. A limited amount of white brickwork would be acceptable for highlighting purposes however the predominant colouring should be informed by the colouring of the remaining heritage fabric. It is suggested that a textured or slightly darker red brick be selected rather than 'white' which has no relationship with the industrial character of the area.*
Construction of six-storey tower above podium plus roof plant	 *Scale:* *The proposed tower will consist of four floor levels with a ~6m setback from the podium and two additional levels that are further setback ~9 and 12m. The extra height of the roof plant will result in the development having a maximum height of about 37.5m.*

	From ground level on the opposite side of Victoria Street at least five floor levels will be visible rising above the retained heritage fabric. The extent visible of new development visible from the opposite side of the street will be taller than the retained heritage fabric. *Given that additions/new buildings should be designed so that the remaining heritage fabric continues to be the dominant architectural feature when viewed from the street, it is considered that one floor level from both the tower level and the roof top level should be deleted. The solid red line in the annotated image below shows the outline of the proposed new development following the recommended deletion of floor levels.*  *The image above shows how the reduced height of the development above the podium allows the scale of the remaining heritage fabric to dominate the streetscape.* *<u>Materials & Appearance</u>* *The design of the proposed upper floor levels is considered generally acceptable. The proposed materials and finishes will be light textured concrete finish.*  F-02 - Light Textured Concrete Finish *It is considered that this finish, as shown above, will complement the historic context without mimicking it.*
Construction of two basement levels of carparks	*The construction of two basement levels for car parking is of no concern to the heritage character of the area.*

Conservation/restoration works to the remaining facades	*There is no indication on the submitted drawings that any conservation/restoration works will be carried out on the retained heritage building other than 'repainting' and the reinstatement of an original window opening facing Victoria Street.* *The Heritage Impact Statement states:* *Conservation/restoration works are proposed to the retained external fabric of the former Acme Shirt Factory. (There may be potential to relocate matching original door/window fabric from the c.1900s ground floor portion of the adjacent extension to the 1889 building where the original is no longer extent).* *Given the scale of the proposed development and relatively minor amount of heritage fabric being retained, it should be expected that a high quality of conservation/restoration works should be carried out. This should include removal of non-original paint from original face brickwork, investigation and reinstatement of original external colours for rendered façade details and timber window joinery, reinstatement of external ground level doors that are in keeping with the style of the heritage building, removal of security grilles, removal of redundant signage*

SUMMARY OF RECOMMENDATIONS

On heritage grounds, the works proposed in this application should be **modified**, subject to the following suggestions prior to any final decision:

	Suggested change
1.	**The 1889 building should be retained in a three-dimensional form including at least part of the original roof structure.**
2.	**That justification for the full demolition of c.1903-late 1970s building must be satisfied.**
3.	**That the 1938 building should be retained in a three-dimensional form including at least part of the original roof structure unless justification for the full demolition is satisfied.**
4.	**Level 3 of the proposed podium should be setback from the Victoria Street site boundary to match the setback of the tower floor levels directly above.**
5.	**The external cladding of the proposed podium should respect the materiality of the adjacent heritage fabric by using a textured or slightly darker red brick rather than 'white' which has no relationship with the character of the area.**
6.	**One floor level from both the tower levels and the roof top levels should be**

	deleted so that the remaining heritage fabric continues to be the dominant architectural feature when viewed from the street.
7.	**Full details of all proposed conservation/restoration works to the remaining heritage fabric must be submitted.**

Diahnn McIntosh

Heritage Adviser

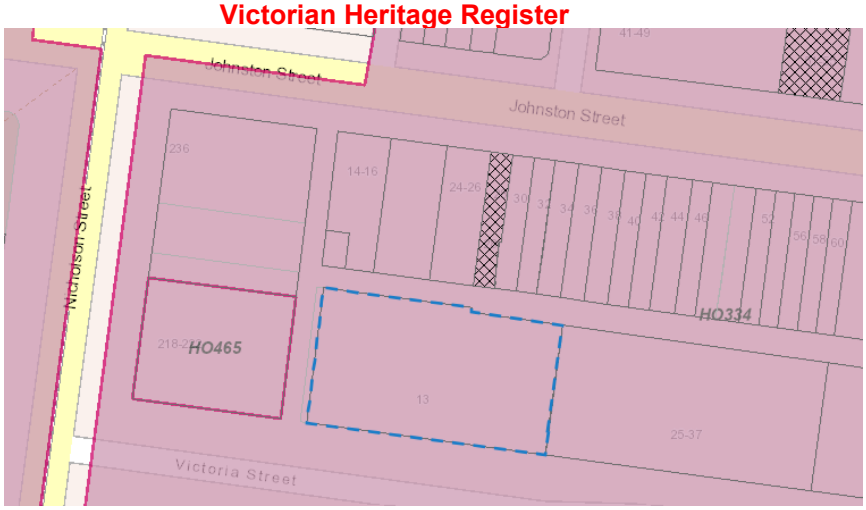
Signature:



Date: 23/12/2025

Heritage Formal Referral Response

APPLICATION INFORMATION:

Referral Officer:	Diahnn McIntosh
Officer:	Joe Byrne
Council Reference:	PPE25/0776
Address:	*SITE 1: 25 – 37 Victoria Street, Fitzroy (refer to separate heritage response)* ***SITE 2: 9 Victoria Street, Fitzroy (vacant – currently used as a carpark)***
Proposal:	DTP referral for the development of three three-storey townhouses with roof terraces.
Relevant Overlays	**HO334 South Fitzroy Heritage Overlay Area** **Heritage Grade: Vacant, Not Contributory** **Adjacent to nos. 13 – 23 Victoria Street, Apartments, Not contributory** **Adjacent to HO465, 218-222 Nicholson Street, Victorian Heritage Register** 
Relevant Polices	• Clause 02.01-6 Municipal planning strategy - Built environment and heritage • Clause 02.03-4 Strategic directions – Built environment and heritage • Clause 15.03-1S Heritage conservation • Clause 15.03-1L Heritage • Clause 43.01 Heritage Overlay As per the Schedule to the Heritage Overlay, there are no internal alteration, external paint, or tree controls. Solar energy system controls apply.
Comments	Comments on the application from a Heritage perspective are requested on

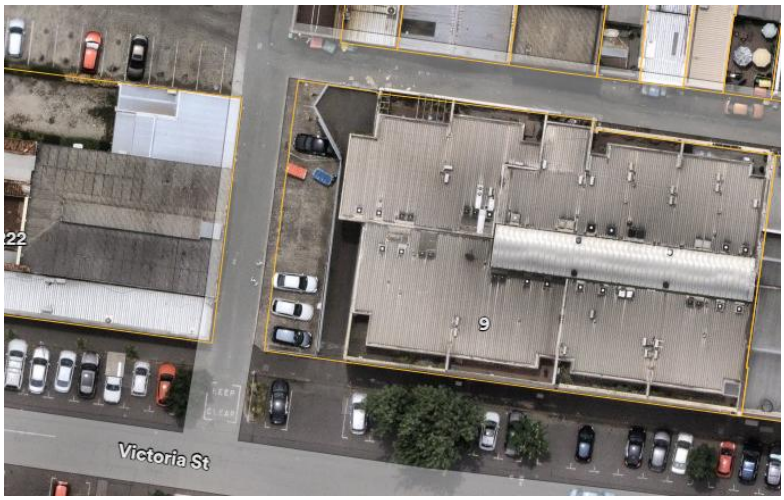
Sought:	the following:
Disclaimer:	Council's Heritage Advisor provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Context Images	
Street Frontage:	

Oblique Images:



Aerial:



HERITAGE CONTEXT:

The purposes of the Heritage Overlay at clause 43.01 include 'to implement the Municipal Planning Strategy and the Planning Policy Framework.' The local heritage policy at clause 15.03-1L, the state heritage policy at clause 15.03-1S and clause 43.01 (Heritage Overlay) have been considered in preparing a response to this application. It is noted that *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* is a policy guideline at clause 15.03-1S.

Significance of site and surrounds

Under clause 43.01-8 of the Heritage Overlay, a relevant decision guideline is that any applicable statement of significance, heritage study and any applicable conservation policy must be considered before deciding an application (as appropriate).

The South Fitzroy Heritage Overlay Area is significant:

. As the earliest urban area outside the Melbourne City grid to be settled in the Melbourne municipality, with several buildings from the mid nineteenth century surviving as testimony to its early establishment;

. For the unusually high number of early Victorian-era and some Regency period buildings, being generally simply detailed and a clear reflection of the early date of Fitzroy's settlement.

. As evidence of early government planning controls or Acts of Parliament, from the 1850s, that aimed to solve street alignment problems in this privately planned suburb, arising from a hitherto lack of co-ordination between neighbouring allotment owners;

. As a good example of the successful application of the Act for Regulating Buildings and Party Walls, and for Preventing Mischiefs by Fire in the City of Melbourne (Melbourne Building Act 1849), which forced the use of fireproof construction and gave South Fitzroy a character distinct from other inner suburbs such as Richmond and Collingwood, that have a greater proportion of Victorian-era timber buildings.

. As a substantially intact collection of predominantly mid to late nineteenth and early twentieth century building stock, interspersed with well preserved inter-war residential, commercial, retail and industrial buildings that contribute to the historical character of the area.

. For the relatively large number of individually significant buildings, being predominantly solid masonry rather than clad with timber, largely as a result of the Melbourne Building Act, 1849

. For the ornate and exuberant detail of many late nineteenth and early twentieth century buildings in the suburb, reflecting the affluence of many of the inhabitants of this area, particularly in the late 19th century.

. For the early street, lane and allotment layouts, some original bluestone kerbs, paving and guttering, and some mature exotic street trees, providing an appropriate setting for this collection of residential, retail, commercial and industrial buildings.

. For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionary complex which are significant features in the skyline of this predominantly low rise suburb; and

. For the major early institutions that developed on its fringes, in particular, St Vincent's Hospital and The Convent of Mercy, as closely linked with the area's history, education and welfare within the metropolitan area.

ASSESSMENT OF PROPOSED WORKS

Proposed Demolition Works:

The extent of demolition proposed by this application includes the demolition/removal of:

- Concrete slab for car parking
- Iron picket boundary fencing

Under clause 43.01-8 of the Heritage Overlay, the relevant decision guidelines are to consider whether the demolition will adversely affect the significance of the heritage place, and the significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.

The demolition of the concrete slab and modern fencing is of no heritage concern.

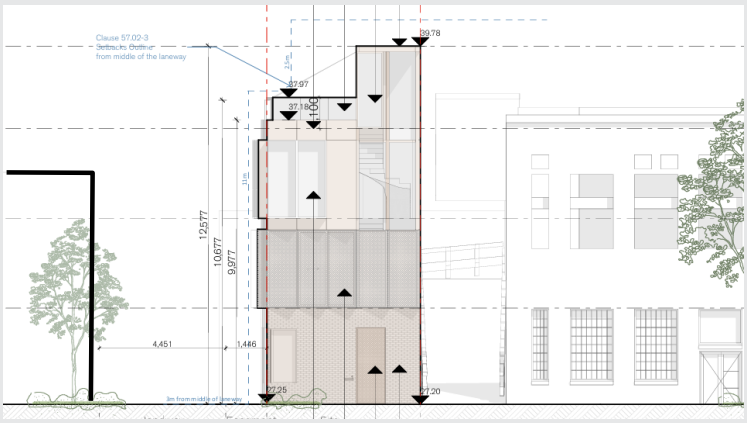
Proposed New Development:

In accordance with *Clause 43.01-8,* the key consideration for new development are:

- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place*

Specific strategies regarding additions to heritage buildings and new development are set out in *Clause 15.03-1L*.

Proposed addition	*Heritage comments*
Location/setbacks	*Clause 15.03-1L states that the siting of a new building should:* • *Retain the pattern and grain of streetscapes in heritage places.* • *Respect the setbacks of the heritage street/place* • *Respect the orientation to the street* *The setbacks on all site boundaries will generally be zero.* ***This is acceptable as this will be consistent with the adjoining industrial/warehouse buildings to the east.*** ***It is noted however that a minor part of the development extends over the front boundary at levels 1 and two.***
Scale/bulk	*Clause 15.03-1L states that the mass and scale of a new building should:* • *Respect the scale and massing of the existing heritage building or streetscape* • *Not visually dominate the existing heritage building or streetscape* • *Respect the street walls of the heritage street/place*

	 *The street wall height of the new development will be about 12.5m. This height will exceed the existing height of the adjacent building on the VHR fronting Nicholson Street and the non-contributory building to the east fronting Victoria Street.* *The proposed street wall must not exceed 10m to be consistent with the building to the east.* *The stairwell to Townhouse no.1 must be setback so that it is not visible when viewed from the public realm (Cl.15.03-1L).*
Form/shape	*Clause 15.03-1L states that the form of a new building should respect the roof form of the heritage street/place.* *The flat roof form of the new development presents to the street in the same manner as the existing building to the east.*
Appearance	*Clause 15.03-1L states that the materials, texture, colours and finishes, and architectural detailing of a new building should:* • *Not detract from or compete with the significant elements of the existing heritage building or streetscape* • *Maintain the prominence of significant and contributory elements of the heritage street/place* • *Respect the pattern, proportion and spacing of elements on an elevation* • *Respect the relationship between solid and void on an elevation* • *Respect materials* *The principal external elevations will consist of a number of different materials such as F6 (red brick) at ground floor level, F3 (Perforated Metal - Warm Tint) at level 01, F02 (Metal - Warm Tint) at level 02 and F05(clear glazing) for the stairwell.* *The proposed external materials and colours are acceptable apart from the glazing for the stairwell which would only be acceptable if the stairwell itself cannot be seen from the public*

	realm.
Roof Terraces and Roof Decks	*Clause 15.03-1L states that it is policy to:* • *Set back roof terraces/roof decks so that they are concealed when viewed from the street and where on a corner, when viewed from the side street.* • *Encourage roof terraces/roof decks that are set back a minimum of one metre from chimneys and parapets.* • *Ensure that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.* *To ensure that the proposed roof terrace on Townhouse 01 is not visible from the street, it must be setback at least 1m from both the southern and west side boundaries.*

SUMMARY OF RECOMMENDATIONS

On heritage grounds, the works proposed in this application are supported, subject to the following permit conditions:

	Suggested condition	*Heritage explanation*
1.	**That the proposed street wall to Townhouse no.1 must not exceed 10m.**	*Cl.15.03-1L states that it is policy to ensure that buildings and works associated with residential infill development are consistent with:* • *Prevailing side setbacks and building spacing.* • *Height relative to the surrounding context.*
2.	**That the stairwell to Townhouse no.1 must be setback so that it is not visible when viewed from the public realm**	*Cl.15.03-1L states that it is policy to ensure that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.*
3.	**That the proposed roof terrace on Townhouse 01 is not visible from the street, it must be setback at least 1m from both the southern and west side boundaries.**	*Cl.15.03-1L states that it is policy to set back roof terraces/roof decks so that they are concealed when viewed from the street and where on a corner, when viewed from the side street.*

Diahnn McIntosh

Heritage Adviser

Signature:



Date: 23 December 2025

Urban Design
Formal Referral Response

Application Information:

Referral Officer:	Christian Lundh and Hayley McNicol
Officer:	John Theodosakis
Council Reference:	PPE25/0776
Address:	9 Victoria St, Fitzroy VIC 3065
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: D25/472790 - IREF25/01809 - 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:	

Recommendation

- The proposal is **not** supported in its current form. Recommended main modifications are highlighted **bold.**

Comment Summary

- Comments on the application from an Urban Design perspective are requested on the following:
  - Height and massing;
  - Architecture and materiality
  - Public realm interfaces and any street infrastructure improvements that can be made; and
  - Landscape plan (Referral IREF25/01815).
- The following documentation have been assessed;
  - Architectural Plans (Rev B, September 2025) Referral Request (Plans Only) prepared by DKO Architects;
  - Urban Context Report (September 2025) prepared by DKO Architects;
  - Landscape Town Planning Package, prepared by Acre dated 5 September 2025; and
  - Planning Report (November 2025) prepared by Tract.
- The proposal includes two separate lots;
  - Site 1 25-37 Victoria Street; and
  - Site 2 9 Victoria Street.

Height and massing

- The following policies are relevant:
  - 15.01-2L – Building design
- *Ensure the height of new buildings respond to the building height requirements set out in the planning scheme, adjoining development building height or where there are no specified building height requirements, have regard to the physical and strategic context of the site.*
- Site 1:
  - **Building height is excessive and does not respond to surrounding character** along north side of Victoria Street, or to the low rise built form along the south side of Victoria Street.
  - Urban Context Report focuses on built form impacts as viewed from Johnston Street and provides limited information /renders along Victoria Street.
  - Note that Strategic Planning have previously advised that **"Current proposed DDO (C271), which proposes mandatory maximum 20.8m heights, mandatory maximum 4 storey streetwall height of 14.4m and 6m upper level setbacks."** Recommend seeking updated advice from Strategic Planning on this aspect.
  - We generally agree with the above heights set through the Strategic Planning work and **recommend a significant reduction in height** to ensure the site complements the surrounding built form character along Victoria Street and responds to emerging built form controls for the site.
- Site 2:
  - Height and massing generally accepted, the building presents as a three-storey building with a fourth storey cap.
  - Recommend that **fourth storey cap is pulled back from Victoria Street frontage** to improve the presentation of the three-storey street wall fronting Victoria Street.

Architecture and materiality

- The following policies are relevant:
  - 15.01-2L – Building design
    - *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*
    - *Make a positive contribution to the streetscape through high quality architecture and urban design.*
- Site 1:
  - The design of the street wall along Victoria Street is generally supported. The rhythm of the balconies and window openings generally complement the adjacent heritage facade on the site and finer grain character of the surrounding area. The negative space between the heritage facade and the new street wall is supported.
  - Overall, the architecture and materiality as viewed from Victoria Street are supported from an Urban Design perspective.
  - **The design of the northern elevation provides limited distinction between the lower and upper floors.** Furthermore, **the window treatments at the upper levels are very repetitive with limited variation or break across the**

site, which emphasises the visual bulk of the development. Recommend that this is addressed to improve the presentation of the building as viewed from the laneway.

- Site 2:
  - The architecture and materiality is generally supported and complements the materials and character along the street.
  - In addition to above recommendation to **pull back the fourth storey cap**.
  - Recommend that a **consistent treatment is applied to the third storey frontage to Victoria Street (i.e. remove glazed treatment along stairwell).**

Public realm

- The following policies are relevant:
  - 15.01-2L – Building design
    - *Design ground level street frontage of new development to provide a high level of pedestrian amenity and visual interest and contribute to strong ground floor relationships and high-quality outcomes*.
- Site 1:
  - Victoria Street frontage is generally supported.
    - There is a booster located at the eastern end of the Victoria Street frontage, but this is generally integrated with the raised planters.
    - **Increase the height of the ground floor planters** to prevent person from sitting on the edge.
    - Along Victoria Street, the office ground floor use provides good activation.
    - **Stairs to private terraces from the street must have no fixtures protruding outside the subject site into the street.**
    - **Gates to private entrances to open inwards and gate located to provide a generous landing at the top of the stairs.**
    - **Redundant vehicle crossings in Victoria Street must be reinstated as kerb and footpaths to Council satisfaction.**
  - Main entrance.
    - The central residential entrance includes a gate to define the boundary and access into the site.
    - The gate opens and blocks the mailboxes, **gate configuration should be reviewed and mailboxes located within a secured area.**
    - **The gate is located along the 1:21 ramp. Locate landing by the gate for accessibility.**
    - **A landing needs to be integrated within the subject site as you enter the entrance ramp,** accessibility compliance cannot rely on the footpath as a landing.
  - Laneway frontage
    - Vehicle entry and services is concentrated on rear laneway which is supported.
    - The ground floor residential dwellings provide courtyards that are raised and have access directly from the street which is accepted.
    - The courtyards have planters fronting the laneway,

    - **Any doors to substations and services to open 180 degrees,** to not obstruct the laneway.
    - No noted car park entry security gate, **gate to be included and to be aligned with title boundary**, to minimise any setback space.
    - **The secondary entrance threshold to have glazing and lighting** for passive surveillance and security.
- Site 2:
    - **The TH01 dwelling should orientate more to Victoria Street**.
    - **Integrate bigger windows to TH01 facing Victoria Street.**
    - **The entrance to TH01 to have a security gate to the entrance threshold**, not noted on any plans.
    - The proposed public realm interface offers minimal benefits to the public realm, and the proposed ground floor configuration with three separate carports for each individual dwellings with no security doors is not supported, **carports to have security doors and be closed at the rear (east elevation).**
    - The proposed carports levels (FFL) and internal floor levels are set very close to or lower than the adjacent existing surface levels (based on levels shown on survey overlay)
        - TH01 FFL 27.15 - existing adjacent 27.20
        - TH02 FFL 27.05 - existing adjacent 27.05
        - TH03 FFL 26.90 - existing adjacent 26.88
        - Internal proposed ground floor FFL 27.20 across all three town houses.
        - **Internal ground floor levels need to be adjusted in relation to existing road surface levels and mitigate any risk for overland flow into dwellings and carports.**
    - **The north-south laneway must incorporate a smooth bluestone pavement to the entries of the townhouses.**
    - **Planters with vertical greenery should be integrated within the subject site between dwellings**, to improve the public realm appearance.

Public Realm General Recommendations

- **Any entrance threshold level compliance must be addressed within the subject site, adjacent footpath/road levels cannot be altered.**
- **Ground floor entrance thresholds and setback spaces must have seamless level interfaces to adjacent footpaths and must be DDA compliant and any ground level modifications required must be accommodated for within the subject site, no modifications to existing footpath levels.**
    - **Any associated tactile, handrails and landings must be accommodated for within the subject site.**
- **Show paving material to all entrance thresholds and setback spaces.**
- **Show all existing street streetscape infrastructure such as power poles and drainage pits to demonstrate full coordination.**
- **Lighting is to be provided for the entire site.**
- **The development must not rely on existing bike hoops along the street to offset any statutory requirements.**

- The existing bike hoop configuration along the street with multiple bike hoops relates to the pervious function of the street.
    - **As part of the streetscape reinstatement works all existing bike hoops along the Victoria Street frontage to be reviewed and consolidated.**
    - **All bike hoops to be Council standard most current bike hoop design.**
- **The existing accessible parking space in front of the subject site to be upgraded as part of any streetscape reinstatement works to the satisfaction of Council.**
- **The extent of paving in the existing kerb outstands to be reduced in lieu of garden beds and additional two (2) trees to the satisfaction of Council.**
- **Refer requirements under the Public Realm and Streetscape Improvement Plan.**

Landscape Plan (Referral IREF25/01815)

- Site 1 (landscape plan only provided for Site 1)
    - The Landscape Concept Plan demonstrates the overall concept for the development, however, contains insufficient detail. The integration of greenery on all levels is supported and if successful will create a
    - Numbered codes on plans doesn't correlate to legend, **coding on landscape plans to be updated.**
    - **Roof top common area, configuration shown on plans lack details and is ambiguous, recommended to enlarge planters to create more substantial greenery and accommodate trees planted in deep soil planters.**
    - Balcony planters, especially ground floor, considerations should be made to integrate any air-condition units within the planter configurations to make them discreet and create a better presentation to the public realm.
    - Green roof design should ensure that the large areas drain properly to mitigate any ponding. **Building roof slab in areas of green roof to shaped to ensure to ensure positive drainage flow to drainage points.**
    - **No plant species to be on DECCA list of environmental weeds.**
    - **The landscape plan provided does not provide sufficient information on the following items:**
        - **Provide a planting plan showing the location of proposed planting, including plant species and quantities, proposed plants are to be;**
        - **Drawn at their mature size on the plan;**
        - **Labelled or coded to correspond with the proposed plant schedule;**
        - **vertical growing structures including detail drawings, mounting technique etc; and**
        - **the location of each 'tree type' proposed.**
    - Deep soil planting should be provided by increased depth of planters, not mounding. **Increase depth of any planter with proposed trees to achieved required soil volume, remove any mounding.**
    - **Integration of additional cascading plant species,** given the reliance on successful greenery to achieve the design vision.
- Site 2
    - **Recommended to integrate planters at ground floor level with vertical greenery.**

Public Realm and Streetscape Improvement Plan Requirements

Streetscape enhancements in form of modified kerb outstands, new additional trees and landscaping must be detailed on a Public Realm Plan Public Realm and Streetscape Improvement Plan *(reference example can be provided upon request to facilitate pending Council review and approval process).*

Public Realm Plan Public Realm and Streetscape Improvement Plan must be provided to responsible authority satisfaction, review and approval.

The Public Realm and Streetscape Improvement Plan must show including but not limited to:

- **Property boundary clearly defined;**
- **Layout plan indicating all existing and proposed features and surface levels;**
- **Show all existing and proposed streetscape infrastructure including (but not limited to) light poles, drains, kerbs, channels, paving, edges, planted areas, parking bays and street signs;**
- **Clear dimensions of existing and proposed footpath widths;**
- **Demonstrate a seamless / DDA compliant levels transition across all proposed footpaths pavements;**
- **Demonstrate a seamless / DDA accessible transition from the public realm into proposed building ground floor entrances.**
  - **Any ground level modifications required for DDA compliance must be accommodated for within the subject site.**
  - **Any required ramps, landings, tactiles or handrails located within private title and not protruding into public realm or ground floor setback intended for unobstructed and DDA compliant access;**
- **Reconstruction of all footpaths adjacent to the property in accordance with Council standards and Department of Transport's requirements;**
- **Any existing and proposed service pits within the footpath area must be adjusted to match the reconstructed footpath grades; and.**
- **Planting palette to on-street garden beds along the streets.**

Street Tree Contribution and Requirements

- **Street Tree Contribution**
  - **Plans should indicate two new street in modified kerb oustand along Victoria Street.**
  - **To be planted by Council with developer contribution.**
  - **All trees to be planted by Council with developer contribution.**
  - **All street tree planting is to be undertaken by Council's tree planting contractor.**
  - **The applicant is requested to contribute to the cost of planting new street trees, which would cover the cost of tree sourcing, planting and 24 months of establishment maintenance.**
  - **Figure of total sum of street tree contribution to be confirmed pending extent of streetscape improvements around the subject site.**
  - **Developer contribution for 2 no. tree in garden bed s (at the date of preparation of this memo) is $3,788.40 (ex GST) per tree.**

- **Council refers the right to increase the rate as per current inflation at its discretion.**
- **Council's tree planting contractor will source and plant the street trees.**
- **Final tree species and locations are to be confirmed by Council's arborist prior to construction.**
- **Council to be kept updated as the project progresses so when the plans are approved Council can ensure trees are placed on order in time for completion.**
- **All other works associated with the implementation of the public realm plan including but not limited to, drainage works, paving, road -re sheeting, relocation of services, installation of imported topsoil, mulch and low cover planting are to be completed by the developer at the developers cost to the satisfaction of the responsible authority.**
- **Any low cover planting to have minimum 24 months (two summers) maintenance at the cost of the developer (if developer installed the trees then these are subject to the same maintenance requirements).**
- **The developer to advise on completion of any works in accordance with Council general requirements for completion of public realm works.**

Capital Works

Council Urban Forest team is in the pre-planning stages for additional tree planting along Victoria Street, to be planted in the 2026/27 financial year.

Urban Designer: Christian Lundh and Hayley McNicol
Date: 8 December 2025

ESD Formal Referral Response

Application Information:

Referral Officer:	Euan Williamson
Officer:	John Theodosakis
Council Reference:	PPE25/0776
Address:	9 Victoria St, Fitzroy VIC 3065
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D25/472721: IREF25/01808 - Internal Referral Request
Disclaimer:	Council's ESD Officer provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

ESD comments were requested on the following:

- New referral – DTP

In assessing this application, the following documents were reviewed:

- SMP prepared by Hexicon dated 31/10/2025
- Architectural plans prepared by DKO dated 20/11/2025

Comments

The standard of the submitted ESD does not meet Council's Environmentally Sustainable Design (ESD) standards.

Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met:

1. Applicant ESD Commitments
   - 22,000 litre rainwater tank connected toilets for flushing.
   - 23kW solar PV array to rooftop.
   - Average 8.2 Star NatHERS rating (*see below)*.
   - Water efficient taps, fixtures and fittings.
   - No gas connected.
   - Energy efficient lighting, hot water and heating/cooling systems.
   - Minimum one secure bicycle parking space per dwelling.
   - Good daylight to most habitable rooms.
   - 80% of construction and demolition waste diverted from landfill (reused or recycled).

2. Application ESD Deficiencies
   - There are significant ventilation issues with this proposal. 33 out of 57 do not have access to satisfactory natural ventilation. 12 single sided dwellings have been claimed in the SMP to have natural cross-ventilation but these 12 will not have satisfactory access to natural ventilation.
     - Inset balconies or similar facade articulation can enable single sided ventilation to a depth of 7m, but a flat facade has no air pressure differential and limited effective natural ventilation to 5m in depth.
     - This means that the claim in the SMP of 62% having cross ventilation is false. Only 42% have effective natural ventilation. The dwellings identified with ventilation issues are G01, G02, G04, G05, B102, B103, B105, B106, B202, B203, B205, B206, B303, B306, B402, B502, B602, B702, 802.
     - In addition, these dwelling were acknowledged to not have natural ventilation in the SMP and should also be addressed – *see below*: B101, A201, A202, A203, B201, B301, B302, A402, B401, B404, B501, B601, B701, B801.
     - **Recommend re-design dwellings to ensure a minimum 60% of dwellings have cross ventilation.**
     - **Recommend energy efficient mechanical ventilation to all dwellings that do not have natural ventilation, through a heat recovery fresh air delivery system with fresh air delivery rates 50% above than the minimum AS1668 rates.**

   - The NatHERS ratings are not consistent across document. The average NatHERS rating varies between 7.5 and 8.2.
     - **Please update to make all references to NatHERS rating in all documents a consistent 8.2 Stars average rating.**

   - Without a glass bin the three-bin system fails to meet the State Govt 4 bin system roll out.
     - **Recommend including separate glass bin waste system, as well as general waste, comingled recycling and FOGO.**

Recommendations

The applicant is encouraged to consider the following:

- Address the deficiencies above and re-submit for assessment.

If you, DTP or the applicant would like to discuss this further, please contact me.

Euan.

ESD Advisor: Euan Williamson
Date: 09 December 2025

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani
Officer	John Theodosakis
Council Reference	IREF25/01806
Address	9 and 25 – 37 Victoria Street, Fitzroy
Application No.	PPE25/0776
Proposal	DTP - Notice of Application
Comments Sought	• Crossover width and location • Sightlines • Gradients • Construction over easement • Road infrastructure
Disclaimer	Council's Development Engineering unit, provides the following advice based on information provided in the referral request memo referenced above.

Engineering referral details

Council's Engineering Referral team has reviewed the drawings and documents provided by the Statutory Planning department, as outlined in ***Table 1*** below.

A list of requirements for the applicant and proposed conditions to be included in the Planning Permit have been outlined in 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
DKO	TP 1.8 *Floor Plan – Basement 2* TP 1.9 *Floor Plan – Basement 1* TP 1.10 *Floor Plan – Ground Floor* TP 1.29 *Section DD* TP 2.3 *Floor Plan – Ground Floor*	D D D B D	20 November 2025 20 November 2025 20 November 2025 20 November 2025 20 September 2025
Colliers	*Traffic Impact Assessment (9 Victoria Street, Fitzroy)* *Traffic Impact Assessment (21-43 Victoria Street, Fitzroy)*		31 October 2025 31 October 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	21-43 Victoria Street - Provide a vertical ground clearance assessment for the laneway and car park entrance using the B99 design vehicle, including the 40 millimetre bullnose along the northern edge of the internal concrete slab.	Submit ground clearance assessment
2	Recess the pedestrian door a minimum of 1 metre from the southern edge of the laneway.	Update the relevant drawings accordingly
3	Liaise with the relevant Service Authority to prevent light spillage into habitable rooms of the subject suite along the Victoria Street frontage.	Submit a letter from the relevant Service Authority confirming the street lights are compliant
4	9 Victoria Street - Provide a vertical ground clearance assessment for the laneway and garages using the B85 design vehicle, including the 40 millimetre bullnose along the western edge of the internal concrete slab.	Update the relevant drawings accordingly.
5	9 Victoria Street - Construct a 1.2 to 1.8 metre wide smooth bluestone pavement on one side of the laneway, from the development to the nearest abutting street (in this case, Victoria Street). The section of smooth bluestone pavement would commence from the primary pedestrian entrance of Townhouse 3 (furthest primary pedestrian access) and terminate at the northern footpath of Victoria Street.	Update the relevant drawings accordingly.
6	9 Victoria Street - The level of lighting for the pedestrian entries off the laneway needs to be assessed/measured against the relevant Australian Standards. The public lighting in the laneway section occupied by the townhouses will need to be upgraded should the level of lighting is found to be deficient.	Submit public lighting assessment report

SECTION 2: Engineering conditions – Planning Permit

The conditions outlined in ***Table 3*** below must be included in the Planning Permit to ensure the specific engineering requirements are complied with.

Note: further conditions may be required if any of the items in Table 2 are not fulfilled prior to the issuing of the Planning Permit.

Table 3 - Engineering conditions to be included in the Planning Permit

Condition related to…	Engineering condition
VC: *Reinstatement*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority.
	A note should be placed on the plan indicating redundant driveways are to be removed and the road pavement, kerb and channel and footpath reinstated to Council's satisfaction.
Public Realm: *Footpath specific*	Before the building/s is/are occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Victoria Street frontage must be re-sheeted in asphalt: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority(s).
Public Realm: *Kerb & channel specific*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, the kerb and channel along the property's Victoria Street frontage must be reconstructed: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority(s).
Public Realm: *Road pavement specific*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, the half-width road pavement along the property's Victoria Street frontage must be reconstructed: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority(s).
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.

Condition related to…	Engineering condition
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 (b) to the satisfaction of the Responsible Authority.
Existing parking infrastructure	No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.
	Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.
Parking sensors	The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.
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.
Discharge of Water from Development	Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.
Discharge of Water from Development	Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.
Advice Note	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the Building Regulations 2018 from Yarra Building Services unit. Any storm water drainage area within the property must be provided for and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 133.

SECTION 3: Engineering detailed assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

21-43 Victoria Street, Fitzroy

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
One-bedroom dwelling	4	1 space per dwelling	4	74
Two-bedroom dwelling	18		18	
Three-bedroom dwelling	30	2 spaces per dwelling	60	
Four-bedroom dwelling	4		8	
Five-bedroom dwelling	1		2	
Office	254.8 m^2	3.0 spaces per 100 m^2 of net floor area	7	0
		Total	**99 spaces**	**74 spaces**

7 Victoria Street, Fitzroy

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Two-bedroom dwelling	3	1 space per dwelling	3	3
		Total	**3 spaces**	**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.

The proposed development at 21-43 Victoria Street will require a car parking reduction of 25 car spaces (consisting of 18 residential spaces and 7 spaces for the office use) in the car parking requirements of *Clause 52.06.*

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

Parking Demand Consideration	Details
Parking Demand for the Residential Dwellings Use	Colliers has cited the car ownership data for Fitzroy from the 2021 Census sourced from the Australian Bureau of Statistics (ABS). The data for one-bedroom, two-bedroom and three-bedroom dwellings for Fitzroy suggests that 97.7 % of one-bedroom dwellings, 88.1 % of two-bedroom dwellings, and 79 % of three-bedroom dwellings own one or no cars. Based on the above, there is a strong market for one-bedroom, two-bedroom and three-bedroom dwellings with one or no car spaces. The reduced car parking rates are considered acceptable given the site's close proximity to public transport services and the Brunswick Street activity centre and Central Business District.
Parking Demand for the Office Use	No car spaces would be provided for the office use. All car parking generated by the office use would be accommodated on-street in the surrounding road network. The site's proximity to public transport services would offset the car parking demand for the office use. Employees would be fully aware of the high parking demand and lack of public all-day on-street car parking in the area which would discourage employees from driving to the site by private vehicle.
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: ▪ Elgin Street/Johnston Street buses – 140 metre walk ▪ Nicholson Street trams – 140 metre walk ▪ Brunswick Street trams – 230 metre walk ▪ Smith Street trams – 740 metre walk ▪ Rathdowne Street buses – 490 metre walk ▪ Lygon Street buses – 740 metre walk ▪ Lygon Street trams – 780 metre walk
Multi-purpose Trips within the Area	Visitors to the development could combine their visit by engaging in other activities or business whilst in the area.
Convenience of Pedestrian and Cyclist Access	The site is very well positioned in terms of pedestrian access to public transport nodes, shops, businesses and other essential facilities. The site also has good connectivity to the on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

Consideration	Details
Availability of Car Parking	The demand for on-street parking in this part of Fitzroy is high to very high during business hours. The area surrounding the subject site is blanketed in time-based parking restrictions. The parking demand in the area would be a disincentive for visitors and employees to drive to the site; however, visitors choosing to drive should be able to find on-street parking in the surrounding road network.
Relevant Local Policy or Incorporated Document	The proposed development is 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 parking for the proposed site is considered appropriate in the context of the development and the surrounding area.

The operation of the development should not adversely impact on the existing on-street parking conditions in the area.

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

TRAFFIC IMPACT ASSESSMENT

Trip Generation

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

Proposed Use	Adopted Traffic Generation Rate	AM Peak Hour	PM Peak Hour
Residential (57 dwellings)	- 0.19 trips per dwelling during AM peak hours - 0.17 trips per dwelling during PM peak hours	10 trips	9 trips
	Total	**10 Trips**	**9 Trips**

It is agreed the traffic generated by the proposed development will be offset by the site's access to public transport services and the impact on the laneway and surrounding road network is considered low.

DEVELOPMENT LAYOUT DESIGN
Layout Design Assessment

21-43 Victoria Street

Item	Assessment
Access Arrangements	
Width of Laneway – Northern Boundary	The laneway width along the northern boundary of the site is 5.5 metres.
Width of Development's Entrance	The development's entrance is 6.14 metres in width.
Width of Internal Access Ramp	The width of the internal access ramp is 6.14 metres.
Headroom Clearance	A minimum headroom clearance of 2.44 metres is provided under critical structures of the basement car park access ramp to satisfy *Design standard 1 - Accessways*.
Car Parking Modules	
Car Spaces	The dimensions of car spaces (2.6 metres by 4.9 metres), (2.66 metres by 4.9 metres), (2.9 metres by 4.9 metres), and (3.08 metres by 4.9 metres) satisfies *Australian/New Zealand Standard AS/NZS 2890.1:2004.*
Aisles	Minimum aisle widths have been provided to satisfy *Australian/New Zealand AS/NZS 2890.1:2004.*
Column Depths and Setbacks	The column depths and setbacks satisfy *Figure 5.2* of *AS/NZS 2890.1:2004*.
Clearances to Walls	Car spaces adjacent to a wall have been 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 comprises of a 3 metre 1 in 12.5 grade section followed by a 9.6 metre long 1 in 5.475 section. The proposed ramp grades do not satisfy the requirements of *Design standard 3 – Gradients;* however, the car park entrance is located off a laneway which has low pedestrian volumes. In this instance, the grades are considered adequate and should not be detrimental to the visibility of pedestrians and traffic in the laneway.
Ramp Grades and Changes of Grade	The ramp grades and changes of grade for the internal ramps are considered satisfactory.
Swept Path Assessment	
24MET0486D02, Issue A, Sheet No.2, 8 April 2025	The swept path diagrams for the B85 design vehicle demonstrates adequate entry and exit movements into and out of the car space. A vehicle may be required to perform correctional movements to enter the car space.

Item	Assessment
24MET0486D03, Issue A, Sheet No.2, 8 April 2025	The car spaces depicted on the swept path diagrams are not consistent with the architectural drawings.
24MET0496D01, Issue A, Sheet No.1, 8 April 2025	The swept path diagrams for the 6.34 metre long Waste Wise Mini demonstrates adequate entry and exit movements into and out of the car park entrance via the laneway.
24MET0496D02, Issue A, Sheet No.3, 8 April 2025	The swept path diagrams for the 6.34 metre long Waste Wise Mini demonstrates adequate circulation movements on basement 1.
Other Items	
Vehicle Access Vertical Ground Clearance Check	A vehicle access cross-sectional diagram is to be provided by the applicant to confirm that a B99 design vehicle can enter and exit the property without scraping or bottoming-out (Please see under *'Engineering Advice for Design Items to be Addressed by the Applicant'* section).
Pedestrian Door – Northern Boundary	The pedestrian door on the northern boundary of the site opens out onto the laneway.
Public Lighting – Victoria Street	It is noted there is an existing public light in Victoria Street, in front of the site, as shown in the below photo.  *Public Light in Victoria Street* Light projected from the luminaire could potentially project into the habitable windows of the subject site.

Engineering Advice for Design Items to be Addressed by the Applicant

Item	Details
Vehicle Access Vertical Ground Clearance Check	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 level at the south and north 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. These levels are to be shown on a 1 in 20 scale cross-sectional drawing, with dimensions. The assessment must be taken along the centre of the car park entrance. Providing the cross-sectional diagram early in the design phase can also determine whether further modification works are required, such as lowering the finished floor level inside the property or making any adjustments to Council's footpaths or road infrastructure.
Pedestrian Door – Northern Boundary	The applicant is to recess the pedestrian door a minimum of 1 metre from the southern edge of the laneway.
Public Lighting – Victoria Street	The applicant must ensure that light will not spill into the habitable rooms of the subject site. Should light spill into the windows, the applicant must arrange for an appropriate light shield or similar treatment with the relevant Service Authority. All costs associated with the light shield will be borne by the applicant.

9 Victoria Street

Item	Assessment
Access Arrangements	
Width of Laneway – Western Boundary	The laneway width along the northern boundary of the site is 5.7 metres.
Width of Garage Doors	The garage doors are 3 metres in width.
Car Parking Modules	
Garages	The internal dimensions of 3 metres by 5.4 metres satisfies *Australian/New Zealand Standard AS/NZS 2890.1:2004.*
Swept Path Assessment	
24MET0496D01, Issue A, Sheet No.1, 11 November 2025	The swept path diagrams for the B85 design vehicle demonstrates adequate entry and exit movements into and out of the garages.
Other Items	
Vehicle Access Vertical Ground Clearance Check	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).
Public Lighting – Victoria Street	It is noted there is an existing public light in Victoria Street, in front of the site, as shown in the below photo.  *Public Light in Victoria Street* Light projected from the luminaire could potentially project into the habitable windows of the subject site.

Engineering Advice for Design Items to be Addressed by the Applicant

Item	Details
Vehicle Access Vertical Ground Clearance Check	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 level at the east and west edge of the laneway; • the level at the centreline/invert of the laneway; and • the 40 millimetre lip/bullnose along 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 must be taken along the centre of the car space inside the garage. Providing the cross-sectional diagram early in the design phase can also determine whether further modification works are required, such as lowering the finished floor level inside the property or making any adjustments to Council's footpaths or road infrastructure.
Public Lighting – Victoria Street	The applicant must ensure that light will not spill into the habitable rooms of the subject site. Should light spill into the windows, the applicant must arrange for an appropriate light shield or similar treatment with the relevant Service Authority. All costs associated with the light shield will be borne by the applicant.
Pedestrian Access off the Laneway	The dwellings on the site would have primary pedestrian access off the bluestone laneway. Under Council's Infrastructure Material's Policy (approved by Council on 19 May 2015), pedestrian access off a bluestone laneway in a Heritage Overlay Area will require the developer to construct a 1.2 to 1.8 metre wide smooth bluestone pavement on one side of the laneway, from the development to the nearest abutting street (in this case, Victoria Street). The section of smooth bluestone pavement would commence from the primary pedestrian entrance of Townhouse 3 (furthest primary pedestrian access) and terminate at the northern footpath of Victoria Street.
Public Lighting – North-South Laneway	The level of lighting for the pedestrian entries off the laneway needs to be assessed/measured against the relevant Australian Standards. The public lighting in the laneway section occupied by the townhouses will need to be upgraded should the level of lighting is found to be deficient.

SECTION 4: Acknowledgement

Engineer: Artemis Bacani

Signature: 

Date: 3 December 2025

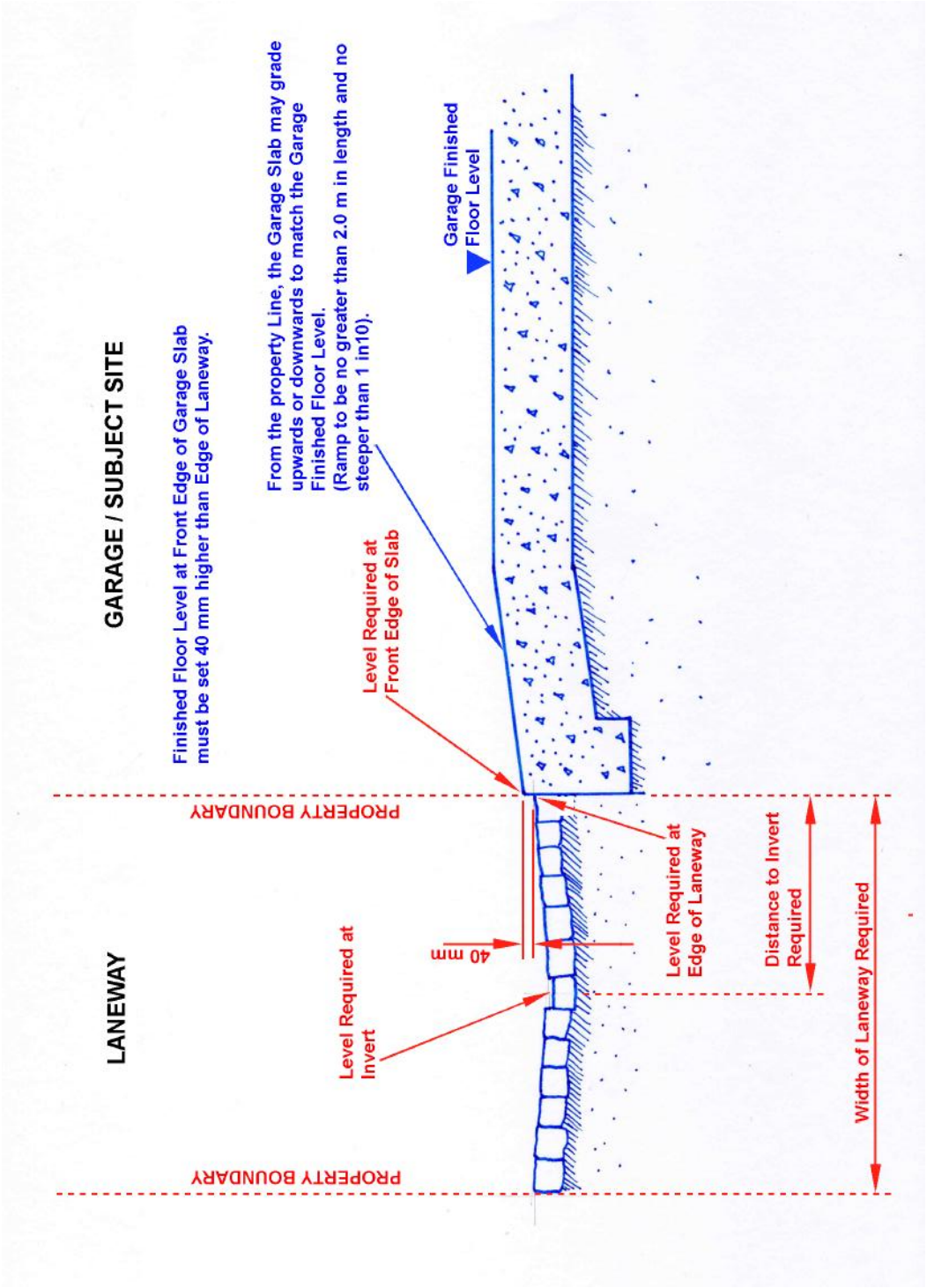

GARAGE / SUBJECT SITE
Finished Floor Level at Front Edge of Garage Slab must be set 40 mm higher than Edge of Laneway.
From the property Line, the Garage Slab may grade upwards or downwards to match the Garage Finished Floor Level. (Ramp to be no greater than 2.0 m in length and no steeper than 1 in10).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

Table 1 - Engineering Comments

Item	Engineering Comment	Action
1	The subject site at 21-43 Victoria St is within a Council flood zone. The laneway at the North of the development is also under the Council flood overlay. As such the development's entrance to the basement car park must be set accordingly to prevent any inundation under a 1% AEP rain event.	**ACTION FOR PLANNER** Please refer this application to Council's Drainage team for the purposes of obtaining further information on the flooding. Please note the applicant will not be allowed to alter levels outside the Title Boundary without written approval from Council. The applicant must also consider any changes to internal floor levels and its impact on a DDA compliant cross fall of the footpath along the Victoria St frontage.
2	The development plan for 9 Victoria St Fitzroy was not submitted as part of this referral.	Please provide an Architectural Drawings Set for the development at 9 Victoria St Fitzroy.
3	A Separate Condition should be created for the purposes of an endorsed Public Realm Plan.	Provide a Public Realm Plan showing all existing vs proposed changes outside the title boundary within the public realm. This should consider all asset types such as road, drainage, footpath, kerb and channel, trees, lighting etc.
4	The applicant needs to clarify if the levels shown on the Architectural Plans are proposed or existing levels. The applicant will not be allowed to alter levels outside the Title Boundary without written approval from Council.	Please update plans to show clearly proposed vs existing levels.
5	Victoria Lane on the north of the development has provision for on street car parking on the north side of the laneway adjacent to this proposed development.	The applicant is to submit a swept path assessment for the B99 design vehicle demonstrating adequate entry and exit movements into and out of the developments car park via the laneway including all existing on street parking in the laneway.
6	The applicant needs to demonstrate the proposed entrance to the basement car parking satisfies the B99 Design vehicle ground clearance assessment.	Please provide 3 cross sections: one through the centre of the entry driveway, one through the middle and one through the centre of the exit driveway- demonstrating the cross over satisfies the B99 design vehicle ground clearance assessment.

Item	Engineering Comment	Action
		Please note you will not be allowed to alter the levels of the laneway and any adjustments required to achieve the ground clearance must be made within the Title Boundary.
7	Provide a Stormwater Management Plan for this development. The site will be required to obtain a Legal Point of Discharge (LPD) approval from Council, and the Stormwater Management Plan will form the basis of the LPD approval.	i. Provide a catchment analysis of the subject site. The site must be reducing discharge to the public system and will require additional On-Site Detention additional to the Retention Systems. ii. Please note the existing site is attached to the neighbouring dwellings and may have shared stormwater drainage system. The Stormwater Management plan must audit the number of existing discharge outlets (even for neighbouring dwellings) and propose a plan on how these discharges will be redirected to a compliant LPD. A LPD consent will be required prior to relocating any discharge outelts.
8	The site and surrounding streets is currently under development with new buildings and associated infrastructure proposed. These additions may alter the existing overland flow paths across the site including through Victoria St and Victoria Lane. As such, consideration must be given to the potential changes in surface runoff patterns to ensure stormwater is appropriately managed (no surface retention or ponding) and that no adverse impacts occur to adjacent or downstream properties. The sitewide Stormwater Management Plan must address this for 20%, 10% and 1% AEP rainfall events and provide a flood impact assessment. The stormwater management plan must also factor in the any changes to the overland flow. Allow sufficient time for Council to review and include provision for design changes through Council feedback.	i. Provide a copy of the sitewide Stormwater Management Plan.

Item	Engineering Comment	Action
9	There are private property stormwater assets (pipes) (Lega Point of Discharge (LPD)) within the footpath along the frontage of Victoria St. All redundant stormwater pipes must be removed and all functional stormwater pipes must be retained/ relocated to Council satisfaction at the full cost of the developer.	i. Provide an audit report of all affected LPDs within the footpath along Victoria St frontage within the Stormwater Management Plan. Should relocation be required, an application must be made to Council to obtain approval for a Report and Consent for Reg-133 from Council.
10	There is an existing redundant vehicle crossing along the development's Victoria St frontage.	i. Clarify if this Vehicle crossing needs to be retained as part of the Heritage overlay. ii. Provided this redundant crossing is not required to be retained under Heritage overlay this must be demolished and reinstated to asphalt footpath and bluestone kerb and channel.
11	There is heritage bluestone channel along the development's Victoria St frontage and a heritage bluestone laneway at the site's rear frontage. The bluestones must be protected during construction works. Any damages to the bluestone will require to be replaced at the applicant's cost to the satisfaction of Council.	Provide a note regarding this on the Ground Flood plan in the architectural set.
12	Council will not accept any private structures including sub surface (basement wall, capping beam, piles, drainage etc.) outside the title boundary.	Provide confirmation and amend plans as required.
13	The dimensions of the footpath outside the title boundary are not indicated along all frontages on Architectural Plans The footpath must be made DDA compliant along all frontages Victoria St. TGSI's must be installed along the ramp edges of all existing footpath crossings or ramp crossing for all the frontages of the site.	Amend Plans to indicate dimension and add note to indicate the footpath will be DDA compliant with reference to the Public Realm Plan for further details to be provided.

Item	Engineering Comment	Action
14	The use of the surface materials for the public realm must be approved by Council through Public Ream Plan. Council will not accept the use of any nonstandard/ bespoke materials within the road reserve along all frontages. All materials used must be minimum P5 slip resistant rated.	Add notes on the Architectural plans to reference this to the Public Realm Plan.
15	Please clarify if there are any landscaping changes to the Public Realm along the Victoria St frontage.	Please submit a Landscape Plan if there are proposed changes.
16	There are pedestrian doorways and substation doors on the Right of Way (ROW) adjacent to the north boundary of 25-37 Victoria St. The surface level inside the development appears to be close to or matching the surface levels of the ROW. Surface water must not enter the development doorways during sever rain events and flooding.	Provision should be made to ensure surface water from the ROW does not enter the pedestrian and substation doorways during sever rain events.
17	Pedestrian doors are shown opening out onto the Right of Way. This may cause conflict with passing vehicles.	Doors should not protrude out into the right of Way when opened.
18	The ROW along the northern boundary of the development is bluestone. Construction vehicles will damage the lane.	Any damage to the Right of Way (ROW) must be reinstated to the satisfaction of Council.
19	A section of channel in front of the development between the redundant vehicle crossings and the on street bike parking hoops appears to be holding water.	This section of kerb and channel and any other section in front of the development that is holding water is to be reconstructed to ensure proper channel flow.
20	The existing footpath in front of the development appears to have a 5% footpath cross-fall based on existing conditions surface levels.	The footpath should be reconstructed to be DDA compliant (maximum crossfall, 2.5% or 1in40 for asphalt) to the satisfaction of Council.
21	The Development's main entry ramp in Victoria St should have a surface level at the building line that is consistent with a footpath that has a DDA compliant crossfall. The existing footpath crossfall is 6% at this location.	The footpath should be reconstructed to be DDA compliant (maximum crossfall, 2.5%) to the satisfaction of Council.

Item	Engineering Comment	Action
22	Where the footpath in Victoria St is to be reconstructed to meet DDA, construction plans to the satisfaction of Council must be prepared and submitted to Council prior to any works being undertaken in the road reserve.	Construction plans to the satisfaction of Council must be prepared and submitted to Council prior to any works being undertaken in the road reserve. Any drainage works within the road reserve proposed to provide a Legal Point of Discharge must also be shown in construction plans.
23	9 Victoria St Development: The south elevation indicates a 1.4m wide footpath will be created along the west side of the development. Level 1 and level 2 will protrude 0.4m over the property line. This will allow rain from the façade to drip on pedestrians walking below.	Provide a mechanism to prevent rainwater from level 1 and level 2 building façade from dripping on pedestrians.
24	Council's GIS indicates the ROW adjoining the west side of 9 Victoria St is 4.5m wide. This indicates that the west boundary of the property is at the edge of the bluestone ROW and that the proposed concrete footpath along the west property line is within 9 Victoria St.	Clarify if the proposed footpath along the west boundary of the development is and will remain part of the development.
25	Property Drainage for 9 Victoria St, Fitzroy.	Clarify how the proposed town houses at this site will drain to the Legal Point of Discharge in the Stormwater Management Plan. The applicant must apply for a Legal point of Discharge and specify how stormwater from the site will discharge to the nominated Legal Point of discharge
26	The existing concrete pavement along the west side of 9 Victoria Street is breaking up and bluestone pitchers in the lane abutting the concrete have moved. Construction vehicles will cause further damage to the ROW.	On completion of the building works any failures in the ROW must be reinstated to the satisfaction of Council.

Table 2 - Engineering Conditions

Condition related to…	Engineering condition
VC: *Reinstatement*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority.

Condition related to…	Engineering condition
Public lighting: *Design*	Before the use and/or development commences, or by such later date as approved in writing by the Responsible Authority, a Public Lighting Plan must be submitted to and approved by Council's Civil Engineering Department. When approved, the Public Lighting Plan will be endorsed and will form part of this permit. The Public Lighting Plan must be designed: (a) address lighting along (Victoria Lane) along the property's frontage and the entrance to the approved building. (b) to comply with uniformity, access and maintenance requirements as per standard AS1158.3.1; (c) to control light spillage in accordance with the requirements of AS 4282 – 2019," *Control of the obtrusive effects of outdoor lighting*"; *and* (d) to the satisfaction of the Responsible Authority.
Public Lighting: *Section 173*	Before the use and/or development commences, or by such later date as approved in writing by the Responsible Authority, for any Public Lighting asset required to be affixed to a private property, the owner must enter into a Section 173- Agreement with Council for the servicing and maintenance of such assets.
Public lighting: *Construction*	The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority.
Public lighting: *Temporary lighting*	Before any existing public lighting is removed a temporary lighting plan to the satisfaction of the Responsible Authority must be submitted and approved by Council's Civil Engineering Department. The temporary lighting plan is to be installed at the permit holder's cost and must remain operational until a new permanent lighting scheme is installed and operational to the satisfaction of the Responsible Authority.

Condition related to…	Engineering condition
Public Realm: *Footpath specific*	Before the building/s is/are occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Victoria St frontage/s must be reconstructed in asphalt: (a) at the permit holder's cost; (b) *to meet the DDA requirements cross fall of 1 in 40 for asphalt; and* (c) to the satisfaction of the Responsible Authority(s). NOTE: Any changes to the levels required to meet item (b) above must be made inside the Title Boundary. The applicant must not propose to alter any existing levels within the public realm without written approval from Council.
Public Realm: *Kerb & channel specific*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, the kerb and channel along the property's Victoria St frontage/s must be reconstructed: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority(s).
Public Realm: *Functional layout plan* *[High level details]*	Concurrent with the submission of Condition 1 plans, or by such later date as approved in writing by the Responsible Authority, a Public Realm Plan of all public realm improvements associated with the development must be prepared, submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following: (a) Existing conditions (including all assets- road, footpath, drainage, lighting poles, trees, street furniture, parking signs, traffic signs etc.) along all frontages (b) Proposed conditions (including any new assets) along all frontages (c) Stormwater Management Plan (d) at the permit holder's cost; *and* (e) to the satisfaction of the Responsible Authority.
Public Realm:	Before the development commences (excluding site preparations, demolition and bulk excavation), or by such later date as approved in writing by the Responsible Authority,

Condition related to…	Engineering condition
Detailed design plans	detailed design drawings of the works approved under the Public Realm Plan (as required by Condition XX) addressing all road infrastructure works (including soft/hard landscaping), must be submitted to and approved by Council's Civil Engineering Department. Once approved, the detailed design drawings will be endorsed and will then form part of the permit.
Public Realm: Construction & handover	Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition XX) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

Condition related to…	Engineering condition
Reinstatement of damages caused during development works	Within 2 months of the completion or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated: (a) In accordance with Yarra Standard Drawings | Yarra City Council (b) at the permit holder's cost; and (c) To the satisfaction of the Responsible Authority.

Strategic Planning
Formal Referral Response

Application Information:

Referral Officer:	Madeline Riseborough
Officer:	Joe Byrne
Council Reference:	PPE25/0776
Address:	9 Victoria St, Fitzroy VIC 3065
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view the referral memo.
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 Draft Schedule 35 to the Design and Development Overlay (DDO35). 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:	Amendment C270yara – Fitzroy & Collingwood Interim Built Form Controls Stage 1 (Approved) Amendment C271yara – Fitzroy & Collingwood Built Form Controls (Exhibited)
Amendment status:	Amendment C270yara Interim DDO35 – Johnston Street south and Victoria Street was first introduced into the Yarra Planning Scheme when it was gazetted on 27 August 2021 via Amendment C270yara. The latest amendment, C332yara, gazetted on 25 June 2025, extends the interim controls until 30 June 2026, while permanent controls are being considered. Amendment C271yara Draft DDO35 – Johnston Street south and Victoria Street was exhibited from 18 November 2024 to 24 February 2025. Council has considered all submissions at a Council Meeting in October 2025 and resolved to seek consent to refer the amendment to a Standing Advisory Committee.
Existing and proposed controls:	Mixed Use Zone (MUZ) Development Contributions Plan Overlay (DCPO) Environmental Audit Overlay (EAO) Heritage Overlay Schedule 334 – South Fitzroy Precinct (HO334)
Subject Site Plan:	Click here to view the subject site plan.

Strategic Planning Comments and Recommendations:

Summary of Strategic Planning comments and recommendations:

Strategic Planning has assessed the planning application (PPE25/0776) and has concluded that it does not meet the requirements of the proposed draft DDO35.

The proposed application is not supported in its current form, and no permit should be granted.

The building height is excessive and does not respond to the surrounding character along the north side of Victoria Street, or to the low-rise built form along the south side of Victoria Street, as identified in DDO35 and the associated *Johnston Street Built Form Framework (Hansen Partnership, June 2019)*.

Significantly, the application disregards the previous comments from the Strategic Planning officers that the buildings are of heritage significance and proposes the demolition of a number of building facades. The proposal incorrectly states that the Council has agreed that the facades dating from 1903 to the 1970s are not of heritage significance.

The application fails to meet almost all of the design objectives in the draft Amendment, including but not limited to:

> *"To ensure development responds to the heritage character and varied streetscape by supporting:*
> - *a mid-rise character (ranging from 3 to 8 storeys) behind a consistent street wall along Victoria Street."*
>
> *"To retain the prominence and integrity of corner heritage buildings, particularly the former Avon Butter Factory and heritage warehouse buildings on Victoria Street."*
>
> *"To ensure development respects the heritage street wall and buildings through recessive upper levels and façade composition and articulation that complement:*
> - *the heritage warehouse streetscape of Victoria Street."*

The proposed application is not supported in its current form, and no permit should be granted.

Please note that for this assessment, 9 Victoria Street, Fitzroy, is identified as Site A and 25-37 Victoria Street, Fitzroy, is identified as Site B.

Requirements	Draft DDO35	PPE25/0776	Compliance with Draft DDO35
Street wall height	**Site A** Victoria Street: New 3-storey streetwall / 11.2m (mandatory) North: New 4-storey streetwall / 14.4m (mandatory) West: New 3-storey streetwall / 11.2m (mandatory) **Site B** Victoria Street: Retain heritage streetwall (mandatory) North: New 4-storey streetwall / 14.4m (mandatory) See the relevant requirements outlined below in the **Street wall height requirements**	**Site A** Victoria Street: 4-storeys / 12.58m North: 3-storeys / 11.07m West: 3-storeys / 9.98m **Site B** Victoria Street: 4-storey / 14.7m and demolition of most of the heritage street wall. North: 4 storey / 14.8m See the relevant requirements outlined below in the **Street wall height requirements**	The proposed street wall heights of Site A and Site B do not comply with the requirements of draft DDO35. **Recommendation:** Reduce the street wall height along Victoria Street for Site A and retain the heritage street wall for Site B.
Front setback	No front or side street setback, unless an immediately adjoining heritage building is set back from the street (preferred). See relevant requirements outlined below in **Front setback requirements.**	No front setback is proposed, and the existing and immediately adjoining heritage building has no setback from the street. See relevant requirements outlined below in **Front setback requirements.**	The proposed front setbacks of both Site A and Site B comply with the requirements of draft DDO35. **Recommendation:** *No change recommended.*
Upper-level setback	**Site A** Victoria Street: 6m (mandatory) North:	**Site A** Victoria Street: 0m (no upper level above the streetwall) North:	The proposed upper-level setbacks for Site A and Site B do not comply with the requirements in draft DOO35. **Recommendation:**

	6m (preferred) West: 6m (preferred) **Site B** Victoria Street: 6m (mandatory) North: 6m (preferred) See relevant requirements outlined below in **Front setback requirements** The proposed front setbacks of both Site A and Site B comply with the requirements of draft DDO35. The application does not propose front setbacks to Victoria Street, as per the requirements in draft DDO35. **Recommendation:** *No changes recommended.* Upper-level setback requirements.	3.2m West: 0m (no upper level above the streetwall) **Site B** Victoria Street: 5.9m North: 4.9m (from rear laneway) See relevant requirements outlined below in **Front setback requirements** The proposed front setbacks of both Site A and Site B comply with the requirements of draft DDO35. The application does not propose front setbacks to Victoria Street, as per the requirements in draft DDO35. **Recommendation:** *No changes recommended.* Upper-level setback requirements.	Increase the upper-level setbacks to the north of both sites to comply with the requirements in draft DDO35.
Building height	**Site A** 6-storeys / 20.8 (mandatory). **Site B** 6-storeys / 20.8 (mandatory).	**Site A** 4-storeys / 12.58m **Site B** 10-storeys / 32.5m	**Site A** The proposed building height of Site A complies with the requirements of draft DDO35. **Site B**

	See the relevant requirements outlined below in Error! Reference source not found..	See the relevant requirements outlined below in Error! Reference source not found..	The proposed building height of Site B does not comply with the requirements of draft DDO35. The height exceeds the preferred height by approximately 4 storeys (12m) and does not meet other building height requirements. **Recommendation:** Reduce the building height of Site B to comply with DDO35.
Interface	See the relevant requirements outlined below in the **Overshadowing and** solar access requirements.	See the relevant requirements outlined below in the **Overshadowing and** solar access requirements.	The proposed interfaces of Site A and Site B comply with the requirements of draft DDO35.
Overshadowing and solar access	See the relevant requirements outlined below in **Overshadowing and solar access requirements.**	See the relevant requirements outlined below in **Overshadowing and solar access requirements.**	The proposed overshadowing and solar access of Site A and Site B comply with the requirements of draft DDO35.
Building separation and amenity	For buildings up to 27m: • A 4.5m setback applies where habitable proposed. • A 3m setback applies where non-habitable proposed. For buildings over 27m, a 6m setback applies to work over 27m in height. See the relevant requirements outlined below in **Overshadowing and solar access requirements.**	**Site A** East: No side setback proposed from the common boundary, with no window proposed. **Site B** East: 2.3m from the common boundary with 5.6m above 27m. West: 2.3m from the common boundary with 5.6m above 27m.	**Site A** The building separation and amenity of Site A comply with the requirements of draft DDO35. **Site B** The separation and amenity of Site B do not comply with the requirements of draft DDO35. **Recommendation:** Increase the building separations to both the east and west of Site B.

		See the relevant requirements outlined below in **Overshadowing and solar access requirements.**	
Other design	See the relevant requirements outlined below in **other design requirements.**	See the relevant requirements outlined below in **other design requirements.**	The proposed application does not comply with the other design requirements of draft DDO35.
Access, parking and loading bay	See the relevant requirements outlined below in **access, parking and loading bay requirements.**	See the relevant requirements outlined below in **access, parking and loading bay requirements.**	The proposed application generally complies with the access, parking and loading bay requirements of draft DDO35.

Strategic Planning full comments:

Street wall height requirements

The proposed street wall height does not comply with the requirements of Draft DDO35.

Draft DDO35 requires the street wall for 25 – 37 Victoria Street, Fitzroy, to be retained as it is heritage fabric. The application, however, proposes to demolish roughly 2/3rds of this streetwall, utilising the justification that it is not of heritage significance.

The building has been identified within the City of Yarra Database of Heritage Significant Areas, and the associated statement of significance includes important information regarding the nature of change for these former industrial buildings.

The former Acme Shirt Factory (part) and Universal Theatre site (part) is identified as having fair integrity, and the heritage significance of this building has been discussed in previous instances and continues to be identified as of heritage significance. Strategic Planning also notes that the Planning Report incorrectly identifies that the Council has agreed that the eastern part of the site is not of heritage significance. Officers note that through response submission to Amendment C271yara exhibition, it was confirmed that officers did not see justification provided to alter the control to retain the heritage street wall, as the street wall is of significance.

Recommendation:
Retain the heritage street wall as per the requirements in draft DDO35.

Front setback requirements

The proposed front setbacks of both Site A and Site B comply with the requirements of draft DDO35.

The application does not propose front setbacks to Victoria Street, as per the requirements in draft DDO35.

Recommendation:
No changes recommended.

Upper-level setback requirements

The proposed upper-level setbacks for Site A and Site B do not comply with the requirements in draft DOO35.

Draft DDO35 requires a mandatory upper-level setback of 6m to Victoria Street and a preferred 6m to other streets.

The application complies with these setbacks to Victoria Street and the western lane of Site A; however, the application has a 3.2m and 4.9m upper-level setback to Site A and Site B, respectively.

Given the proposed significant height of the development, in conjunction with the inadequate upper-level setback, the building mass and bulk are inappropriate on the site.

Recommendation:
Increase the upper-level setbacks to the north of both sites to comply with the requirements in draft DDO35.

Building height requirements

Site A
The proposed building height of Site A complies with the requirements of draft DDO35.

Draft DDO45 requires a mandatory maximum building height of 6-storeys / 20.8m for Site A.

The application proposes a maximum building height of 4-storeys / 12.58m for Site A.

Given the size of this site, Strategic Planning considers this an acceptable and appropriate height for the subject site.

Site B
The proposed building height of Site B does not comply with the requirements of draft DDO35.

Draft DDO45 requires a mandatory maximum building height of 6-storeys / 20.8m for Site B.

The application proposes a maximum building height of 10-storeys / 32.5m. This height exceeds the preferred height by approximately 4 storeys (12m) and does not meet other building height requirements.

The proposed height is excessive and an overdevelopment of the site, ignoring the existing heritage nature and streetscape of the adjacent and adjoining buildings.

Recommendation:

Reduce the building height of Site B to comply with DDO35.

Interface requirements

The proposed interfaces of Site A and Site B comply with the requirements of draft DDO35.

The rear interface of both Site A and Site B is to a laneway, and the DDO proposes street wall heights and upper-level setbacks to address this street.

Therefore, the interface requirements do not apply to this application and have not been assessed.

Recommendation:

No changes recommended.

Overshadowing and solar access requirements

The proposed overshadowing and solar access of Site A and Site B comply with the requirements of draft DDO35.

Draft DDO35 requires new development not overshadow the opposite path of Victoria Street or any kerb outstands between 10 am and 2 pm on 22 September.

The proposal does not overshadow the opposite path of Victoria Street or any kerb outstands between 10 am and 2 pm on 22 September.

Recommendation:

No changes recommended.

Building separation and amenity requirements

The building separation and amenity of Site A comply with the requirements of draft DDO35.

Draft DDO35 requires a 4.5m setback applies where habitable proposed and a 3m setback applies where non-habitable proposed for buildings up to 27m, and a 6m setback applies where over 27m in height.

The proposal has no setback above the upper levels proposed from the common boundary on the eastern common boundary of Site A where a blank wall is proposed.

The proposal only has a 2.3m setback above upper levels on the eastern and western common boundaries of Site B. Whilst the DDO calls for a maximum height of 20.8m, the development proposes development above 27m, however only provides a 5.6m setback above this height.

Recommendation:

Increase the building separations to both the east and west of Site B.

Other design requirements

The proposed application does not comply with the other design requirements of draft DDO35.

Draft DDO35 includes a number of other design requirements for new development to consider.

There are several building layout requirements that the proposal does not meet sufficiently, in particular, it is not designed to accommodate commercial at ground level, and the back-of-house facilities are not accessible from the office use.

The proposal does not incorporate heights that allow for commercial activity at the ground floor despite heritage constraints and does not reduce the shop front width.

There are some façade design requirements that the proposal complies with adequately; in particular, it achieves active frontages and avoids blank walls.

There are a number of projections proposed that should be removed to not overhang roads and laneways – these are discussed earlier in this assessment.

Strategic Planning defers in-depth and final analysis on the design response to the relevant referral response team.

Recommendation:

Consider the potential commercial use and movement at the ground floor level.

Access, parking and loading bay requirements

The proposed application complies with the access, parking and loading bay requirements of draft DDO35.

Draft DDO35 includes a number of access, parking and loading bay requirements for new development to consider.

There are some access, parking and loading area requirements that the proposal complies with sufficiently. In particular, there is distinguishable residential and commercial access, and vehicle access is off Victoria Street and via the rear laneway.

The bicycle parking is located in Basement 1, which is generally not supported and preferably located at ground floor for accessibility and usage of the end-of-trip facilities.

Strategic Planning defers in-depth and final analysis on the access, parking and loading bay requirements to the relevant referral response team.

Recommendation:

Consider the relationship between the bike parking and end-of-trip facilities.

Strategic Planner: Madeline Riseborough
Date: 16 December 2025

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Joe Byrne
Council Reference:	PPE25/0776
Address:	9 Victoria St, Fitzroy VIC 3065
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D25/472717: IREF25/01807 - 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 9 and 25 – 37 Victoria St, Fitzroy authored by TTM Consulting and dated 13/5/25 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 will provide 1x 80 litre rubbish 1 x 240 litre recycling 1 x 80 litre glass and 1 x 120 litre Fogo bin for each of the proposed townhouses. Please update plan and remove conflicting advice re shared bins for this part of the development.
2. Please provide the footprint of proposed bins and the size of the bin storage areas in M^2 this info is required for assessing if enough space is allocated to form an effective waste system.
3. The details for management of e-waste must be defined; e-waste cannot be disposed of in waste bins
4. Should council collection be approved for the 3 townhouses they will also be eligible for council hard waste collections. This should be clearly stated in the WMP so as not to confuse with the other residential component or commercial premises which will require private HW collection as required.

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:16/12/2025

Strategic Transport Formal Referral Response

Application Information:

Referral Officer:	Philip Mallis
Officer:	John Theodosakis
Council Reference:	PPE25/0776
Address:	9 and 25 – 37 Victoria St, Fitzroy VIC 3065
Proposal:	**DTP - Notice of Application**
Comments Sought:	Comments on the application from a Strategic Transport perspective are requested on the following: • Access and Safety • Bicycle Parking Provision • Adequacy of car parking / bicycle parking spaces provided (and waiver/reduction sought) • Design and location of car parking / bicycle parking spaces and facilities • Electric vehicles / share cars / other relevant topics • Green Travel Plan • Impact on Yarra's key bicycle corridors • Impact on Yarra's bicycle lanes • City Works
Disclaimer:	Council's Strategic Transport unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	No - First Referral

Comments

Access and Safety

25 – 37 Victoria Street

No issues identified.

9 Victoria Street

No issues identified.

Bicycle Parking Provision

Statutory Requirement (25 – 37 Victoria Street)

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

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
25 – 37 Victoria Street				
Dwellings	57 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	11 resident spaces	70 resident spaces
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	6 visitor spaces.	12 visitor spaces
Office (other than specified in the table)	257 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	0 employee spaces	2 employee spaces
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	0 visitor spaces.	0 visitor spaces
Bicycle Parking Spaces Total			**11 resident spaces**	**72 resident / employee spaces**
			6 visitor spaces	**12 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**0 showers / change rooms**	**0 showers / change rooms**

The development provides a total of 61 additional resident/employee spaces and 6 additional visitor spaces above the requirements of the Scheme.

Statutory Requirement (9 Victoria Street)
Under the provisions of Clause 52.34-3 of the Yarra Planning Scheme, there are no applicable bicycle parking standards for the land use at 9 Victoria Street. Therefore, there are no bicycle parking requirements associated with the proposal.

Adequacy of visitor spaces

Number of spaces (25 – 37 Victoria Street)

The provision of 12 visitor spaces is adequate for the following reasons:

- The proposal provides 6 more visitor spaces than the requirements of the planning scheme. **(adequate)**
- Pursuant to Clause 15.01-02 of the Planning Scheme, bicycle parking provision is to be provided in line with CASBE requirements. CASBE requirements for the development are as follows:
    - *For residential developments:* 1 visitor space per 4 dwellings, equating to a total of 14 visitor bicycle spaces.

- *For non-residential developments:* 1 visitor space per 500sqm of area. Given a total non-residential floor area of 257sqm, this equates to a total requirement of 1 visitor space.

The above results in a total requirement of 15 visitor spaces. The provision of 12 visitor spaces does not meet this requirement. Additionally, the 12 visitor spaces proposed are existing horizontal bicycle rails on Victoria Street and not additional spaces provided as part of the development.

However, there are also 5 more existing horizontal bicycle rails, providing 10 bicycle parking spaces, located adjacent to the identified 12 spaces on Victoria Street. Therefore, there are a total of 22 existing bicycle parking spaces located on Victoria Street at the development frontage which can be used by visitors to the development. **(adequate)**

Design and location of visitor spaces (25 – 37 Victoria Street)

The design of the visitor spaces is adequate for the following reasons:

- In accordance with AS2890.3, all visitor bicycle parking is required to be in an external area easily accessible to the public. All visitor bicycle parking is provided in an external easily accessible area. **(adequate)**
- Pursuant to Clause 52.34-5, all visitor spaces are to be provided at a bicycle rail. All visitor bicycle parking is provided as horizontal rails. **(adequate)**

Number of spaces (9 Victoria Street)

The provision of 0 visitor spaces is inadequate for the following reasons:

- There are no planning scheme requirements which apply to the proposed development at 9 Victoria Street. **(adequate)**
- Pursuant to Clause 15.01-02 of the Planning Scheme, bicycle parking provision is to be provided in line with CASBE requirements. CASBE requirements for the development are as follows:
  - *For residential developments:* 1 visitor space per 4 dwellings, equating to a total of 1 visitor bicycle spaces.

The above results in a total requirement of 1 visitor space. The provision of 0 visitor spaces does not meet this requirement. **(inadequate)**

Design and location of visitor spaces (9 Victoria Street)

No visitor spaces are provided.

Adequacy of resident/employee spaces

Number of spaces (25 – 37 Victoria Street)

The provision of 72 resident/employee spaces is adequate for the following reasons:

- The proposal provides 61 additional resident/employee spaces over the requirements of the planning scheme. **(adequate)**
- Pursuant to Clause 15.01-02 of the Planning Scheme, bicycle parking provision is to be provided in line with CASBE requirements. CASBE requirements for the development are as follows:
  - *For residential developments:* 1 resident space per dwelling, equating to a total of 57 resident bicycle spaces.

- *For office developments:* 1 employee space per 100sqm of net leasable office area. Given a total net leasable office floor area of 257sqm, this equates to a total requirement of 3 employee spaces.

The above results in a total requirement of 60 resident/employee spaces. The provision of 72 resident/employee spaces therefore exceeds the requirements. **(adequate)**

Design and location of resident/employee spaces (25 – 37 Victoria Street)

Employee and resident spaces are inadequately located and designed for the following reasons:

- In accordance with AS2890.3, more than 20% of resident/employee spaces should be provided as floor level, horizontal spaces. Based on the provided plans, 13 horizontal rails, 47 vertical spaces, and 6 two-tier racks (12 spaces) are provided, with the lower tier qualifying as horizontal floor-level spaces. This represents approximately 26% of the total provision of bicycle spaces, which would satisfy the standard. **(adequate)**
- The access path widths of 1,600mm and 1,800mm on the ground floor exceed the minimum requirements of AS2890.3. **(adequate)**
- The gradient of the ramp from Victoria Street meets the requirements of AS2890.3. **(adequate)**
- Lift dimensions are not identified on the architectural plans. Dimensions must be shown on the architectural plans to confirm the lifts are suitable to accommodate bicycles. **(inadequate)**
- The architectural plans are missing the spacing dimensions between bicycle racks which are required for assessment. This information must be clearly shown in accordance with AS2890.3 and Clause 52.34 of the Planning Scheme. **(inadequate)**
- Pursuant to Clause 52.34 of the Planning Scheme, all resident and employee parking must be provided by bicycle locker or within a lockable compound. None of the bicycle parking areas across both basement levels are provided within secure compounds or by bicycle lockers. **(inadequate)**

Number of spaces (9 Victoria Street)

The provision of 3 resident spaces is adequate for the following reasons:

- There are no planning scheme requirements which apply to the proposed development at 9 Victoria Street. **(adequate)**
- Pursuant to Clause 15.01-02 of the Planning Scheme, bicycle parking provision is to be provided in line with CASBE requirements. CASBE requirements for the development are as follows:
  - *For residential developments:* 1 resident space per dwelling, equating to a total of 3 resident bicycle spaces.

The above results in a total requirement of 3 resident spaces. The provision of 3 resident spaces therefore meets the requirements. **(adequate)**

Design and location of resident spaces (9 Victoria Street)

Resident spaces are inadequately located and designed for the following reasons:

- The resident spaces are provided by storage cabinets within each dwellings garage area. The storage cabinet dimensions meet the AS2890.3 requirements and are in a secure, lockable area easily accessed by the residents. **(adequate)**

Electric vehicles

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). Whilst it is acceptable no EV charging points are installed during construction, to allow for easy future expanded provision for electric vehicle charging, all car parking areas should be electrically wired to be 'EV ready'. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose.

The architectural plans indicate that all car parking spaces at both Basement levels of 25 – 37 Victoria Street are 'EV Ready'. **(adequate)**

Green Travel Plan

25 – 37 Victoria Street

Most required information regarding travel options is provided within the Traffic Impact Assessment, however no Green Travel Plan (GTP) has been provided. Given the development has more than 10 residential dwellings, pursuant to Clause 15.01-2L-01 of the Planning Scheme a GTP must be provided. **(inadequate)**

9 Victoria Street

Given the development has less than 10 residential dwellings, no GTP is required. **(adequate)**

Yarra's key bicycle corridors

The site is located approximately 80 metres south of the C2 strategic cycling corridor on Johnston Street, and less than 300 metres to the east of the C1 strategic cycling corridor on Canning Street.

Yarra's Bicycle Lanes

From the aerial imagery review, it was identified that bike lane stencils are provided on Brunswick Street to the east. At the site frontage with Victoria Street there are multiple bicycle parking rails on the northern side of the carriageway.

Recommendations

The following should be shown on the plans before endorsement:

1. Provide 1 visitor bicycle space for the development at 9 Victoria Street in accordance with CASBE requirements.
2. Provide all employee and resident bicycle parking spaces within a secure, lockable compound or by bicycle locker.
3. Provide all relevant resident/employee space design details and features on architectural plans, as per AS2890.3 and the City of Yarra Planning Scheme.
4. Identify lift dimensions on the architectural plans to confirm they are capable of accommodating bicycles.
5. Provide a Green Travel Plan for 25 – 37 Victoria Street.

Sustainable Transport Planner (Strategic Transport Unit): Philip Mallis
Date: 12 December 2025

Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.dtp.vic.gov.au

Ref: PA2503919

Yarra City Council
planningadmin@yarracity.vic.gov.au

To whom it may concern,

NOTICE OF APPLICATION FOR PLANNING PERMITPA2503919
9 & 25-37 VICTORIA STREET FITZROY VIC 3065

I refer to the above matter submitted to the Minister for Planning on 5/09/2025 which you have been previously notified of on 16/09/2025

A further information response has been received and I am advising you of the application under section 52(1)(b) of the *Planning and Environment Act 1987*. Please find Form 2 appended to this letter, which sets out the details of the application and advises that the responsible authority will not decide on the application before **12 December 2025** that is 14 days from date of this letter.

Please find attached a copy of the application form, a set of plans and supporting documentation.

If you have any questions, please contact me on 03 7040 6002 or email terri.speirs@transport.vic.gov.au.

Yours sincerely

Terri Speirs
Senior Planner, Development Assessment

16/09/2025

Encl.

- Form 2 – Notice of an Application for a Planning Permit

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to foi@transport.vic.gov.au or FOI Unit, Department of Transport and Planning, GPO Box 2392, Melbourne, Victoria 3001.

VICTORIA State Government

Planning and Environment Act Regulations 2015 (Form 2, section 52(1))

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:	**9 & 25-37 VICTORIA STREET FITZROY VIC 3065**
The application is for a permit to:	Partial demolition of a heritage building and construction of a multi-storey, mixed use apartment building which includes the use of the land for an office and a reduction of car parking requirements (25-37 Victoria Street) as well as the construction of three, four-storey townhouses (9 Victoria Street, Fitzroy). *Note: This is a summary. Full details of the proposal are contained within the application documentation*
The applicant for the permit is:	**21 Victoria St Pty Ltd c/- Tract Consultants**
The application reference number is:	**PA2503919**
You may look at the application and any documents that support the application at the office of the Responsible Authority.	Minister for Planning c/- Department of Transport and Planning • 1 Spring Street, Melbourne VIC 3001 • Online at https://www.planning.vic.gov.au/permits-and-applications/ministerial-permits/browse-ministerial-permits

A permit is required under the following clauses of the planning scheme:

Planning scheme clause	**Matter for which a permit is required**
32.04-2	Use the land for an office with a gross floor area greater than 250sqm
32.04-7	Construct two or more dwellings on a lot
32.04-10	Construct a building or construct or carry out works for a Section 2 use (office)
43.01-1	Demolish or remove a building
43.01-1	Construct a building or construct or carry out works
43.01-1	Externally alter a building in any way
52.06-3	Reduce the car parking requirement

To view applications and supporting documents in person, please phone Terri Speirs on 03 7040 6002 or email terri.speirs@transport.vic.gov.au to make an appointment to view the plans. This can be done during office hours and is free of charge. The plans may also be viewed online at https://www.planning.vic.gov.au/permits-and-applications/ministerial-permits/browse-ministerial-permits.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority by email to development.assessment@transport.vic.gov.au or by post to Minister for Planning, C/- Department of Transport and Planning, GPO Box 2392, Melbourne VIC 3001.

An objection must:

- **be made to the Responsible Authority in writing,**
- **include the reasons for the objection, and**
- **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The responsible authority will not decide on the application before:	**12 December 2025**

If you object, the responsible authority will tell you its decision.

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Traffic Engineering

Proposed Mixed-Use Development

21-43 Victoria Street, Fitzroy

Traffic Impact Assessment



1 Introduction

Colliers International Engineering & Design (TTMC) Pty Limited has been requested by the Applicant to provide a traffic impact assessment for the proposed mixed-use development at 21-43 Victoria Street, Fitzroy.

The following report addresses the traffic and parking implications of the proposal, including:

- The adequacy of the car parking provision.
- The likely traffic and parking impacts on the existing road network.
- The suitability of the site access and car parking layout.

The report concludes that the proposal is appropriate from a traffic engineering perspective.

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Disclaimer

This report has been prepared by Colliers for the exclusive use of the client for the specific purpose stated within. The findings, conclusions, and recommendations presented in this report are based on the information available, assumptions made, and methodologies applied at the time of analysis.

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Record

No.	Author	Reviewed/Approved	Description	Date
1.	A. Sahin	D. Hancox	Original Issue	31/10/2025

© 2025 – Colliers International Engineering & Design (TTMC) Pty Ltd
88 Langridge Street, Collingwood, VIC, 3066
ABN 65 010 868 621

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2 Existing Conditions

2.1 The Site

The site at 21-43 Victoria Street, Fitzroy has approximately 1,505 square metres of land area with approximately 55.8 metres frontage to Victoria Street and Right of Way (ROW) respectively. The figure below shows the location of the site and the surrounding road network.

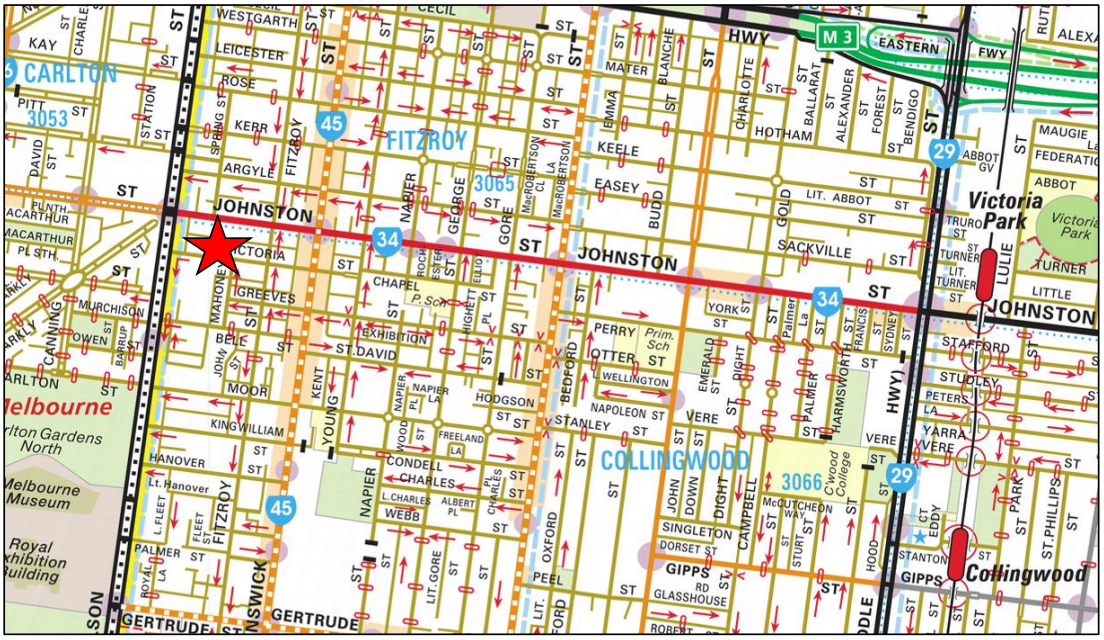

Figure 1: Site Locality Plan (Source: Melways Online, 2025)

The site is within the Mixed-Use Zone (MUZ) and is subject to Heritage Overlay (HO334) under the Yarra Planning Scheme. The site is located within the Principal Public Transport Network (PPTN).

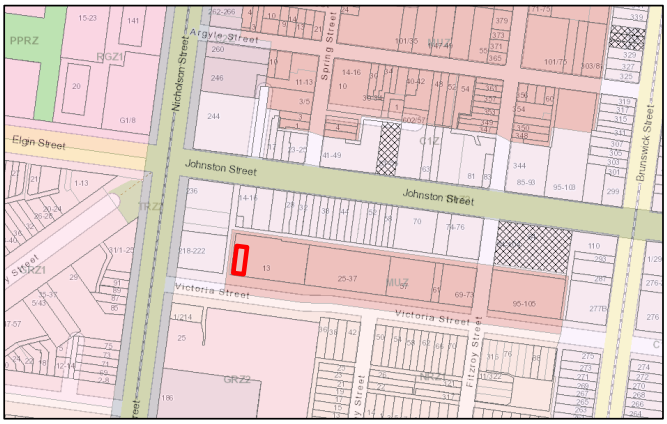

Figure 2: Planning Zone of Site (Source: VicPlan, 2025)

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The site is currently occupied as an educational facility. The following figure shows an aerial view of the existing site conditions.



Figure 3: Aerial View of Site (Source: Nearmap, October 2025)

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2.2 Road Network

Victoria Street is a local road featuring a single two-lane, two-way carriageway with an approximate width of 18.9 metres. It includes pedestrian footpaths and a combination of kerbside, 45-degree, and 90-degree parking on both sides of the road reserve. The posted speed limit in built-up areas is 40 km/h. The figures below show the road configuration along the site frontage.



Figure 4: Victoria Street Facing East (Site on LHS) (Source: Google Maps, December 2018)

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Figure 5: Victoria Street Facing West (Site on RHS) (Source: Google Maps, December 2018)

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The **Right of Way (ROW)** along the northern boundary of the site provides access to a private car space for the residential dwellings and businesses along Johnston Street and Victoria Street. The Right of Way can be accessed via Fitzroy Street, Johnston Street and Victoria Street. The width of the accessway is approximately 5.5 metres. Figures 6 and 7 shows the configuration of the Right of Way proximate to the site.



Figure 6: ROW Facing East (Site on RHS) (Source: Google Maps, July 2019)



Figure 7: ROW Facing West (Site on LHS) (Source: Google Maps, July 2019)

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2.3 Public Transport Network

The following table and figure shows the public transport services nearest to the site.

Table 1: Nearby Public Transport

Mode	Route		Stop / Station	Distance to Stop / Station
Tram	#96	East Brunswick – St Kilda Beach	Johnston St – Stop 13	170m
	#11	West Preston – Victoria Harbour Docklands	Johnston St/Brunswick St	220m
Bus	#200	City - Bulleen	Nicholson St/Elgin St	230m
	#202	Yarra Bend – Melbourne University		
	#207	Doncaster Shopping Centre – City (Queen St)		

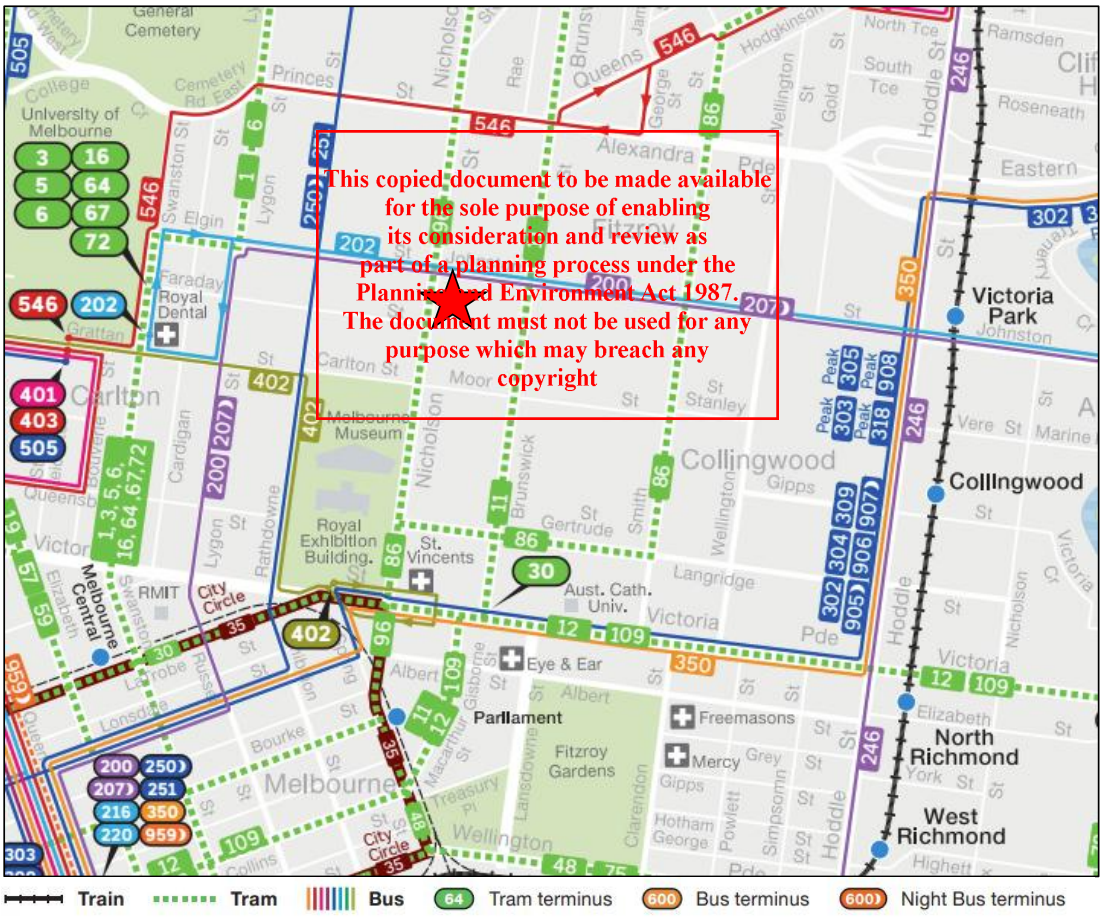

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Figure 8: Public Transport Map (Source: Public Transport Victoria, November 2024)

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2.4 Nearby Bicycle Routes

The site is proximate to formal bicycle routes as shown in the following figure. Most of the local roads in the site locality would be suitable for cyclists.

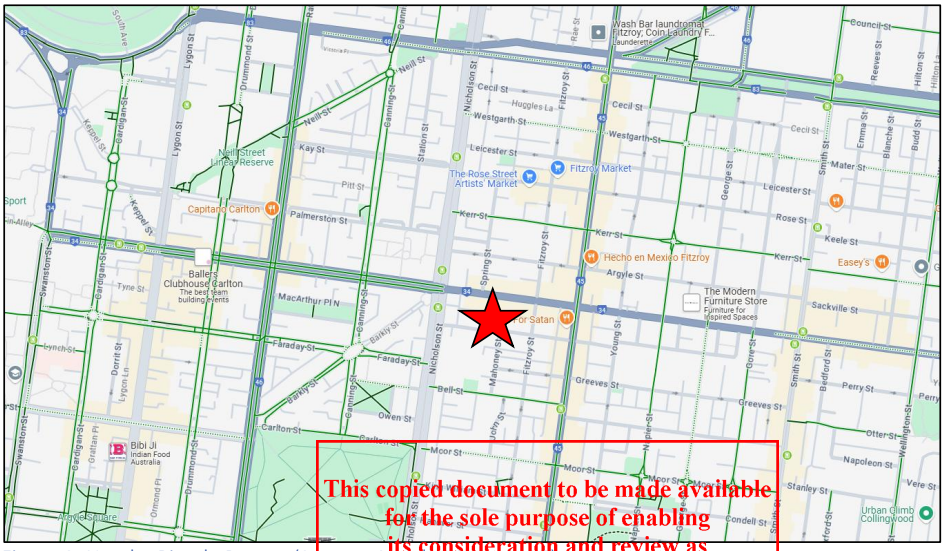

Figure 9: Nearby Bicycle Routes (Source: Google Maps, 2025)

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The following figure shows the popular bicycle routes for cycling based on the data shared by the Strava Community. The Strava Global Heatmap visualises the intensity of activity based on aggregated data from Strava users.

The heatmap uses colours to indicate the intensity of activity in a particular area. Areas with higher activity levels appear as brighter or more intense colours while areas with lower activity levels appear as darker colours.



Figure 10: Nearby Bicycle Routes (Source: Strava, 2025)

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2.5 Nearby Amenities

The Walk Score application offers a metric for evaluating the walkability of a location, assessing its proximity to various amenities. According to the application's assessment the property located at 21-43 Victoria Street, Fitzroy is assigned a Walk Score of 99 out of 100, categorising it as a "Walker's Paradise" stating "Daily errands do not require a car". The site also has a transit score of 100 out of 100 which is described as "Rider's Paradise" stating "World-class public transportation".

Nearby amenities include supermarkets, medical centres, schools, universities as well as numerous retailers, banks, gyms and food and drink establishments on Johnston Street and Brunswick Street. The following figure illustrates the range of amenities within close proximity to the site.

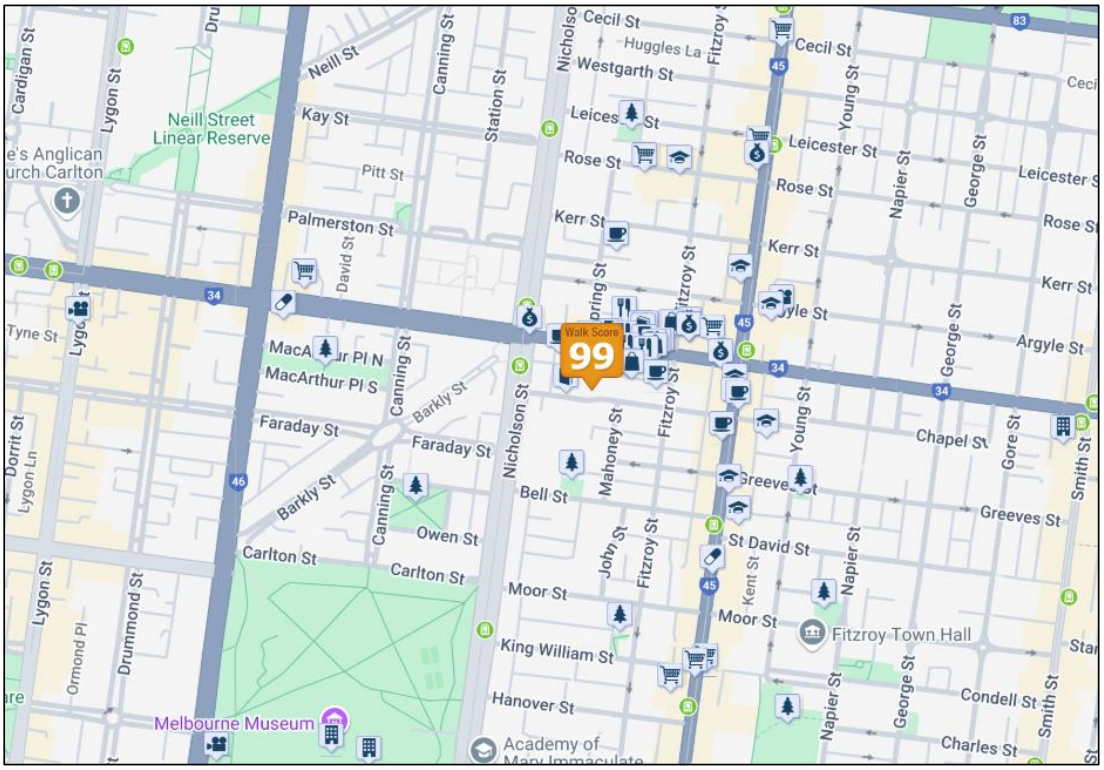

Figure 11: Nearby Amenities (Source: Walk Score, 2025)

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2.6 Car Sharing Services

Car sharing services such as GoGet have been operating within the City of Yarra which provide cars on demand for hire either by the hour or by the day without the hassle of seeking a car parking space.

It is convenient for residents living in an area where other modes of transport such as walking, cycling and buses are available making it a cost-effective and sustainable transport option.

The figure below shows the location of the cars for hire within proximity to the site.

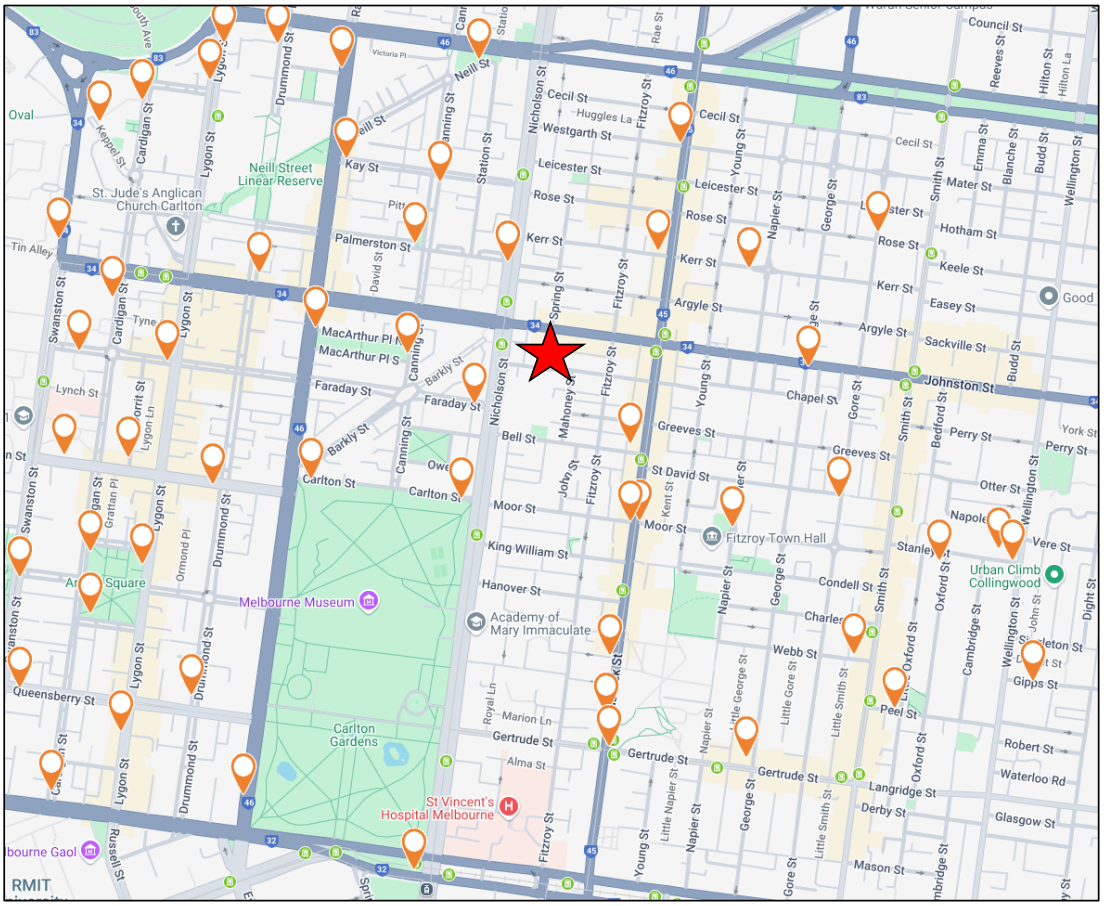

Figure 12: GoGet Car Share Locations (Source: GoGet, 2025)

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3 The Proposal

The Applicant is proposing a mixed-use development upon the subject land which includes the following inventory and uses.

Table 2: Development Summary

Item	Inventory
Residential	**57 no.**
• 1-Bedroom Dwellings	4 no.
• 2-Bedroom Dwellings	18 no.
• 3-Bedroom Dwellings	30 no.
• 4-Bedroom Dwellings	4 no.
• 5-Bedroom Dwellings	1 no.
Office	**254.8 sqm**
Car Parking Spaces	74 no.
Bicycle Parking Spaces	34 no.

A copy of the development plans is attached in Appendix A.

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4 Car Parking Facilities

4.1 Statutory Car Parking Requirements

Table 1 of Clause 52.06-5 of the Planning Scheme outlines car parking requirements for a variety of land uses and is summarised for the proposed development in the following table.

Table 3: Car Parking Requirements

Proposal		Clause 52.06-5 Required Rate	Car Parking Requirement	Car Parking Provision
Dwellings – 1-2 Bedroom	22 no.	1 space per dwelling	22 no.	74 no.
Dwellings – 3+ Bedroom	35 no.	2 spaces per dwelling	70 no.	
Dwellings – Visitors	57 no.	0 spaces per dwelling	0 no.	
Office	254.8 sqm	3 to each 100 sqm of net floor area	7 no.	
Total			**99 no.**	**74 no.**

The proposal has provision for 74 on-site car parking spaces and is seeking a reduction of 25 spaces against Clause 52.06-5 requirements of the Planning Scheme.

4.2 Reducing the Requirement for Car Parking

Clause 52.06 allows for the statutory car parking requirement to be reduced (including to zero).

An application to reduce the number of car spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

Accordingly, the applicant must satisfy the responsible authority that the provision of car parking is appropriate based on a two-step process, which has regard to:

- The car parking demand likely to be generated by the use.
- The appropriateness of the car parking reduction being sought.

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4.3 Likely Parking Demands

4.3.1 Office Parking Demand

The expected parking demand for the office located within a Principal Public Transport Network (PPTN) area is generally lower than in locations with limited public transport access. Given the availability of frequent and reliable public transportation services, a significant portion of visitors and staff are likely to utilise alternative travel modes such as trains, trams, or buses rather than private vehicles.

While short-stay on-street parking remains a viable and convenient option for visitors in the site locality, the absence of long-stay parking encourages sustainable modes of transport for staff, such as public transport, cycling and walking.

Furthermore, with the growing trend of flexible working arrangements, including the option to work from home, has significantly impacted parking demand for office developments. As more office workers divide their time between remote and in-office work, the number of employees commuting to the workplace on a given day has decreased. This shift reduces the overall demand for on-site parking spaces, particularly on traditionally high-demand days.

On the basis of the above, a full waiver of parking for the office use is appropriate.

4.3.2 Resident Parking Demand

Car ownership data has been obtained from the Australian Bureau of Statistics (ABS) 2021 Census for the Fitzroy postcode 3065. Specifically, the extracted data is for 4 or more storey apartment buildings and is presented in the following table.

Table 4: ABS Census 2021: Car Ownership Data (4 or more storey Apartments in Fitzroy: 3065)

Number of Bedrooms in Private Dwelling	Number of Motor Vehicles					Total Dwellings	Car Ownership Rate
	0	1	2	3	4		
One Bedroom	158	187	12	0	0	357	**0.59**
	44.3%	52.4%	3.4%	0.0%	0.0%		
Two Bedroom	299	523	99	4	8	933	**0.82**
	32.0%	56.1%	10.6%	0.4%	0.9%		
Three Bedroom	97	159	57	8	3	324	**0.95**
	29.9%	49.1%	17.6%	2.5%	0.9%		
Four Bedroom	0	10	0	0	0	10	**1**
	0.0%	100.0%	0.0%	0.0%	0.0%		

Note, 4-bedroom apartment data is limited, and no 5-bedroom apartment data has been recorded within the postal area. For these apartments, the planning scheme parking rate has been assumed as the car ownership rate.

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Based on the car ownership census data for Fitzroy, the apartments could be expected to generate the following resident parking demand.

Table 5: Car Ownership Data Applied to Proposed Apartments

Measure	1 Bedroom Apartment	2 Bedroom Apartment	3 Bedroom Apartment	4 Bedroom Apartment	5 Bedroom Apartment	Total
No. of Apartments	4	18	30	4	1	57
Car Ownership Rate	0.59	0.82	0.95	2.00	2.00	
Car Ownership	**2.36**	**14.76**	**28.50**	**8.00**	**2.00**	**55.62**

The Planning Scheme mandates the provision of one space per one and two-bedroom dwellings and two parking spaces per three or more-bedroom dwelling. However, based on ABS Census data, the projected car ownership for the proposed development is less for one to three bedroom dwellings.

Adopting the ABS car ownership rates, the proposal would have a parking demand for **56 spaces** for all dwellings, which is 43 spaces fewer than the Planning Scheme requirement and is 18 spaces fewer than the parking provision.

Furthermore, the ABS census data confirms that about 44.3% of one-bedroom dwellings, 32.0% of two-bedroom dwellings, and 79% of three-bedroom dwellings in Fitzroy own one or less motor vehicles than their planning scheme requirement. This confirms that residents do live in this location with a vehicle ownership less than the Planning Scheme parking requirement.

Colliers considers the reduction of residential parking spaces appropriate from a traffic engineering perspective.

4.3.3 Impact of a Reduction in Resident Parking

Is it practical for a resident/s to live in this location with one motor vehicle for high-rise apartments?

Parking Provision

Provision of one parking space for three-bedroom dwellings provides convenient access to a motor vehicle for destinations that are not convenient to access by alternative modes of transport.

Prospective Purchaser/Tenant

A purchaser/tenant will be buying/leasing a property aware of the provision of parking spaces included.

Facilities and Services Proximate to the Site

As outlined in Section 2.3-2.5 of this report, the site is well serviced by:

1. Public transport and cycling routes.
2. Educational facilities.
3. Shopping facilities.
4. Eateries (cafés, restaurants and take away outlets).
5. Sport and recreational facilities.

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These services are within walking distance which replaces trips that would normally be undertaken by car.

Bicycle Parking

The Applicant has provision for 34 on-site bicycle spaces, which is double the bicycle parking requirement under Clause 52.34-5 of the Planning Scheme. Furthermore, there are 22 on-street bicycle parking spaces along the Victoria Street frontage.

Electric Transportation

Electric transportation such as e-bikes, electric skateboards and e-scooters have become increasingly popular in metropolitan Melbourne due to its affordability and convenience of travelling further distances at faster speeds with less physical effort. These can replace several trips which would normally be undertaken by car.

Private Vehicle Transport Services

The presence of ride-sharing services (e.g., Uber, Taxi) in the area can also make it practical for residents to live with just one vehicle. These services provide access to additional cars when needed for occasional use without the costs associated with ownership.

Car Sharing

Trends in urban areas show a decline in car ownership, especially among younger households and families, who are increasingly opting for car-sharing services. Companies such as GoGet provide car sharing services in the site locality. Such services allow users to use the share car at their own convenience. Section 2.6 indicated there are several share cars within proximity to the site.

Working from Home and Flexible Work Arrangements

With the growing trend of remote or hybrid work, fewer people are commuting daily. This reduces the need for multiple vehicles, as one car may suffice for occasional travel. Flexible work hours can also allow for shared use of a single vehicle without scheduling conflicts.

4.3.4 Parking Demand Summary

Colliers is satisfied that the proposed reduction of 25 parking spaces for the development is appropriate from a traffic engineering perspective. This assessment is based on the conclusion that the parking demand for the residential use can be adequately accommodated within the allocated 74 parking spaces, as outlined above.

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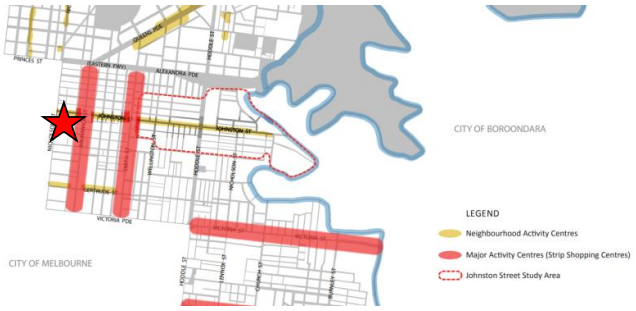
4.4 Car Park Demand Assessment

Clause 52.06-7 sets out that the Car Parking Demand Assessment must have regard to the following key factors listed in the table below.

Table 6: Car Parking Demand Assessment

Car Parking Demand Assessment - Clause 52.06-7 item	Comments
The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.	The site is located within the Neighbourhood Activity Centres (Yellow) and Major Activity Centres (Red) and is within walking distance to several daily errands, encouraging multi-purpose trips within the site locality. 
The variation of car parking demand likely to be generated by the proposed use over time.	*Residential Parking Demand* Parking demand tends to approach or equal the allocation made to residential developments. The site has convenient access to daily errands, public transport and cycling routes, which reduces the reliance on car use. *Office Parking Demand* Offices typically demand parking during standard weekday business hours (9:00am-5:30pm). The majority of visitors are expected to arrive on foot, having already parked elsewhere nearby, thereby minimising the overall parking impact. Visitors who choose to drive can utilise the available on-street parking in close proximity to the site. Additionally, prospective staff have the option to park on-site or commute via alternative modes of transportation, such as public transport or cycling.
The short-stay and long-stay car parking demand likely to be generated by the proposed use.	In general, short-stay parking demand may be driven by visitors arriving by car. Long-stay parking demand would typically be generated by residents and staff. There is short-stay public parking proximate to the site which would be suitable for visitors accessing the site.
The availability of public transport in the locality of the land.	The site is within the PPTN area and is proximate to 2 tram routes and several bus routes on Johnston Street. The Walk Score Application indicates the site has a Transit Score of 100 out of 100 which is described as "Rider's Paradise", noting "World-class public transportation".

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Car Parking Demand Assessment - Clause 52.06-7 item	Comments
The convenience of pedestrian and cyclist access to the land.	*Pedestrian Access* The Walk Score application indicates the site has a Walk Score of 99 out of 100 which is described as "Walker's Paradise", noting "Daily Errands do not require a car". There are pedestrian footpaths on both sides of most of the local and arterial roads surrounding the site and provide connection to public transport stations/stops. *Cycling Access* The site is nearby to several bicycle routes as outlined in Section 2.4.
The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.	The Applicant has provision for 34 on-site bicycle spaces.
The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.	The empirical analysis of residential parking demand using the ABS census data indicate the car ownership for the proposed development is 0.59 spaces per one-bedroom dwelling, 0.82 spaces per two-bedroom dwelling and 0.95 spaces per three-bedroom dwelling.
Any empirical assessment or case study.	ABS census car ownership data is presented in Section 4.3.2.

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4.5 Appropriateness of the Car Parking Reduction

Considering the Clause 52.06-7 decision guidelines, the parking reduction is justified as follows in the table below.

Table 7: Appropriateness of the Car Parking Reduction

Appropriateness to reduce the car parking requirement - Clause 52.06-7 item	Comments
The Car Parking Demand Assessment.	Colliers considers the Car Park Demand Assessment has provided a reasonable overview to the context of the site and locality, and the sites convenient access to public transport and cycling routes. Colliers considers the sought car parking reduction is appropriate from a traffic engineering perspective.
Any relevant local planning policy or incorporated plan.	City of Yarra Transport Strategy 2022-32 has actions to: • Prioritise walking, cycling and using public transport over car use • Allocate road space to preferred transport modes and other activities • Encourage the use of shared transport • Improve pedestrian and cycling access and safety

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Appropriateness to reduce the car parking requirement - Clause 52.06-7 item	Comments
	• Manage car parking in a way that supports the use of active and public transport and the role of cars in an urban environment
The availability of alternative car parking in the locality of the land, including: • Efficiencies gained from the consolidation of shared car parking spaces. • Public car parks intended to serve the land. • On street parking in non-residential zones. • Streets in residential zones specifically managed for non-residential parking.	There is restriction-controlled on-street parking available on both sides of the road along Victoria Street.
On street parking in residential zones in the locality of the land that is intended to be for residential use.	As above.
The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.	Not applicable.
Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.	The shortfall of parking associated with the proposed development is unlikely to impact on the economic viability of the surrounding activity centre.
The future growth and development of any nearby activity centre.	The future growth of the activity centre will provide greater opportunities for multi-purpose trips and encourage more people to use alternative transport modes to the site.
Any car parking deficiency associated with the existing use of the land.	The removal of the education centre would reduce the existing parking demand within the locality.
Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.	Not applicable.
Local traffic management in the locality of the land.	Council's policy of restricting long-stay on-street parking in the site locality protects the amenity of the NAC. This deters residents from obtaining long-stay on-street parking and encourages increased use of alternative transportation.
The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.	The development would form part of the commercial precinct in the area. The parking reduction is unlikely to impact pedestrian amenity or the amenity of nearby residential areas because the residential areas proximate to the site are already heavily managed with parking controls that acknowledge the mixed-use nature of the area.
The need to create safe, functional, and attractive parking areas.	The car parking spaces will be secured on-site and dimensions comply with Clause 52.06-9 Design Standards 2 (Car Parking).

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Appropriateness to reduce the car parking requirement - Clause 52.06-7 item	Comments
Access to or provision of alternative transport modes to and from the land.	The site has convenient access to amenities, public transport, cycling routes and car sharing services as detailed in this traffic report.
The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.	Not applicable.
The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.	Reducing the on-site car parking provision reduces the reliance on car-based transport which is a quality urban design outcome.
Any other matter specified in a schedule to the Parking Overlay.	Not applicable.
Any other relevant consideration.	It is evident that motor vehicles have an impact on the environment whether it be the use of fuel, electricity to charge vehicles or the ongoing maintenance required to maintain roads to an appropriate standard. Therefore, the reduced on-site parking will have less of an impact on the environment.

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5 Bicycle Parking Facilities

5.1 Clause 52.34 Bicycle Parking Requirements

Clause 52.34 of the Planning Scheme outlines the bicycle parking provision requirements for land uses and is summarised for the proposed development in the following table.

Table 7: Bicycle Parking Requirements

Use	Inventory	User	Planning Scheme Requirement	Min. Bicycle Parking Required	Bicycle Parking Provision
Dwellings	57 no.	Resident	In development of 4 or more storeys, 1 to each 5 dwellings	11 no.	34 no.
		Visitor	In development of 4 or more storeys, 1 to each 10 dwellings	6 no.	
Office	254.8 sqm	Staff	1 to each 600 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	0 no.	
		Customer	1 to each 500 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	0 no.	
Total				**17 no.**	**34 no.**

The Applicant has provision for 34 bicycle parking spaces which satisfies the minimum requirements from Clause 52.34 of the Planning Scheme.

It is noted that 22 existing bicycle parking spaces are available along the Victoria Street frontage to the site.

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6 Traffic Generation and Impacts

6.1 Traffic Generated by the Proposed Development

Trip generation rates have been sourced from the TfNSW's *Guide to Traffic Impact Assessments* (November 2024) to estimate the anticipated traffic generated by the proposal. The rate applicable to areas with 'High Public Transport Accessibility' for residential dwellings has been applied, with the results summarised in the table below.

Table 8: Trip Generation Estimation

Use	Inventory	AM Peak Hour Trip Rate	PM Peak Hour Trip Rate	AM Peak Hour Traffic	PM Peak Hour Traffic
Residential Dwellings	57 no.	0.19 per dwelling	0.15 per dwelling	**11 vph**	**9 vph**

Peak hour vehicle movements are typically distributed in the peak direction as follows:

- **AM Peak Hour**
  Inbound 20% 2 vehicle movements
  Outbound 80% 9 vehicle movements

- **PM Peak Hour**
  Inbound 60% 5 vehicle movements
  Outbound 40% 4 vehicle movements

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6.2 Impact of Additional Traffic by the Proposed Development

Vehicle movements entering and exiting the site is depicted in the figure below.



Figure 13: Anticipated Inbound and Outbound Traffic Movements

The traffic generation is low and will operate appropriately internally and along the ROW. The additional traffic generated by the proposal is considered negligible and can be easily accommodated within the existing road network.

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7 Car Parking Area and Access Design

7.1 Site Access

Vehicle access to the on-site parking spaces will be facilitated by a 6.1 metres wide basement ramp accessed from the ROW at the rear of the site.

The existing ROW that provides access to the site, provides vehicle access to many other properties with rear access to the ROW and a primary frontage to either Johnson Street or Victoria Street.

Currently some limited legal parking is permitted on the ROW however it was noted during a site inspection that there is a large proportion of illegally parked vehicles, that is vehicles parking across existing vehicle accesses.

On 25th February 2025, Yarra Council issued a letter confirming that they were amending the existing parking controls in the ROW to be No Standing for it's entire length.

A copy if this letter is attached in Appendix B.

7.2 Basement Ramp

The ramp from ground floor to basement level features a 1:12.5 grade over the first 3 metres, a 1:5.375 grade for the next 9.6 metres and a 1:10 grade for the final 2 metres before reaching basement level 1.

The ramp from basement level 1 to basement level 2 features a 1:8 grade for 2 metres, a 1:4.5 grade for the next 5.636 metres, a 1:10 grade for 2 metres, a flat portion for the turn, a 1:10 for 2 metres, a 1:4.57 grade for 3.6 metres and a 1:8 grade for the final 2.5 metres before reaching basement level 2.

Vertical clearance diagrams have been prepared using Autodesk Vehicle Tracking v25 for the basement ramp. 2.2 metres high 'B99' vehicle from AS2890.1:2004 and a 'Waste Wise Mini Rear Loader' were used, the dimensions of which are included at the bottom of the diagrams in Appendix C. The diagrams confirm there is adequate ground clearance along the ramp and vehicle crossing when entering and exiting the site, and the minimum headroom of 2.2 metres complies with Clause 52.06-9 Design Standard 1 (Accessways).

It is recommended to implement a traffic light system to manage the inbound and outbound movements between basement level 1 and basement level 2. Provision for a signal system can form part of a permit condition for a Car Park Management Plan.

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7.3 Car Parking Layout

The proposal includes 74 on-site parking spaces in the form of single garages and 90-degree spaces. The following table summarises the minimum car parking dimensions and access aisle width.

Table 9: Car Parking and Accessway Aisle Dimensions

Location	Type	No. of Spaces	Parking Space Dimensions	Access Aisle Width/s
Basement	90-degree Parking	74 no.	Minimum 2.6m wide by 4.9m long	Minimum 6.0m

The car park dimensions, and aisle width satisfy Clause 52.06-9 Design Standards 2 – Car Parking.

The swept path diagrams attached in Appendix D confirm the 'B85 vehicle' from AS2890.1:2004 successfully enters and exits the critical car parking spaces using at most a single corrective manoeuvre for one of its entry/exit trips whilst entering and exiting the site in a forward direction.

7.4 Refuse Collection

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It is proposed that waste collection services will be undertaken by a private contractor. A bin storage room is proposed on basement level 1 to hold bins that are full and awaiting collection. Collection is expected to occur in off-peak periods to avoid conflict with resident movements.

On collection days, a refuse vehicle will access the basement car park and prop in the accessway near the bin storage area, the contractor will retrieve the bins, empty them and return the bins to the storage room. The refuse vehicle will exit using the same ramp.

The swept path diagrams attached in Appendix E confirm there is adequate clearances for the refuse vehicle to enter and exit in a single manoeuvre whilst entering and exiting the site in a forward direction.

7.5 Response to Clause 52.06-9 Design Standards

Clause 52.06-9 of the Planning Scheme outlines design criteria for car parking, accessways and gradients. The following table provides a response to each of the relevant design criteria.

Table 10: Clause 52.06-9 Design Standards

Clause 52.06-9 design criteria	Colliers Response
Design Standard 1 - Accessways	
Be at least 3 metres wide.	Satisfied.
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Satisfied.
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	Not applicable.

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Clause 52.06-9 design criteria	Colliers Response
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheelbase of 2.8 metres.	Satisfied.
If the accessway serves 4 or more car spaces or connects to a road in a Transport Zone, the accessway must be designed so that cars can exit the site in a forward direction.	Satisfied.
Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves 10 or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone.	Not applicable.
Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than 1 lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Not applicable, as there are no dedicated footpaths along the right-of-way at the rear of the site.
If an accessway to 4 or more car parking spaces is from land in a Transport Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	Not applicable.
Design Standard 2 – Car parking spaces	
Dimensions of car parking spaces and accessways – Table 2.	Satisfied.
A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than: A column, tree, or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. A structure, which may project into the space if it is at least 2.1 metres above the space. **Diagram 1 Clearance to car parking spaces**	Satisfied.

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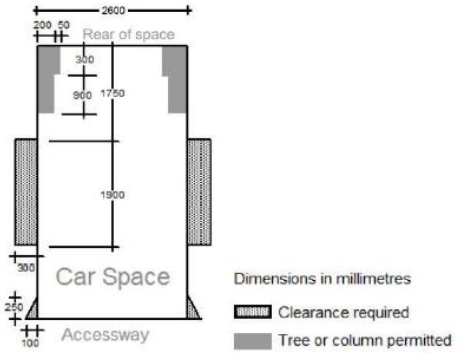
Clause 52.06-9 design criteria	Colliers Response
	
Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.	Not applicable.
Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.	Not applicable.
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	Satisfied.
Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.	Not applicable.
Design Standard 3 – Gradients	
Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	The ramp design at the ROW has a flatter grade for the first 3 metres to ensure the design vehicle does not bottom out. The grade then steepens to 1:5.375. The ramp long section confirms that the design vehicle will not bottom out. The slightly steeper grade beyond 3 metres will not impact pedestrian or vehicle safety on the ROW, which is primarily design to provide vehicle access to properties that have an alternative road frontage.

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<table>
<tr><th>Clause 52.06-9 design criteria</th><th>Colliers Response</th></tr>
<tr><td>Ramps must have the maximum grades as outlined in Table below and be designed for vehicles travelling in a forward direction.
<table>
<tr><th>Type</th><th>Length Ramp</th><th>Max Grade</th></tr>
<tr><td rowspan="2">Public</td><td><20m</td><td>1:5</td></tr>
<tr><td>>20m</td><td>1:6</td></tr>
<tr><td rowspan="2">Private</td><td><20m</td><td>1:4</td></tr>
<tr><td>>20m</td><td>1:5</td></tr>
</table></td><td>Satisfied.</td></tr>
<tr><td>Where the difference in grade between two sections of ramp or floor is greater that 1:8 (12.5%) for a summit grade change, or greater than 1:6.7 (15%) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.

Plans must include an assessment of grade changes of greater than 1:5.6 (18%) or less than 3 metres apart for clearances, to the satisfaction of the Responsible Authority.</td><td>Satisfied.</td></tr>
</table>

The proposed accessways, car parking spaces and gradients are designed appropriately based on the relevant design criteria outlined in Clause 52.06-9 of the Planning Scheme.

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8 Summary and Conclusions

The Applicant proposes a mixed-use development at 21-43 Victoria Street, Fitzroy. The development is summarised from a traffic engineering context as follows.

- The Applicant has provision for 74 on-site car parking spaces and is seeking a reduction of 25 spaces against the statutory requirements of Clause 52.06-5 of the Planning Scheme.
- Colliers considers the parking reduction appropriate from a traffic engineering perspective based on the considerations reviewed in this report.
- The proposal complies with the minimum bicycle parking requirements of Clause 52.34 of the Planning Scheme.
- The level of additional traffic is negligible and can be easily accommodated within the adjacent road network.
- The swept path diagrams confirm the 'B85 vehicle' successfully enters and exits the critical parking spaces in a single manoeuvre and up to a 3-point turn whilst entering and exiting the site in a forward direction.
- The vertical clearance diagrams confirm the 'B99 vehicle' and 'Waste Wise Mini Rear Loader' successfully enters and exits the basement ramp with adequate ground and headroom clearances.
- The accessways, car parking spaces and gradients have been designed appropriately based on Clause 52.06-9 of the Planning Scheme.

Colliers International Engineering & Design (TTMC) Pty Limited

Adem Sahin
Project Consultant - Transport

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Appendix A: Development Plans

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Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
- Rainwater tank connected to vegetation on site to meet irrigation needs
- Rainwater tank will connect to all toilets
- Water Fixtures WELS ratings to be as per SMP Report
- Internal doors for all apartments to be provided with door catches
- Basement car park to have Carbon Monoxide monitoring to control the operation and speed of the ventilation fans
- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
- Tap & floor waste will be provided on every balcony/in every courtyard
- Development to be constructed in accordance with the noise mitigation measures set out in the Acoustic Report prepared by Renzo Tonin & Associates

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Floor Plan - Basement 2

Drawing Scale 1:100 @ A1

Drawing No. TP 1.7

Revision B

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Rev	Date	By	Chk	Description
B	20/08/2025	ES FP GH LS	FP	TOWN PLANNING ISSUE

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- All works to be in accordance with authority & statutory approvals.
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- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

NOTE
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- Please refer to the SMP Report set up by Hexicon for full set of ESD initiatives targeted for this development
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DKO

Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

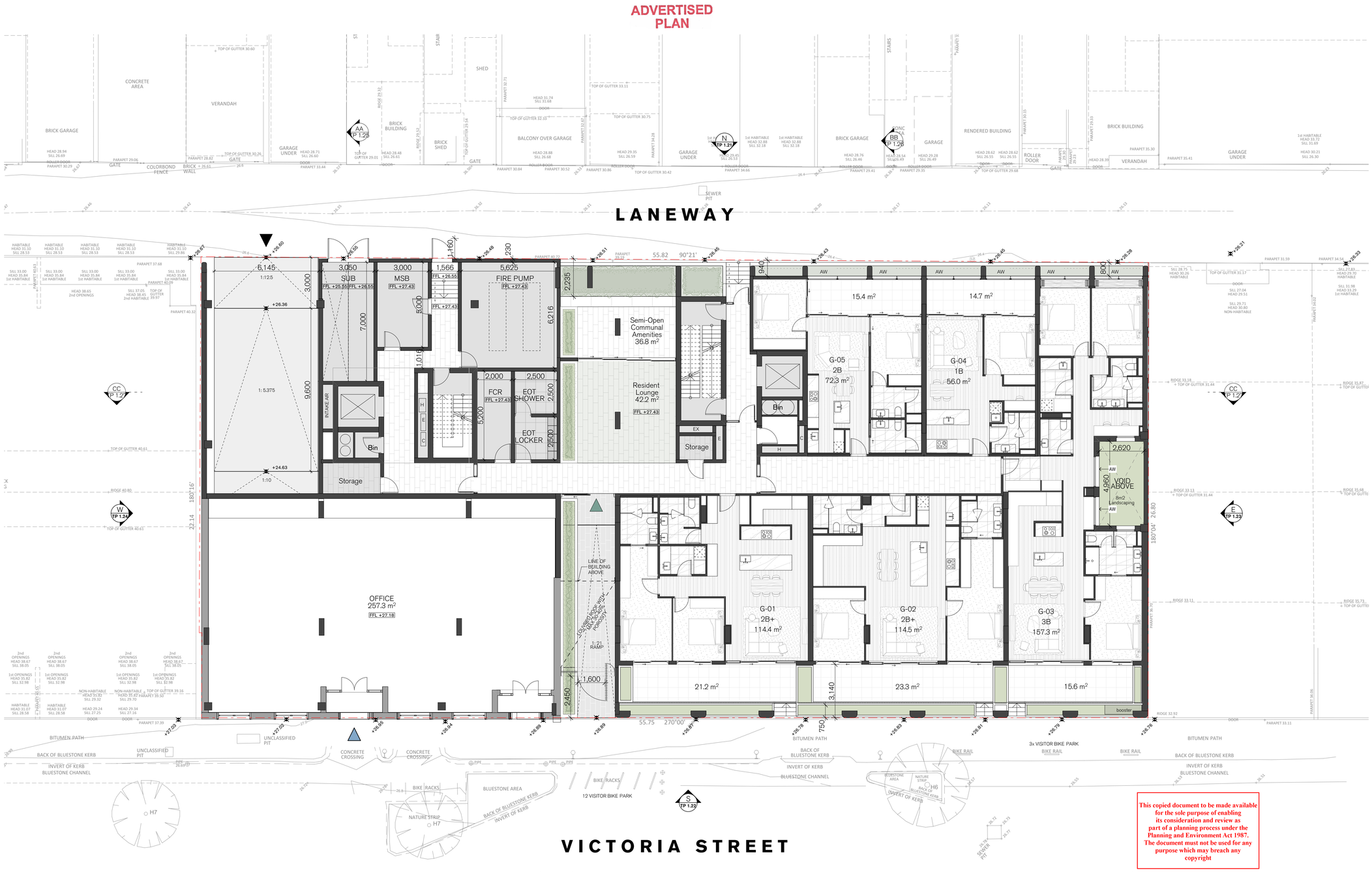
Drawing Name
Floor Plan - Basement 1

Drawing Scale 1:100 @ A1

Drawing No. TP 1.8

Revision B

ADVERTISED PLAN



BUILDING A: GROUND FLOOR

BUILDING B: GROUND FLOOR

NOTE
- Development to be all-electric with no use of gas onsite
- All Apartments to have private outdoor clotheslines
- Rooftop Solar PV array size and tilt to be in accordance with SMP Report set up by Hexicon
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Rev	Date	By	Chk	Description
B	20/08/2025	IS FP GH LS	FP	TOWN PLANNING ISSUE

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to Ground Plane treatments, planting and Tree Protection.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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Project Name	25-37 Victoria Street, Fitzroy
Project Number	00013653
Project Address	21-43 Victoria Street Fitzroy VIC 3065
Country	Australia
Client	21 Victoria Street Pty. Ltd.

TP STAGE 1

Drawing Name
Floor Plan - Ground Floor

Drawing Scale 1:100 @ A1

Drawing No. TP 1.9

Revision B

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Appendix B: Council Letter

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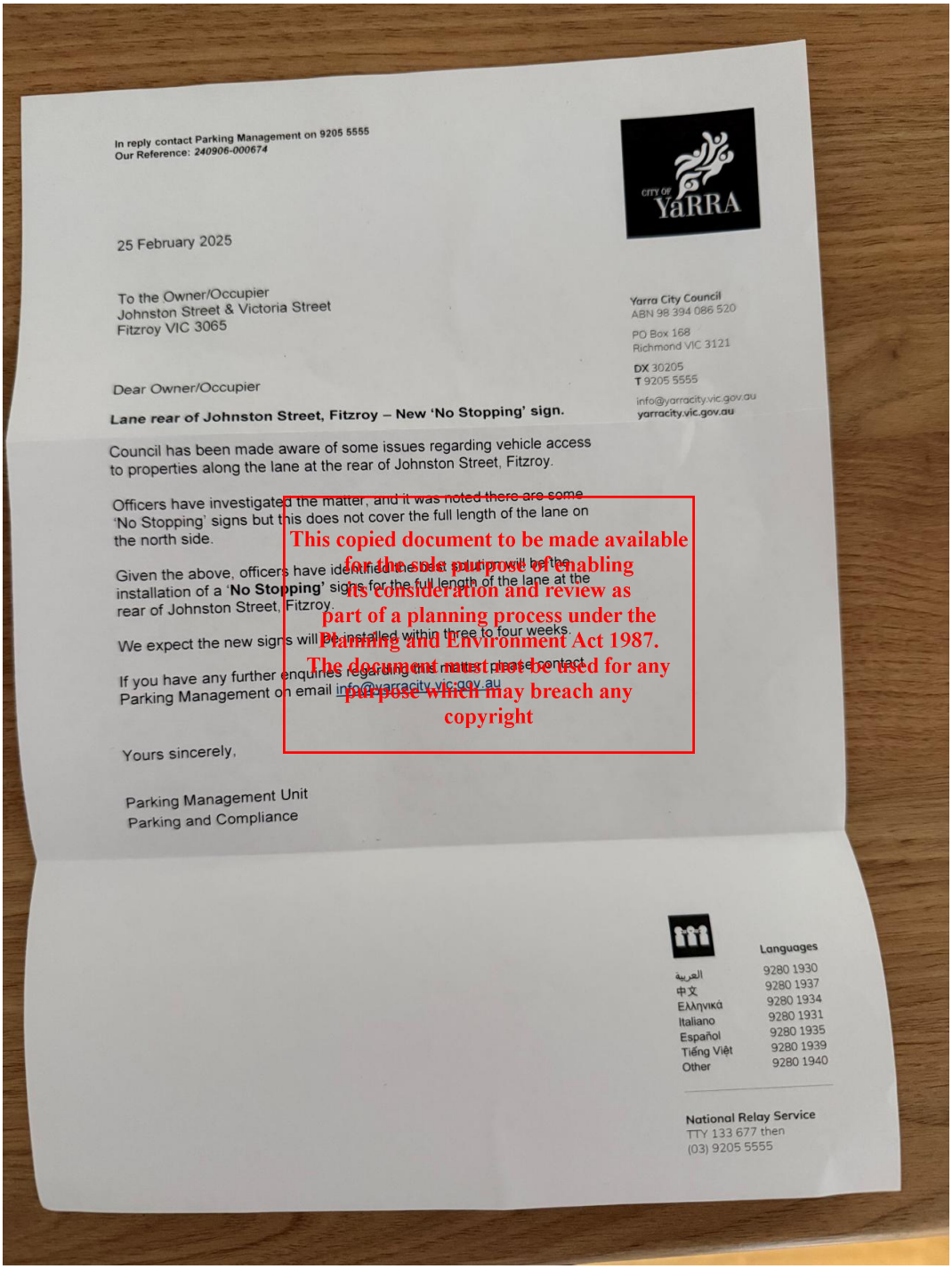

In reply contact Parking Management on 9205 5555
Our Reference: *240906-000674*

25 February 2025

To the Owner/Occupier
Johnston Street & Victoria Street
Fitzroy VIC 3065

Yarra City Council
ABN 98 394 086 520
PO Box 168
Richmond VIC 3121
DX 30205
T 9205 5555
info@yarracity.vic.gov.au
yarracity.vic.gov.au

Dear Owner/Occupier

Lane rear of Johnston Street, Fitzroy – New 'No Stopping' sign.

Council has been made aware of some issues regarding vehicle access to properties along the lane at the rear of Johnston Street, Fitzroy.

Officers have investigated the matter, and it was noted there are some 'No Stopping' signs but this does not cover the full length of the lane on the north side.

Given the above, officers have identified the best solution will be the installation of a '**No Stopping**' sign for the full length of the lane at the rear of Johnston Street, Fitzroy.

We expect the new signs will be installed within three to four weeks.

If you have any further enquiries regarding this matter please contact Parking Management on email info@yarracity.vic.gov.au

Yours sincerely,

Parking Management Unit
Parking and Compliance

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Languages	
العربية	9280 1930
中文	9280 1937
Ελληνικά	9280 1934
Italiano	9280 1931
Español	9280 1935
Tiếng Việt	9280 1939
Other	9280 1940

National Relay Service
TTY 133 677 then
(03) 9205 5555

Appendix C: Basement Ramp – Vertical Clearance Diagrams

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ENTRY MOVEMENT

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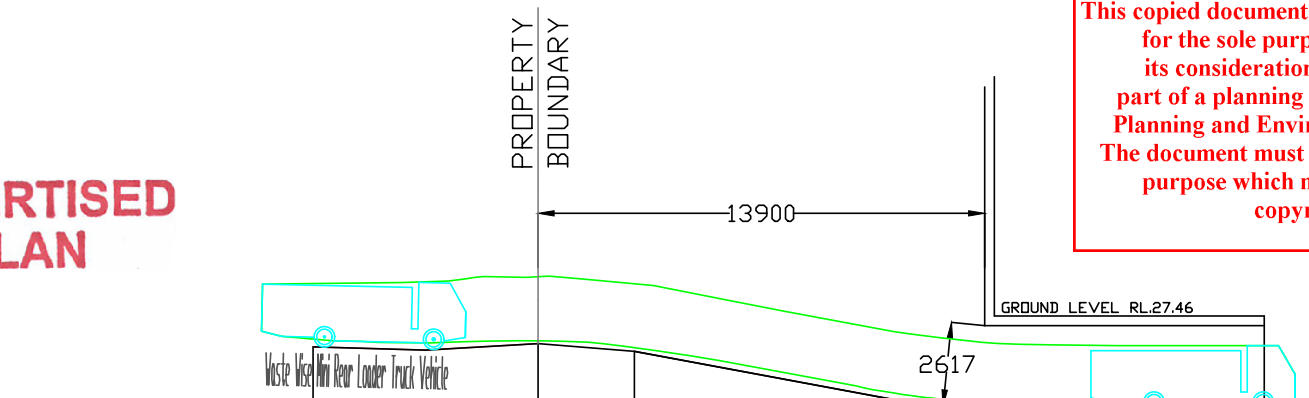
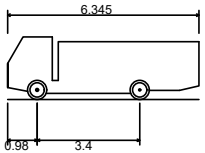


		REAR LANEWAY			BASEMENT RAMP		BASEMENT 1
DATUM RL 22.0							
GRADE				1:12.5 8.0%	1:5.375 18.6%	1:10 10.0%	
EXISTING RL	26.50	26.40	26.60				
DESIGN RL				26.36	24.76	24.46	24.46
CHAINAGE	7.00	3.50	0.00	3.00	12.60	14.60	22.60

GROUND FLOOR – BASEMENT LEVEL 1

Prepared using Vehicle Tracking v22

- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance



Wastewise Mini

Overall Length	6.345m
Overall Width	1.845m
Overall Body Height	2.080m
Min Body Ground Clearance	0.205m
Track Width	1.845m
Lock to Lock Time	4.00sec
Curb to Curb Turning Radius	7.100m

Issue	Appd	Date	Comments
A	DJH	8/04/25	Original Issue

Colliers International Engineering & Design (TTMC) Pty Ltd
88 Langridge Street
Collingwood VIC 3066
P : (03) 9419 0911
E : ttmvic@ttmgroup.com.au
W : www.ttmgroup.com.au

MIXED USE DEVELOPMENT
25-37 VICTORIA STREET, FITZROY
SITE ACCESS RAMP GRADES

Scale 0 1 2 3 4 1:200 @ A4

Drawing No : 24MET0496D01

Sheet No : 1 | Issue : A

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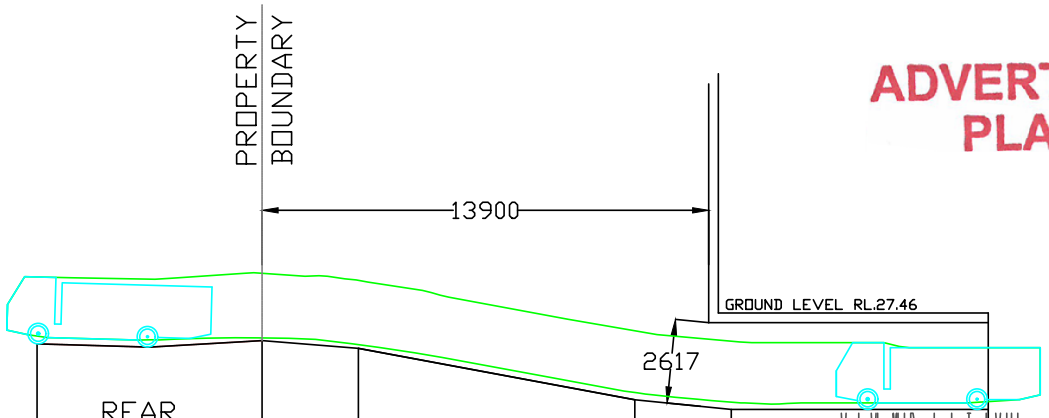

DATUM RL 22.0		REAR LANEWAY			BASEMENT RAMP		BASEMENT 1	
GRADE				1:12.5 8.0%	1:5.375 18.6%	1:10 10.0%		
EXISTING RL	26.50	26.40	26.60					
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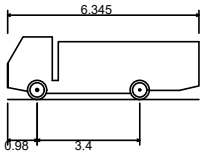
GROUND FLOOR – BASEMENT LEVEL 1

Prepared using Vehicle Tracking v22

- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance



Wastewise Mini

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Issue	Appd	Date	Comments
A	DJH	8/04/25	Original Issue

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MIXED USE DEVELOPMENT
25-37 VICTORIA STREET, FITZROY
SITE ACCESS RAMP GRADES

Scale 0 1 2 3 4 1:200 @ A4

Drawing No : 24MET0496D01

Sheet No : 2 | Issue : A

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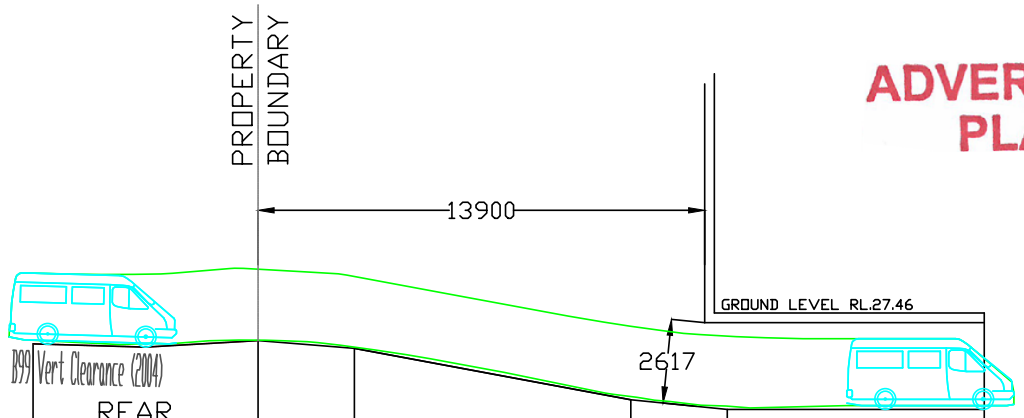
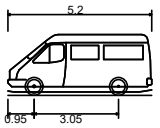


	REAR LANEWAY			BASEMENT RAMP		BASEMENT 1
DATUM RL 22.0						
GRADE			1:12.5 8.0%	1:5.375 18.6%	1:10 10.0%	
EXISTING RL	26.50	26.40	26.60			
DESIGN RL			26.36	24.76	24.46	24.46
CHAINAGE	7.00	3.50	0.00	3.00	12.60	14.60	22.60

GROUND FLOOR – BASEMENT LEVEL 1

Prepared using Vehicle Tracking v22

- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance



B99 Vert Clearance (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	2.200m
Min Body Ground Clearance	0.120m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

Issue	Appd	Date	Comments
A	DJH	8/04/25	Original Issue

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MIXED USE DEVELOPMENT
25-37 VICTORIA STREET, FITZROY
SITE ACCESS RAMP GRADES

Scale 0 1 2 3 4 1:200 @ A4

Drawing No : 24MET0496D01

Sheet No : 3 | Issue : A

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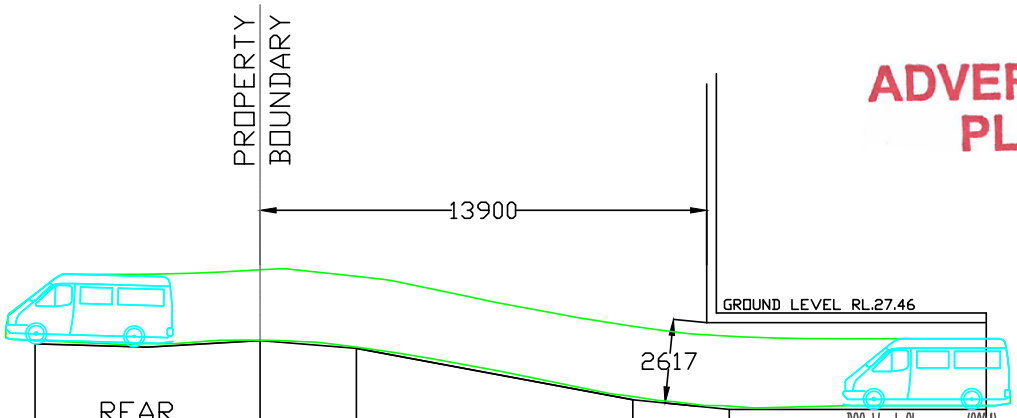

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GRADE			1:12.5 8.0%	1:5.375 18.6%	1:10 10.0%	
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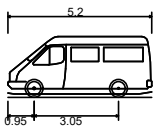
DESIGN RL			26.36	24.76	24.46	24.46
CHAINAGE	7.00	3.50	0.00	3.00	12.60	14.60	22.60

GROUND FLOOR - BASEMENT LEVEL 1

Prepared using Vehicle Tracking v22
- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance



B99 Vert Clearance (2004)

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Overall Body Height	2.200m
Min Body Ground Clearance	0.120m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

Issue	Appd	Date	Comments
A	DJH	8/04/25	Original Issue

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MIXED USE DEVELOPMENT
25-37 VICTORIA STREET, FITZROY
SITE ACCESS RAMP GRADES

Scale 1:200 @ A4
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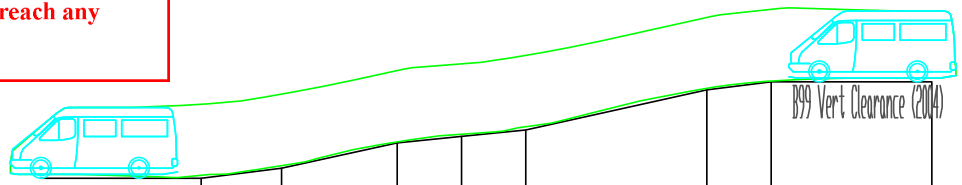


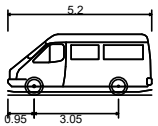
DATUM RL 18.65							
GRADE	1:8 12.5%	1:4.57 21.94%	1:10 10.0%	1:10 10.0%	1:4.5 22.18%	1:8 12.5%	FLAT 0%
EXISTING RL							
DESIGN RL 21.43	21.74	22.53	22.73	22.93	24.18	24.43	
CHAINAGE 17.736	15.236	11.636	9.636	7.636	2.00	0.00	

BASEMENT LEVEL 1 – BASEMENT LEVEL 2

Prepared using Vehicle Tracking v22

- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance

Issue	Appd	Date	Comments
A	DJH	8/04/25	Original Issue



B99 Vert Clearance (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	2.200m
Min Body Ground Clearance	0.120m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

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25-37 VICTORIA STREET, FITZROY
RAMP GRADES

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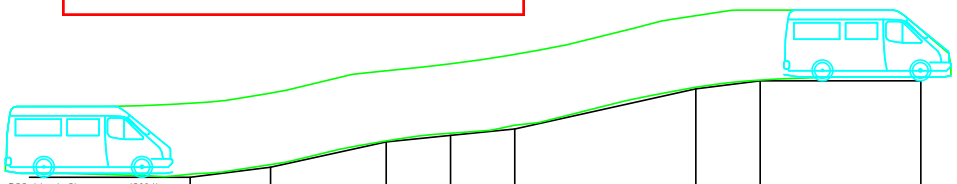


DATUM RL 18.65							
GRADE	1:8 12.5%	1:4.57 21.94%	1:10 10.0%	1:10 10.0%	1:4.5 22.18%	1:8 12.5%	FLAT 0%
EXISTING RL							
DESIGN RL 21.43	21.74	22.53	22.73	22.93	24.18	24.43	
CHAINAGE 17.736	15.236	11.636	9.636	7.636	2.00	0.00	

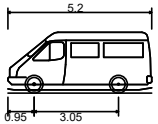
BASEMENT LEVEL 1 – BASEMENT LEVEL 2

ADVERTISED PLAN

Prepared using Vehicle Tracking v22

- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance

Issue	Appd	Date	Comments
A	DJH	8/04/25	Original Issue



B99 Vert Clearance (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	2.200m
Min Body Ground Clearance	0.120m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	8.000m

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MIXED USE DEVELOPMENT
25-37 VICTORIA STREET, FITZROY
RAMP GRADES

Scale 1:200 @ A4

Drawing No : 25MET0496D03

Sheet No : 6 | Issue : A

Appendix D: Swept Path Diagrams (B85 Vehicle)

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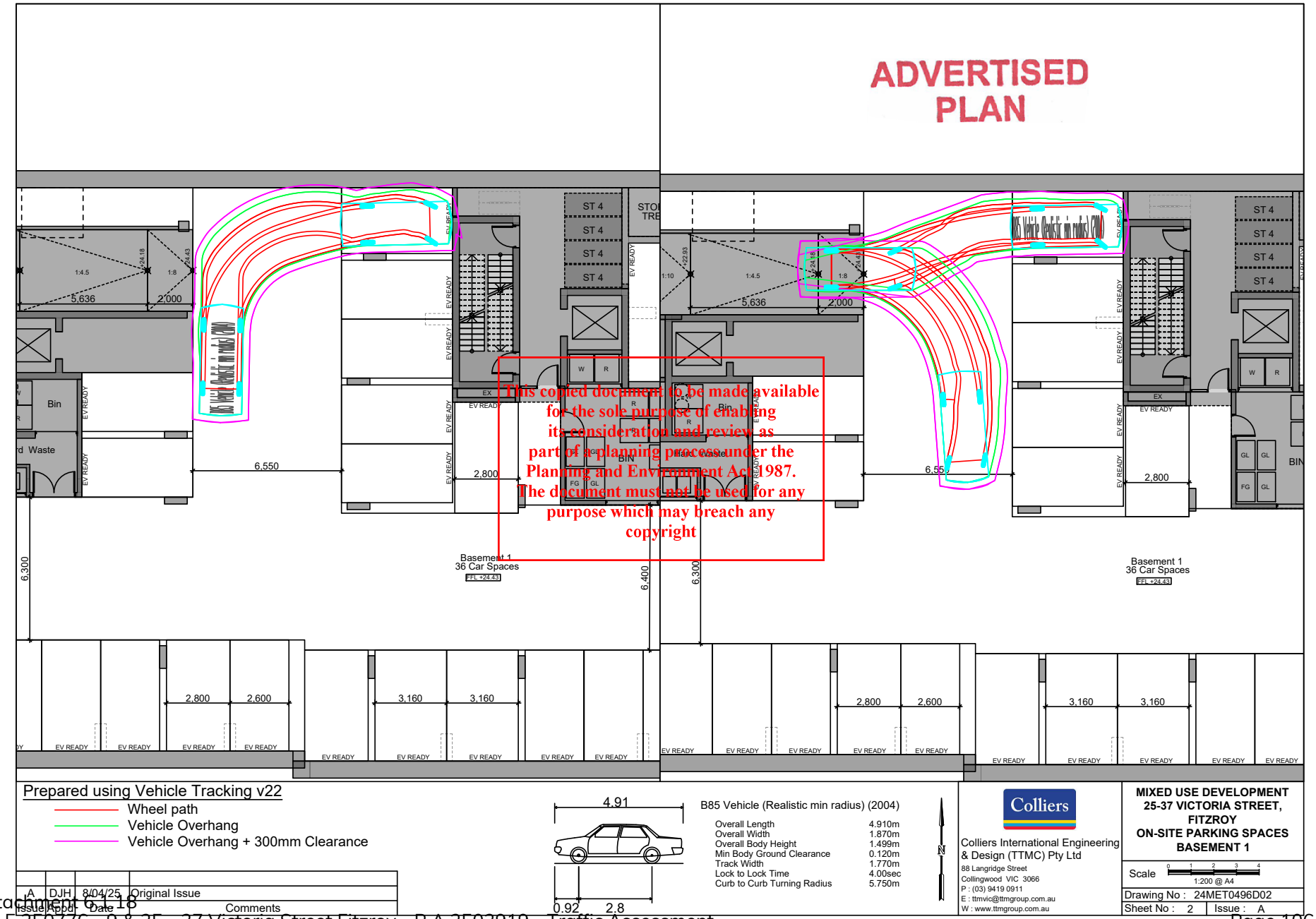
ADVERTISED PLAN
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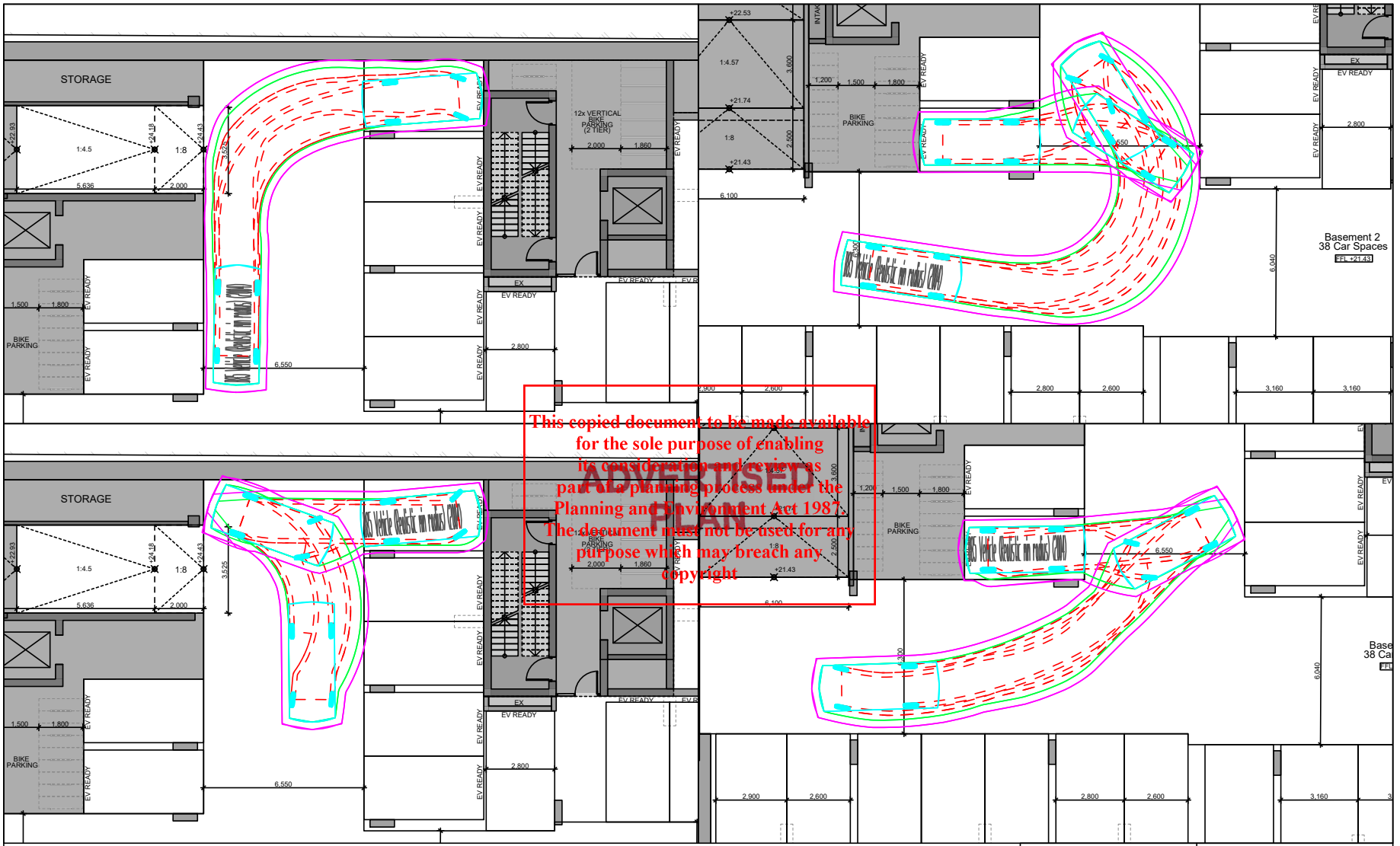
Basement 1
36 Car Spaces
FFL +24.43
Bin
Waste
5,636
2,000
6,550
2,800
6,300
6,400
2,800
2,600
3,160
3,160
EV READY
ST 4
Prepared using Vehicle Tracking v22
Wheel path
Vehicle Overhang
Vehicle Overhang + 300mm Clearance
4.91
0.92
2.8
B85 Vehicle (Realistic min radius) (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.499m
Min Body Ground Clearance 0.120m
Track Width 1.770m
Lock to Lock Time 4.00sec
Curb to Curb Turning Radius 5.750m
Issue Appd Date Comments
A DJH 8/04/25 Original Issue
Colliers
Colliers International Engineering & Design (TTMC) Pty Ltd
88 Langridge Street
Collingwood VIC 3066
P : (03) 9419 0911
E : ttmvic@ttmgroup.com.au
W : www.ttmgroup.com.au
MIXED USE DEVELOPMENT
25-37 VICTORIA STREET, FITZROY
ON-SITE PARKING SPACES
BASEMENT 1
Scale 1:200 @ A4
Drawing No : 24MET0496D02
Sheet No : 2
Issue : A



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ADVERTISED PLAN

Appendix E: Swept Path Diagrams (Service Vehicle)

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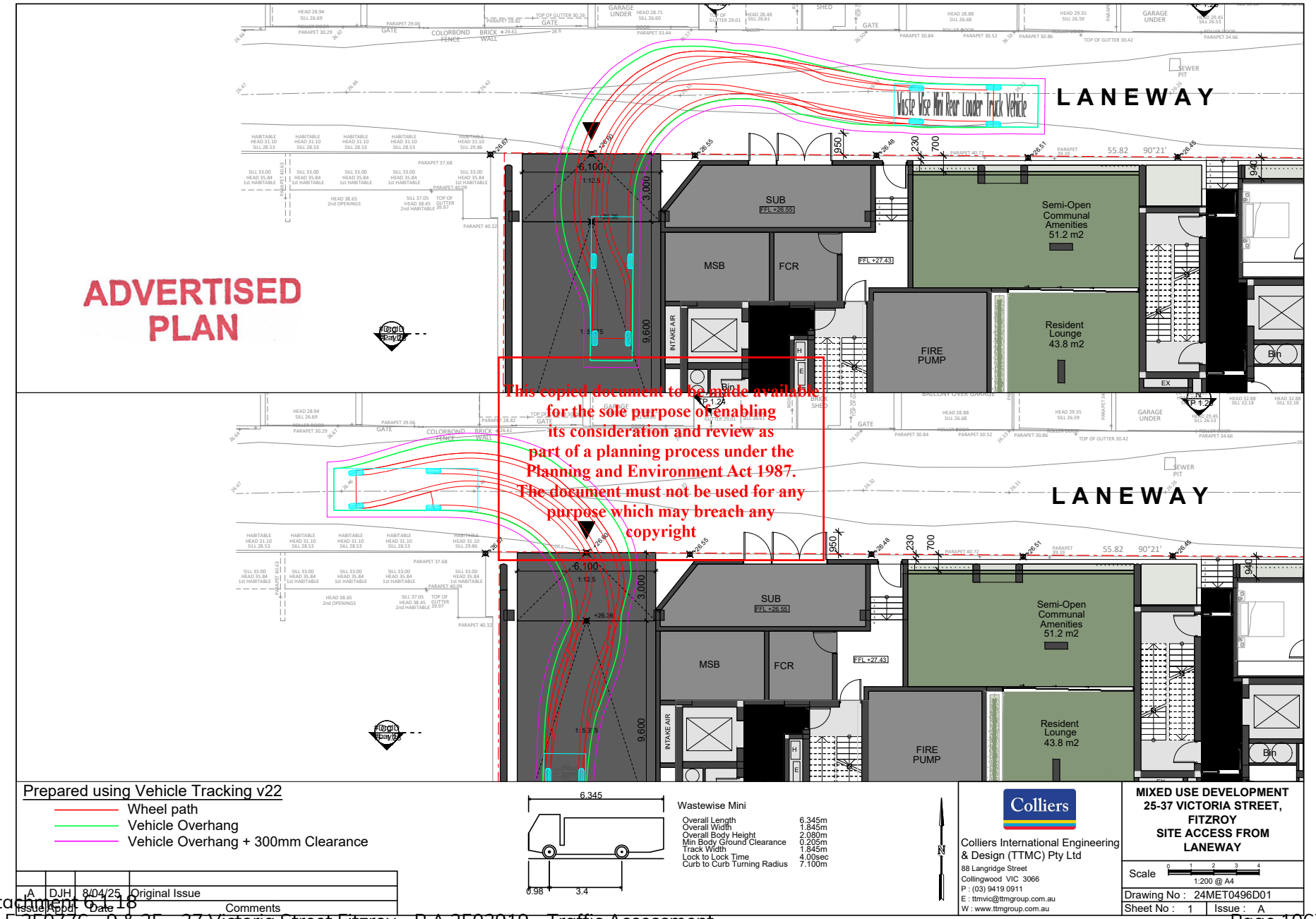
ADVERTISED
PLAN


ADVERTISED PLAN
LANEWAY
LANEWAY
Waste Wise Mini Rear Loader Truck Vehicle
SUB
FFL +26.55
MSB
FCR
FFL +27.43
FIRE PUMP
Semi-Open Communal Amenities 51.2 m2
Resident Lounge 43.8 m2
Bin
INTAKE AIR
6.100
3.000
9.600
1:12.5
1:5.3.5
950
230
700
940
55.82
90°21'
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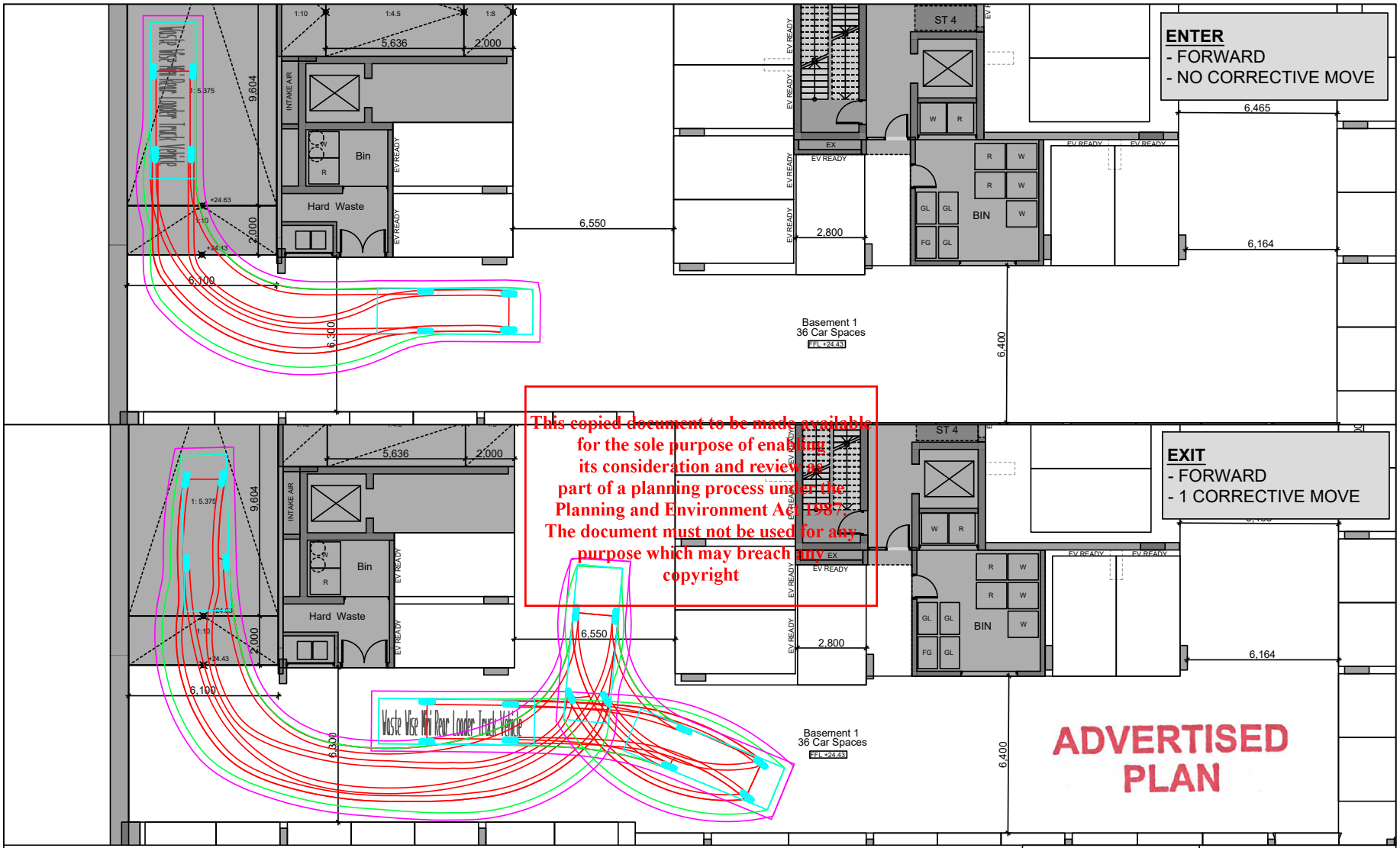
Prepared using Vehicle Tracking v22
Wheel path
Vehicle Overhang
Vehicle Overhang + 300mm Clearance
6.345
0.98
3.4
Wastewise Mini
Overall Length 6.345m
Overall Width 1.845m
Overall Body Height 2.080m
Min Body Ground Clearance 0.205m
Track Width 1.845m
Lock to Lock Time 4.00sec
Curb to Curb Turning Radius 7.100m
A DJH 8/04/25 Original Issue
Issue Appd Date Comments
Colliers
Colliers International Engineering & Design (TTMC) Pty Ltd
88 Langridge Street
Collingwood VIC 3066
P : (03) 9419 0911
E : ttmvic@ttmgroup.com.au
W : www.ttmgroup.com.au
MIXED USE DEVELOPMENT
25-37 VICTORIA STREET, FITZROY
SITE ACCESS FROM LANEWAY
Scale 1:200 @ A4
Drawing No : 24MET0496D01
Sheet No : 1 Issue : A



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6.2. – PPE25/0774 - 79-83 Balmain Street & 116-122 Chestnut Street, Cremorne

Author	Erryn Megennis – Senior Statutory Planner
Authoriser	General Manager City Sustainability and Strategy

Executive Summary

Property	79-83 Balmain Street & 116-122 Chestnut Street, Cremorne
Ward	Lennox
Application number	PPE25/0774 (Council Ref) PA2503933 (DTP Ref)
Proposal	Use and development of a 13 storey Residential Hotel and Office (permit not required for Office use)
Zoning & Overlay/s	• Commercial 2 Zone • Design and Development Overlay – Schedule 5 & Schedule 52 • Development Contributions Plan Overlay – Schedule 1
Strategic setting	• Major Employment Precinct This application was made to the Minister for Planning under Clause 53.22 Significant Economic Development.
Submissions	The Department of Transport and Planning (DTP) notified Council about this application on 27 November 2025 under s52(1)(b) of the *Planning and Environment Act* 1987 (the Act). DTP have advised Council that at the time of finalising this report, they had received 3 objections.
Recommendation	That Council notify the Department of Transport and Planning outlining Council's position that the proposal is not supported on the grounds provided in the Officer Recommendation. Notwithstanding this, the recommended conditions will be provided and should be included on any planning permit if the Department of Transport and Planning is of a mind to grant the permit.
Contact Officer	Erryn Megennis, Principal Planner

Officer Recommendation

That Council:

1. Note the officer report and the application material.
2. Delegate the Manager Statutory Planning to write to the Department of Transport and Planning, outlining Council's position that the proposal is not supported on the following grounds:
    (a) The development's height and lack of upper level setbacks will result in unreasonable visual bulk and overshadowing to the public realm;
    (b) The development will result in unreasonable on-site amenity impacts including poor wind conditions on balconies and terraces, lack of daylight and ventilation;
    (c) The development's ESD response is deficient and does not meet best practice;
    (d) The absence of an on-site pick up and drop off bay will result in unreasonable traffic and parking impacts;
    (e) The development does not allow for the adaptive commercial re-use of the building due to insufficient floor-to-ceiling heights; and
    (f) The visitor bicycle parking provision does not comply with Clause 52.34 and permission has not been sought for a waiver/reduction.
3. Advise the Department of Transport and Planning that the uses proposed on site need to demonstrate how they are ancillary to the Residential Hotel (including by limiting access from within the hotel to hotel guests only), or the application needs to be amended under Section 57A of the *Planning and Environment Act* (1987) to apply for the uses with all information provided as to the operation and re-advertised.
4. Notwithstanding the above, if the Department of Transport and Planning is of the mind to issue a permit, then the following conditions should be included:

Development

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 Hachem, Drawings TP1.01 – TP1.16; TP2.01 – TP2.04; TP3.01 – TP3.11; and TP4.01, Revision D dated 31 October 2025 but modified to show:
    (a) The maximum building height reduced to a maximum of 37.2m above natural ground level (NGL). Services may exceed the maximum building height provided:
        (i) Less than 50 per cent of the roof area is occupied by equipment or structures (other than solar panels and green roofs);
        (ii) The equipment or structures do not cause additional overshadowing on 22 September of secluded private open space to residential land, opposite footpaths, kerb outstands, or planting areas in the public realm; and
        (iii) The equipment or structures do not extend higher than 3.6 metres above the maximum building height;

(b) The floor-to-ceiling levels on Level 1 upwards increased to a minimum 3.6m, ensuring the maximum building height does not exceed 37.2m above NGL;

(c) The setbacks above the podium increased to a minimum of 3m from Balmain Street and Chestnut Street and a minimum of 4.5m from the centre line of the western laneway;

(d) The street wall height along Chestnut Street to be a maximum 10m above NGL;

(e) The maximum height of the northern boundary wall reduced to 28m, with upper levels above the boundary wall to be set back a minimum 4.5m from the northern boundary;

(f) Provision of an on-site pick-up and drop-off area for hotel guests;

(g) Balmain Street frontage changes including:

  (i) A minimum 1m ground level setback to the street;

  (ii) The south-east corner of the building modified to achieve a more generous, curvilinear/chamfered corner at ground level;

  (iii) The ground level glazing continued along the western wall of the ancillary food and drinks premises; and

  (iv) A notation confirming reinstatement of the footpath, kerb and channel for the removed crossover;

(h) Laneway frontage changes:

  (i) Notation to confirm the utility cabinet doors will open a maximum 180 degrees and will be latched to the building wall when open;

  (ii) A planter box incorporated at the base of the wind screen, to accommodate climbing plants;

  (iii) The wind screen extended to the full height of the setback space; and

  (iv) Further details of the booster cupboard design, ensuring this is well-integrated with the development.

(i) Separate lift access (Lift 1) removed from the serviced apartments with entry instead provided from the common corridor;

(j) Floor plans amended to ensure all habitable rooms have an external, operable window;

(k) Annotation on floor plans to show the Food and Drinks Premises and Gym/Wellness space are ancillary uses to the Residential Hotel and accessed by hotel guests only, and deletion of the direct entry to the food and drinks premises at ground floor from the surrounding streets;

(l) A minimum 10 visitor bicycle parking spaces located within the Balmain Street and/or Chestnut Street frontages and not the western laneway;

(m) Notate the dimensions of the visitor bicycle parking spaces in accordance with AS2890.3;

(n) All hotel guest and employee bicycle parking provided within a secure, lockable compound or within bicycle lockers in accordance with AS2890.3;

(o) Any changes in accordance with the Façade Strategy (Condition 5);

(p) Any changes in accordance with the Public Realm Functional Layout Plan (Condition 8);

(q) Any changes in accordance with the amended Sustainability Management Plan (Condition 13);

(r) Any changes in accordance with the Landscape Plan (Condition 18);

(s) Any changes in accordance with the amended Waste Management Plan (Condition 24);

(t) Any changes in accordance with the amended Wind Report (Condition 26); and

(u) Any changes in accordance with the Acoustic Report (Condition 28).

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. As part of the ongoing consultant team, Hachem Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

(a) Oversee design and construction of the development; and

(b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

4. 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.

Façade Strategy

5. Concurrent with the submission of Condition 1 Plans, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:

(a) Elevation drawings at a scale of 1:20 or 1:50 illustrating typical podium details, entries and doors, and utilities and typical tower facade details;

(b) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;

(c) Information about how the façade will be maintained, including any vegetation; and

(d) A materials and finishes schedule with coloured samples, outlining colours, materials and finishes.

Hotel Management Plan

6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a Hotel Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Hotel Management Plan will be endorsed and will then form part of this permit. This must detail:

(a) Reception operating procedures, including staffing numbers and hours;

(b) Confirmation that the food and drinks premises, Level 1 dining and lounge facilities, gym / wellness area and roof level terraces and communal area are for hotel guest use only, and how access/security will be managed for hotel guests only;

(c) A maximum length of stay of 3 months for all hotel rooms and serviced apartments;

(d) Operating hours of the gym and communal facilities;

(e) Confirmation that the roof terrace will be closed at 10pm every night;

(f) Cleaning and maintenance details, including of the northern setback area;

(g) Hours of deliveries;

(h) Security measures;

(i) The maintenance of a complaint register; and,

(j) Confirmation that the Hotel Management Plan will be reviewed periodically to identify if/where operational and safety practices can be improved.

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

Public Realm

8. Concurrent with the submission of Condition 1 plans, or by such later date as approved in writing by the Yarra City Council, a Public Realm Functional Layout Plan of all public realm improvements associated with the development must be prepared, submitted and approved by Yarra City Council. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following:

(a) Consistency with the Condition 1 Plans; and Landscape Plans;

(b) All civil and landscape aspects within the public realm, indicating general dimensions and providing annotations where relevant;

(c) Property boundaries clearly identified;

(d) Existing and proposed features and surface levels;

(e) Existing and proposed streetscape infrastructure, including (but not limited to) light poles, drains, kerbs, channels, paving, edges, existing and new street trees, parking bays and street signs;

(f) Consideration of drainage and overland flow, to mitigate any risk of overland flow into the subject site;

(g) Any proposed drainage upgrades;

(h) Clear dimensions of existing and proposed footpath widths:

(i) Demonstrate seamless / DDA compliant levels transition across all proposed footpaths;

(ii) Demonstrate seamless / DDA accessible transition from the public realm into the proposed building ground floor entrances; and

(iii) Any ground level modifications required for DDA compliance must be accommodated for within the subject site;

(i) Any required ramps, landings, tactiles or handrails located within private title and not protruding into public realm or ground floor setback intended for unobstructed and DDA compliant access;

(j) Any existing and proposed service pits within the footpath area must be adjusted to match the reconstructed footpath grades;

(k) The reconstruction and widening of the vehicle crossing servicing the north-south aligned laneway, accommodating the setback area;

(l) Reconstruction of the footpaths within the Balmain Street and Chestnut Street footpaths in asphalt;

(m) Reconstruction of the kerbs and channels along the property's Balmain Street and Chestnut Street frontages;

(n) Redundant vehicle crossings demolished and reinstated as footpath, verge (if applicable) and kerb and channel;

(o) One new street tree provided between the parallel parking bays within the Balmain Street and Chestnut Street frontages;

(p) The existing kerb outstand at the south-east corner of the site (intersection of Balmain and Chestnut Streets) extended to the north along Chestnut Street, to accommodate additional paved footpath space, low cover planting and one additional tree (if feasible);

(q) Reinstatement of three parallel parking bays as per existing conditions within the Chestnut Street frontage;

(r) The laneway crossing into Balmain Street to be asphalt with bluestone kerb and pitcher channel;

(s) Landscaping installed within the public realm to have a minimum 24 months (two summers) maintenance at the cost of the developer; and

(t) The following notations included:

(i) *"Standard City of Yarra road tree cutout, protective hoop and tree planting to be delivered by Council's tree planting contractor."*

(ii) *"Standard City of Yarra footpath tree cutout and tree planting to be delivered by Council's tree planting contractor."*

9. Before the development commences (excluding site preparations, demolition and bulk excavation), or by such later date as approved in writing by the Yarra City Council, detailed design drawings of the works approved under the Public Realm Functional Layout Plan (as required by Condition 8) addressing all road infrastructure works (including soft/hard landscaping), must be submitted to and approved by Council's Civil Engineering Department. Once approved, the detailed design drawings will be endorsed and will then form part of the permit.

10. Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition 9) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority(s).

11. Before the building is occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Balmain Street and Chestnut Street frontages must be reconstructed in asphalt:
    (a) At the permit holder's cost; and
    (b) To the satisfaction of the Responsible Authority(s).
12. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the kerb and channel along the property's Balmain Street and Chestnut Street frontages must be reconstructed:
    (a) At the permit holder's cost; and
    (b) To the satisfaction of the Responsible Authority(s).

Sustainability Management Plan

13. Concurrent with the submission of Condition 1 Plans, 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 Hip v Hype and dated 29 August 2025 but modified to include or show:
    (a) Consistency with the Condition 1 Plans; and
    (b) Revised daylight modelling using BESS residential daylight factors and assumptions, demonstrating best practice in daylight can be achieved.
14. Prior to the occupation of the development approved under this permit, a report from the author of the sustainable management plan, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the sustainable management plan have been implemented in accordance with the approved plan.
15. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Green Travel Plan

16. Before the building is occupied, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:
    (a) Consistency with the Condition 1 Plans;
    (b) A description of the location in the context of alternative modes of transport;
    (c) Employee welcome packs (e.g. provision of myki/transport ticketing);
    (d) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
    (e) A designated 'manager' or 'champion' responsible for coordination and implementation;

(f) Details of bicycle parking and bicycle routes;

(g) Details of GTP funding and management responsibilities;

(h) The specific design of bicycle storage devices proposed to be used for employees and hotel guests;

(i) Spaces, including demonstration of their suitability for parking cargo bikes, electric bikes or recumbent bikes;

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

(k) Security arrangements to access the employee and hotel guest bicycle storage spaces;

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

(m) Locations and provision of charging points for cars and bicycles throughout the development; and

(n) Provisions for the Green Travel Plan to be updated not less than every 5 years

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

Landscape Plan

18. Concurrent with the submission of Condition 1 Plans, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Florian Wild and dated April 2025, but modified to include (or show):

(a) Consistency with the Condition 1 Plans and Public Realm Functional Layout Plan;

(b) Increased variety of plant species, ensuring species are not on the list of environmental weeds in Victoria;

(c) Minimum 400mm planter widths;

(d) Delineation between public and private land to be highlighted with a stainless steel flush edge;

(e) Details of plant climbing frames and structures;

(f) Details of the irrigation system to be used, including frequency of irrigation;

(g) Irrigation and drainage integrated into the built form / roof slabs (i.e. no exposed pipework);

(h) Soil volume for trees and other planters (soil volume to be achieved with increased planter height, mounding of soil in planters is not acceptable);

(i) Further details on the maintenance of landscaping at upper levels and how safe maintenance access will be provided;

(j) A detailed maintenance program and schedule for all works, including responsibility and frequency; and

(k) Landscaping installed by the developer in the public realm to have a minimum 24 months (two summers) maintenance at the cost of the developer.

19. 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.

Street Trees

20. Concurrent with the submission of Condition 1 Plans, an amended Tree Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Tree Management Plan will be endorsed and will form part of this permit. The amended Tree Management Plan must be generally in accordance with the Tree Management Plan prepared by Greenscene and dated 18 August 2025 but modified to include (or show):

(a) Titled "Tree Protection Specification" or Tree Protection Plan;

(b) Include reference to *AS 4970-2025:* Protection of Trees on Development Sites (superseding AS 4970-2009);

(c) Explicitly state the site address as 79-83 Balmain Street & 116-122 Chestnut Street, Cremorne;

(d) An Arboricultural Impact Assessment of Tree 2 stating:

(i) Encroachment Level: Minor (<10%), Moderate (10-20%), Major (>20%);

(ii) Percentage of Notional Root Zone impacted;

(iii) Explanation of why the tree will remain viable despite encroachment; and

(iv) Mitigation measures (e.g. root protection, hand excavation, mulching); and

(e) A map showing:

(i) Proposed access to site;

(ii) Storage locations for skip bins, materials etc.;

(iii) Parking location for vehicles, supply trucks, cranes etc.; and

(iv) A summary of equipment using the access points (excavators, trucks, etc.).

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

22. Before the development commences, the permit holder must make a one-off contribution for the planting of 3 street trees of $7,051.00 per tree (exclusive of GST and subject to

annual CPI increase) to the Yarra City Council to be used for new street tree plantings that are required as a result of the development.

23. Before the development commences, the permit holder must provide an Asset Protection Bond (amount to be confirmed in writing by Yarra City Council) for the existing street trees within the site's Balmain Street and Chestnut Street frontages of the development to Yarra City Council. The security bond:

    (a) Must be provided in a manner, and on terms, to the satisfaction of Yarra City Council;

    (b) May be held by Yarra City Council until the works are completed to the satisfaction of the Yarra City Council;

    (c) In accordance with the requirements of this permit; or

    (d) Otherwise to the satisfaction of Yarra City Council.

Waste Management Plan

24. 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 Traffix Group and dated September 2025 but modified to include:

    (a) Consistency with the Condition 1 Plans;

    (b) Further information on waste collection methodology including managing off-site impacts to residents and estimated time for each collection;

    (c) Provision of an appropriate dual chute system; and

    (d) Provision of a swept path diagram to demonstrate satisfactory entry and exit paths for the waste collection vehicle.

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

Wind Report

26. Concurrent with the submission of Condition 1 Plans, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment Report will be endorsed and will form part of this permit. The amended Wind Assessment Report must be generally in accordance with the Wind Assessment Report prepared by Windtech and dated 17 September 2025 but modified to include (or show):

    (a) Consistency with the Condition 1 Plans;

    (b) All terraces and balconies to achieve a minimum standing comfort criteria;

    (c) A dedicated seating area on shared / communal terraces that achieves sitting comfort criteria; and

    (d) Wind impacts confirmed via a Wind Tunnel Study, with any required mitigation measures incorporated into the design.

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

Acoustics

28. Concurrent with the submission of Condition 1 Plans, 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) Consistency with the Condition 1 Plans;

    (b) An assessment of noise impacts from the surrounding environment (including the railway line) on the residential hotel use;

    (c) An assessment of noise impacts from within the development including (and not limited to) the operation of the car park, guest facilities and site services on the residential hotel use;

    (d) Recommendations for acoustic attenuation to achieve compliance with the relevant noise limits; and

    (e) The acoustic report must make recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority, as may be amended from time to time.

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

30. 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.

Public Lighting Plan

31. Before the development commences (excluding demotion, bulk excavation and site preparation work), or by such later date as approved in writing by the Responsible Authority, a Public Lighting Plan must be submitted to and approved by Council's Civil Engineering Department. When approved, the Public Lighting Plan will be endorsed and will form part of this permit. The Public Lighting Plan must be designed:

    (a) Address lighting along the Balmain Street and Chestnut Street frontages between and the entrance to the approved building;

    (b) To comply with uniformity, access and maintenance requirements as per standard AS1158.3.1;

    (c) To control light spillage in accordance with the requirements of AS 4282 – 2019," Control of the obtrusive effects of outdoor lighting"; and

    (d) To the satisfaction of the Responsible Authority.

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

33. Before any existing public lighting is removed a temporary lighting plan to the satisfaction of the Responsible Authority must be submitted and approved by Council's Civil Engineering Department. The temporary lighting plan is to be installed at the permit holder's cost and must remain operational until a new permanent lighting scheme is installed and operational to the satisfaction of the Responsible Authority.

Car Parking & Vehicle Access

34. Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a vehicle crossing cross-sectional drawing of the widened vehicle crossing fronting Balmain Street must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate compliance with City of Yarra's, *Vehicle Crossing Information Sheet*.

35. Before the development commences (excluding demotion, bulk excavation and site preparation work), a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:

    (a) The number and location of car parking spaces allocated to each use;

    (b) Security arrangements for occupants of the development, including details on how hotel guests are to access car parking;

    (c) Details of way-finding, cleaning and security of end of trip bicycle facilities;

    (d) A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, etc.;

    (e) The collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 24; and

    (f) Details regarding the management of loading and unloading of goods and materials.

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

37. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area(s) set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

    (a) Constructed and available for use in accordance with the endorsed plans;

    (b) Formed to such levels and drained so that they can be used in accordance with the endorsed plans;

    (c) Treated with an all-weather seal or some other durable surface; and

(d) Line-marked or provided with some adequate means of showing the car parking spaces.

To the satisfaction of the Responsible Authority.

38. The loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land to the satisfaction of the Responsible Authority.

Engineering & Infrastructure

39. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:

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

(b) To the satisfaction of the Responsible Authority.

40. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel:

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

(b) To the satisfaction of the Responsible Authority.

41. 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.

Residential Hotel Use

42. The provision of music and entertainment on the land must be at a background noise level.

43. Speakers external to the building must not be erected or used.

44. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

45. 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.

46. Emptying of bottles and cans into bins may only occur between 7am and 10pm on Monday to Saturday or between 9am and 10pm on a Sunday or public holiday.

Head, Transport for Victoria Conditions**

47. **DTP to insert any conditions applicable to DDO5**

Construction Management

48. 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;

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

(p) A Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:

(i) Using lower noise work practice and equipment;

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

(iii) Silencing all mechanical plant by the best practical means using current technology;

(iv) Fitting pneumatic tools with an effective silencer;

(v) Other relevant considerations; and

(vi) Any site-specific requirements;

During the construction:

(q) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(r) Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;

(s) Vehicle borne material must not accumulate on the roads abutting the land;

(t) The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(u) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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.

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

General

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

(a) The transport of materials, goods or commodities to or from land;

(b) The appearance of any buildings, works or materials;

(c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or

(d) The presence of vermin,

To the satisfaction of the Responsible Authority.

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

52. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park and building entries 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.

53. 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.

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

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

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

57. 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.

58. This permit will expire if:

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

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

(c) The use is not commenced within 6 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
For the submission of plans pursuant to Condition 34, please submit these to info@yarracity.vic.gov.au marked attention to Engineering Services.

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

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

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

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 future business (whether as owners, lessees/tenants, occupiers) within a development approved under this planning permit, will not be eligible for business 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 separate 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.

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

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.

The removal of any kerb-side parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

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

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.

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.

Background

1. This report provides Council with an assessment of a planning application being considered by the Department of Transport and Planning (the 'DTP') for a planning permit to develop No. 79-83 Balmain Street and No. 116-122 Chestnut Street, Cremorne.

2. The application was made to the Minister for Planning under Clause 53.22 'Significant Economic Development' of the Yarra Planning Scheme (the Scheme).



Figure 1 - Nearmap aerial imagery of subject site and surrounds (December 2025)

3. In brief, the application proposes use and development of a 13 storey Residential Hotel and Office (permit not required for Office use). Further information of the proposal is provided in the application material attached to this report.



Figure 2 - Artist's impression of proposed development, looking north-east from corner of Balmain St and western laneway



Figure 3 - Artist's impression of proposed development, looking north-west from corner of Balmain Street and Chestnut Street

4. The attached Council Officer Application Assessment Table sets out a brief overview of the application, the relevant planning framework, key aspects of the proposal and a summary of all internal consultation undertaken.

Planning History

5. The site has the following planning history of relevance to this application:

   (a) Planning Permit PLN23/0659 was issued on 30 July 2024 by Council for the construction of a 10 storey, mixed use building (with two basement levels) containing as-of-right office and retail premises (food and drink premises) and a reduction of car parking;

   (b) The approved development has a maximum building height of 37.2m; and

   (c) Works have not commenced and plans are yet to be endorsed. The permit will expire on 30 July 2026 for works to commence and remains valid. The following images show the elevations of the approved development.



Figure 4 - Approved south elevation (Balmain Street) for PLN23/0659

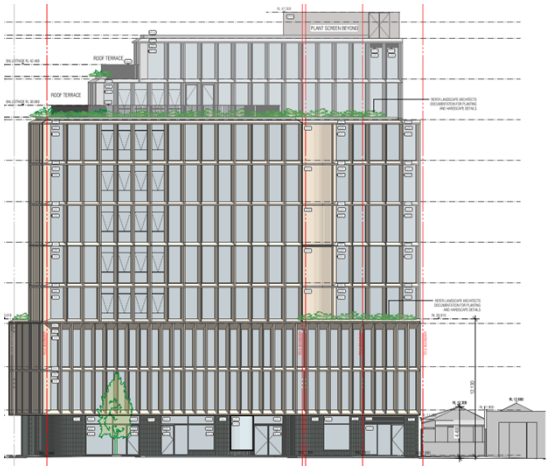

Figure 5 - Approved east elevation (Chestnut Street) for PLN23/0659)

Advertising

Advertising

6. The application was notified to Council and surrounding properties. At the time of finalising this report, the DTP advised Council that they had received 3 objections, raising the following key grounds:

   (a) Absence of a porte-cochere (pick-up and drop-off space);

   (b) Increased traffic congestion and impacts on pedestrian safety;

   (c) Excessive height, bulk and scale;

   (d) Overlooking;

   (e) Overshadowing and loss of natural light to dwellings;

   (f) Construction impacts;

(g) General inconsistency with the Planning Scheme; and

(h) Devaluation of property.

7. These matters generally align with issues discussed in the Council Officer Assessment, aside from the following:

(a) Construction impacts:

(i) This is not a planning consideration. However, a Construction Management Plan will be required via condition and will address matters such as noise and amenity impacts during the construction phase of the development; and

(b) Devaluation of property:

(i) This is not a planning consideration. The Victorian Civil and Administrative Tribunal has consistently found that property values are speculative and not a planning matter. Fluctuations in property prices are not a relevant consideration in assessing an application under the provisions of the *Planning and Environment Act* (1987), or the Yarra Planning Scheme.

Referrals

8. The application was referred to following internal business units within Council, whose full advice is attached to this report:

Internal Business Unit	Comments
Urban Design	**Not supported.** Changes required to gain support include: • Significant reduction in building height; • Provision of a more distinctive street wall and upper level setbacks; • Street wall redesign with appropriate transition to heritage properties and residential buildings; • Provide a chamfered corner to south-east corner of building; • Increased glazing to ground level laneway frontage, with more robust materials integrated into the extensive glazing of the street wall design; • Provide a 1m ground level setback to Balmain Street • Public realm improvements including reinstatement of footpaths, street tree contributions, kerb outstand extensions, reinstatement of on-street car parking spaces; • Relocated visitor bicycle parking; • Improvements to ground level interface with western laneway Other conditions required: • Public Realm and Streetscape Improvement Plan

	• Street tree contribution • More detailed Landscape Plan
Engineering	**Supportive subject to conditions** • Reconstruct and widen the vehicle crossing servicing the north-south laneway to accommodate the setback area • Provide a cross-sectional drawing of the widened vehicle crossing fronting Balmain Street • Provide a public realm functional layout plan for all public realm improvements • Standard engineering conditions regarding Council assets and reinstatement of roads and footpaths • Supportive of car parking provision for the Residential Hotel (20 spaces) and the reduction of 19 spaces for the Office. • No concerns raised with traffic impacts • Supportive of new car parking spaces on Balmain Street frontage
Waste Management	**Not supported.** Changes required to gain support include: • Provide more information on waste collection methodology including managing off-site impacts to residents of surrounding properties, including estimated time for each collection • Internal collection is preferred • Appropriate chute system that accommodates separate waste streams • Provide a swept path diagram to clearly show entry and exit paths for the collection vehicle
ESD	**Not supported.** Changes required to gain support include: • Reconfigure floor plans to remove all internal bedrooms, ensuring all habitable rooms have an external window • All living areas and bedrooms to have an operable window in the residential hotel spaces, clearly marked on plans and elevations • Daylight modelling amended to use residential daylight factors • Resubmit the daylight modelling using BESS residential daylight factors and assumptions, demonstrating that best practice in daylight can be achieved.

Strategic Planning	**Not supportive.** Changes required to gain support include: • Reduce building height to comply with DDO52 (28m) • Reduce street wall height on corner of Balmain St and Chestnut St to align with DDO52 (12m) • Increase upper level setbacks to comply with DDO52 (5m – Balmain Street/3m – Chestnut Street) • Amend design to not result in further overshadowing of the southern footpath of Balmain St in accordance with DDO52 and to potential open space on the Bryant and May site • Increase floor-to-ceiling heights to support adaptive re-use over time.
Strategic Transport	**Supportive subject to conditions** • Provision of a minimum 10 visitor bicycle parking spaces • Identify on the plans the dimensions of the visitor bicycle parking spaces to confirm they are in accordance with AS2890.3 and Yarra City Council's Standard Drawings • Provide all hotel guest and employee bicycle parking within secure, lockable compounds or within bicycle lockers in accordance with AS2890.3.
City Strategy – Open Space (Landscape Design). Comments contained within the Urban Design Referral response	**Not supported** • Insufficient information to be able to conduct a landscape assessment • Further details on the landscape plan and plant schedule, irrigation and maintenance are required.
Parking Management	**Supportive** Supportive in-principle of the creation of one additional on-street parking space within the site's Balmain Street frontage.

Officer Assessment

9. The attached Council Officer Application Assessment Table sets out a high level assessment of the application against the key considerations in the planning scheme.

10. This has led to the recommendation that the application not be supported on key grounds.

11. Notwithstanding this, should the DTP be of a mind to grant a permit, recommended conditions are also provided as detailed at the beginning of this report.

Legal and Legislative Obligations

Conflict of interest disclosure

12. 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.

13. 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. 6.2.1 PPE25/0774 - 79-83 Balmain St & 116-122 Chestnut St Cremorne - S52 notice to Yarra
2. 6.2.2 PPE25/0774 - 79-83 Balmain St & 116-122 Chestnut St Cremorne - Application Form
3. 6.2.3 PPE25/0774 79-83 Balmain Street & 116-122 Chestnut Street Cremorne DTP Assessment Table
4. 6.2.4 PPE25/0774 - 79-83 Balmain St & 116-122 Chestnut St Cremorne - Plans
5. 6.2.5 PPE25/0774 - 79-83 Balmain St & 116-122 Chestnut St Cremorne - Traffic Report
6. 6.2.6 PPE25/0774 - 79-83 Balmain St & 116-122 Chestnut St Cremorne - Referral Comments

Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.dtp.vic.gov.au

Ref: PA2503933

Yarra City Council
planningadmin@yarracity.vic.gov.au

To whom it may concern

NOTICE OF APPLICATION FOR PLANNING PERMITPA2503933
79-83 BALMAIN STREET & 116-122 CHESTNUT STREET CREMORNE VIC 3121

I refer to the above matter submitted to the Minister for Planning on 25/09/2025 which you have previously been given notice of on 1 October 2025.

A further information response has since been provided and I am advising you of the application under section 52(1)(b) of the *Planning and Environment Act 1987*.

Please find Form 2, appended to this letter, which sets out the details of the application and advises that the responsible authority will not decide on the application before **12 December 2025** that is 14 days from date of this letter.

Please also find a copy of the application form, a set of plans and supporting documentation through the provided portal link. If you have any questions, please contact me on 03 7040 6002 or email terri.speirs@transport.vic.gov.au.

Yours sincerely

Terri Speirs
Senior Planner, Development Assessment

27/11/2025

Encl.

- Form 2 / 3 – Notice of an Application for a Planning Permit

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to foi@transport.vic.gov.au or FOI Unit, Department of Transport and Planning, GPO Box 2392, Melbourne, Victoria 3001.

Planning and Environment Act Regulations 2015 (Form 2, section 52(1))

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:	**79-83 BALMAIN STREET & 116-122 CHESTNUT STREET CREMORNE VIC 3121**
The application is for a permit to:	Use and development of a thirteen-storey residential hotel with office space in a Design and Development Overlay and a reduction in the statutory car parking requirement for an office *Note: This is a summary. Full details of the proposal are contained within the application documentation*
The applicant for the permit is:	**Property View Pty Ltd c/- proUrban**
The application reference number is:	**PA2503933**
You may look at the application and any documents that support the application at the office of the Responsible Authority.	Minister for Planning c/- Department of Transport and Planning • 1 Spring Street, Melbourne VIC 3001 • Online at https://www.planning.vic.gov.au/permits-and-applications/ministerial-permits/browse-ministerial-permits

A permit is required under the following clauses of the planning scheme:

Planning scheme clause	**Matter for which a permit is required**
34.02-1	Use the land for a residential hotel (office does not require a permit for use)
34.02-4	Construct a building or construct or carry out works
42.02-2	Construct a building or construct or carry out works
52.06-3	Reduce the number of car parking spaces

To view applications and supporting documents in person, please phone Terri Speirs on 03 7040 6002 or email terri.speirs@transport.vic.gov.au to make an appointment to view the plans. This can be done during office hours and is free of charge. The plans may also be viewed online at https://www.planning.vic.gov.au/permits-and-applications/ministerial-permits/browse-ministerial-permits.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority by email to development.assessment@transport.vic.gov.au or by post to Minister for Planning, C/- Department of Transport and Planning, GPO Box 2392, Melbourne VIC 3001.

An objection must:

- **be made to the Responsible Authority in writing,**
- **include the reasons for the objection, and**
- **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The responsible authority will not decide on the application before:	12 December 2025

If you object, the responsible authority will tell you its decision.

Apply for a planning permit

Before you start

Department of Transport and Planning

Are you in the right place?

Only applications where the Minister for Planning is the responsible authority are to be lodged through this portal.

Check the schedule to Clause 72.01 of your local planning scheme to see which responsible authority issues planning permits for your location.

You will need these documents to submit this application:

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal.
- If applicable, a current Metropolitan planning Levy certificate.

Fees will apply for this application - find out about fees for planning applications. You need to pay all fees or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.

This application will automatically save as you enter information.

Contact details

Applicant details

Is the applicant a person or organisation?	Organisation
Organisation name	Property View Pty Ltd
Business phone number	95104200
Email	cameron@franzedevelopments.com.au
Address type	Street address

Street address

Unit type	Building
Unit number	
Level number	
Site or building name	
Street number	5
Street name	Errol Street
Suburb	Prahran
Postcode	3181
State	VIC

Owner details

The owner is the applicant	No
Is the owner a person or organisation?	Organisation

Organisation name	Franze Developments (Cremorne) Pty Ltd
Business phone number	95104200
Email	cameron@franzedevelopments.com.au
Address type	Street address

Street address

Unit type	Building
Unit number	
Level number	
Site or building name	
Street number	5

Street name	Errol Street
Suburb	Prahran
Postcode	3181
State	VIC

Preferred Contact

First name	Erin
Last name	Sartori
Mobile	0437920553
Work phone	
Organisation	proUrban
Job title	Consultant
Email	erin.sartori@pro-urban.com.au
Address type	Street address

Street address

Unit type	Apartment
Unit number	
Level number	2
Site or building name	
Street number	22
Street name	Kings Place
Suburb	SOUTH MELBOURNE
Postcode	3205

State VIC

Pre-application meeting details

Have you submitted a pre-application meeting request already for this site? Yes

Enter the pre-application number PPA-1052

Land details

Planning scheme Yarra

At least one location must be provided to submit this application. Options for defining locations are described below:

- **Auto-populate using land titles:** Street addresses are extracted from uploaded land titles (lot on plan and crown allotments are not supported by this feature).
- **Map interface:** Specify up to 300 properties and parcels using search, select and/or a GIS shapefile.
- **Manual entry:** Use this when other methods fail. Locations are accepted as entered and are not system validated.

Upload and scan land titles to automatically populate street addresses

1. **Upload documents**

2. **Scan uploaded documents**

- Detected street addresses will be added to the list below.
- You must check and confirm address details are correct.
- Documents are only scanned once. If additional documents are uploaded after a scan, only new documents will be scanned.
- Scanning of documents can take a few minutes to process. You will be unable to edit your application until this process has completed.

Scan results

Manual location details

It is strongly recommended that you use the map to search and select locations for land related to this application. Manually entering or editing locations could cause delays in your application processing if that location cannot be found.

Application details

Describe your proposal	Use and Development of a Residential Hotel and reduction in car parking requirement.
Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?	No
What is the application trigger?	53.22
Please select the application category	Change or extension of use One or more new buildings
Enter the estimated cost of any development for which the permit is required	Failed to convert value: 5340000000
What is the current land use?	Residential / Accommodation Retail Premises
Describe how the land is used and developed now	116 Chestnut Street - Vacant 118 Chestnut Street - Dwelling 122 Chestnut Street - Motor Repairs 79, 81, 83 Balmain Street - Three Dwellings
Does this application look to change or extend the use of this land?	Yes
What is the proposed land use?	Residential / Accommodation
Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No

Additional details

Does this application involve the creation or removal of dwellings?	Yes

Dwelling

Dwelling type	Semi-detached, row or terrace houses, townhouses
Number of dwellings currently on site	4

Number of dwellings being demolished as part of application	4
Number of new dwellings being built	0
Does the application involve native vegetation removal?	No
Does this application involve the creation or removal of lots?	No
Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)?	No

Supporting documents

The following supporting documents must be submitted with this application, preferably in PDF or Word format

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used).

Supporting documents	250417 - Chestnut & Balmain, Cremorne - Landscape Plan.pdf 250508 - Chestnut & Balmain, Cremorne - QS Report.pdf 250905 - Chestnut & Balmain, Cremorne - Arch Plans.pdf 250908 - Chestnut & Balmain, Cremorne - PSI Memo.pdf 250908 - Chestnut & Balmain, Cremorne - SMP.pdf 250908 - Chestnut & Balmain, Cremorne - WMP.pdf 250909 - 122 Chestnut Street, Cremorne - Certificate of Title.pdf 250910 - Chestnut & Balmain, Cremorne - Cover Letter.pdf 250910 - Chestnut & Balmain, Cremorne - DFP Planning Report.pdf MPL001667.pdf 250908 - Chestnut & Balmain, Cremorne - TEA.pdf 250909 - 81-83 Balmain Road, Cremorne - Certificate of Title.pdf 250909 - 79 Balmain Road, Cremorne - Certificate of Title.pdf 250909 - 118 Chestnut Street, Cremorne - Certificate of Title.pdf 250909 - 116 Chestnut Street, Cremorne - Certificate of Title.pdf

3D digital model

A 3D digital model will assist to clearly communicate your application's intentions and enhance the review process. We encourage and recommend submitting a 3D digital model as part of your application.

- **Mandatory** formats: **FBX**, **OBJ**, **3DM**; Optional supplementary formats: RVT, IFC
- Triangle count under five million per development.
- Unit scale in metric.
- The maximum file size is 250 MB.
- Please refer to the technical guidance for submission to check your model meets all specifications. We will request a re-submission of the 3D digital model if the specifications are not met.
- If you are unable to submit your 3D digital model, contact visualisation@transport.vic.gov.au for assistance.

3D digital model	250905 - Chestnut & Balmain, Cremorne - Arch Plans.pdf

Fees and payment

View planning and subdivision fees

Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16
Fee amount	$65458.10
Fee description	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than $50,000,000*

The total amount is calculated as the highest fee plus 50% of the remainder of the fees.

Total amount to pay	$65458.10
Payment method	EFT
BSB	033-875
Account and reference number	170116261
EFT confirmation	I confirm that the fee has been paid via EFT

Submit

Applicant declaration	I declare that I am or represent the applicant; that all the information in this application is true and correct; and that the owner (if not myself) has been notified of the application

Privacy statement

The Department of Transport and Planning (DTP) is committed to protecting personal information provided by you in accordance with the principles of the Victoria privacy laws. The information you provide will be used for the following purposes:

- correspond with you about your application
- if necessary, notify affected parties who may wish to inspect your proposal so that they can respond
- if necessary, forward your application to a referral authority.

Your contact details may be used by DTP or its contracted service providers under confidentiality agreements to survey you about your experience with DTP.

The information you provide may be made available to:

- any person who may wish to inspect your proposal until the process is concluded
- relevant officers in DTP, other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982.

If all requested information is not received, DTP may be unable to process your request.

You may access the information you have provided to DTP by contacting Development assessment

DTP Application assessment table - 79-83 Balmain Street & 116-122 Chestnut Street, Cremorne

Overview	
Property	79-83 Balmain Street & 116-122 Chestnut Street, Cremorne
Ward	Lennox
DTP Ref & Status/ reason for referral	PA2503933 Application received by Council on 27 November 2025. Application made under Clause 53.22 (Significant Economic Development) of the Yarra Planning Scheme (the Scheme).
Council Ref	PPE25/0774
Proposal	Use and development of a 13 storey Residential Hotel including a food and drink premises, lounge, gym/wellness centre and Office (permit not required for Office use). Further details are included in the application material.
Site & Context	Described in application material.
Notable application history	PLN23/0659 was approved by Council on 30 July 2024 for the construction of a 10 storey office and retail development and a reduction in the statutory car parking requirements. The approved development has a maximum height of 37m. Plans have not been endorsed. The permit remains valid and will expire on 30 July 2026 for works to commence.
Planning Framework	
Zoning & Overlays	• Commercial 2 Zone (C2Z); • Design and Development Overlay – Schedule 5 City Link Exhaust Stack Environs & Schedule 52 Cremorne Enterprise Precinct – Railway (DDO5 & DDO52) • Development Contributions Plan Overlay – Schedule 1 (Yarra Development Contributions Plan) (DCPO1)
Statutory controls	• **Commercial 2 Zone:** o Clause 34.02-1 – To use the land for a Residential Hotel, Food and Drinks Premises and Restricted Recreation Facility; ▪ The applicant has not sought planning permission for the Food and Drinks Premises and Restricted Recreation Facility (i.e. the Gym/Wellness space) and instead claims these are ancillary to the Residential Hotel use. It is not clear on the plans how these uses will be ancillary. DTP will

	need to include conditions to address this. Otherwise, the application will require an amendment under Section 57A of the Act to include permission under Clause 34.02-1 for these uses. This will be included in Council's recommendation to DTP. o Clause 34.02-1 – The use of land for an Office does not require a permit o Clause 34.02-4 – To construct a building and construct and carry out works • **Design and Development Overlay:** o Clause 43.02-2 – To construct a building and construct and carry out works unless a schedule to this Overlay specifically states that a permit is not required o DDO5 – A permit is not required to construct a building or construct or carry out works. However, where a permit is required to use land or for the construction of a building or the construction or carrying out of works under another provision in this scheme, notice must be given under section 52(1)(c) of the *Planning and Environment Act 1987* to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause. DTP is required to give notice to the Environmental Protection Authority, the Head, Transport for Victoria and Transurban o DDO52 – Applies the following discretionary built form controls for the site: ▪ Maximum building height: 28m; ▪ Maximum street wall height: 12m; ▪ Minimum upper level setback: 3m; ▪ Maximum boundary wall height: 20m. • **Development Contributions Plan Overlay:** o The subject site is located in Charge Area 11 (Cremorne). The development infrastructure levy is applicable to the commercial uses. A condition for a Development Infrastructure Contribution will be included in the conditions recommended to DTP. • **Clause 52.06 – Car Parking** o Amendment VC277 was gazetted on 18 December 2025 and makes changes to Clause 52.06 (Car parking) of the Victoria Planning Provisions and all planning schemes. The amendment updates parking requirements to align with public transport access and reduces the number of car parks required for development in locations well-serviced by public transport. Clause 52.06 has been updated to incorporate maximum car parking rates in some cases.

- Transitional provisions have been provided; these note that if the number of car parking spaces that would be required under the former clause is less than the minimum number of car parking spaces required under the current clause, then the former clause requirement can prevail. However, if the number of car parking spaces required under the current (new) clause is less, Council can rely on the lesser number.

The table below outlines the car parking requirement under the former Clause 52.06.

Use	Statutory Rate	On-site requirement	On-site provision
Residential Hotel (95 rooms)	To the satisfaction of the Responsible Authority	N/A	20
Office (661sqm)	3 to each 100sqm leasable floor area	19	0
Total		19 + residential hotel parking to satisfaction of Responsible Authority	20
Reduction sought		**19**	

Under the current clause, a Residential Hotel continues to be 'to the satisfaction of the Responsible Authority'. However, as the site is located within 'Category 3' under the *Car Parking Requirement Maps* (Department of Transport and Planning, 2025), the Office use now triggers no minimum requirement for car parking spaces.

Category 3 specifies that a maximum requirement of 0.9 spaces per 100sqm of net floor area applies to an Office use. In this instance, this would generate a maximum requirement of 6 spaces. The transitional provisions note that the maximum requirement does not apply to applications lodged prior to the Amendment date. Therefore, this component of the provision does not apply.

Based on the above, there is no permit requirement for a reduction in car parking associated with the proposal.

Whilst the Food and Drinks Premises is proposed as "ancillary" (according to the applicant's report), the minimum car parking rate for a "Category 3" site is 0 spaces and the maximum is 2 spaces. As previously stated, the

	transitional provisions of Clause 52.06 allow the Responsible Authority to rely on the lesser requirement of the current and former Clause 52.06-5 parking rates. The former rates required a minimum 3.5 spaces per 100sqm leasable floor area. The current rate is 0 which the application may take benefit from as 0 spaces are proposed. Under the former and current Clause 52.06, car parking for the Restricted Recreation Facility is to the satisfaction of the Responsible Authority. • **Clause 52.34 – Bicycle Facilities** o Applying the statutory rates at Clause 52.34-5, the development has a statutory bicycle parking rate of: ▪ Residential Hotel: 10 resident spaces and 10 guest spaces ▪ Office: 0 spaces (net floor area less than 1000sqm) ▪ Showers / change rooms: 2 o The development provides 30 resident spaces and 5 visitor spaces. The applicant has not applied for a reduction in the visitor bicycle parking requirements pursuant to Clause 52.34-2. o Whilst not applicable to ancillary uses (which still need to be demonstrated as being ancillary and available for hotel guests only), the following bicycle parking rates apply to the food and drinks premises and gym/wellness space: ▪ Food and Drink Premises (Retail Rate): 1 to each 300sqm leasable floor area for employees and 1 to each 500sqm leasable floor area for visitors; ▪ Restricted Recreation Facility (Minor Sports and Recreation Facility Rate): 1 per 4 employees for employees and 1 to each 200sqm net floor area for visitors. • **Clause 53.18 – Stormwater Management in Urban Development** o This Clause applies to an application under a provision of a zone to construct a building or construct or carry out works. An application to construct a building or to construct or carry out works: ▪ Must meet all of the objectives of Clauses 53.18-5 and 53.18-6; and ▪ Should meet all of the standards of Clauses 53.18-5 and 53.-18-6. • **Clause 53.22 – Significant Economic Development** o This clause seeks to prioritise and facilitate planning, assessment and delivery of projects that will make a significance contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians. o The application is made under Category 1 at Clause 53.22-1

	○ Clause 53.22 allows the responsible authority (i.e. DTP) to waive or vary any of the following ▪ Any building height or setback requirement. ▪ Any application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application. This does not apply to the following: ▪ A decision that would be inconsistent with an approved Statement of Planning Policy for a declared area; and ▪ A requirement in clauses 45.07, 45.08 or 51.03, or in any schedule to those clauses. ○ Clause 53.22-4 states that an application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.
Relevant planning policies	• Clause 2 - Municipal Planning Strategy, including: ○ Clause 02.01 – Context: ▪ Clause 02.01-1 – Location ▪ Clause 02.01-6 – Built Environment and Heritage ▪ Clause 02.01-8 – Economic Development ▪ Clause 02.01-9 – Transport ○ Clause 02.02 – Vision ○ Clause 02.03 – Strategic Directions ▪ 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 02.03-8 - Infrastructure ○ 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 13.06-1S – Air Quality 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 17 - Economic Development: ○ Clause 17.01-1S – Diversified Economy ○ Clause 17.01-1L – Employment ○ Clause 17.02-1S – Business • Clause 18 – Transport: ○ Clause 18.02-1S - Walking ○ Clause 18.02-2S – Cycling ○ Clause 18.02-2L – Cycling ○ Clause 18.02-4L-01 – Car Parking • Clause 19 – Development infrastructure: ○ Clause 19.03-3L – Water Sensitive Urban Design ○ Clause 19.03-5L – Waste Management
Other relevant documents	• Cremorne Place Implementation Plan • Draft Cremorne Urban Design Framework • Spatial Economic and Employment Strategy • Plan Melbourne
Planning Scheme Amendments	Amendment C317yara On 25 September 2025, the Minister for Planning approved Amendment C317yara, which applies the Design and Development Overlay (DDO) to C2Z areas of the Cremorne West Precinct (DDO51), Railway Precinct (DDO52) and Church Street Precinct (DDO53) on an interim basis. The subject site is located within the Railway Precinct under DDO52.

	The interim DDOs will apply while permanent controls for the precinct are progressed through Amendment C318yara. <u>Amendment C318yara</u> On 25 September 2025 the Minister for Planning provided consent for Council to exhibit draft Amendment C318yara. Amendment C318yara implements the recommendations of the Cremorne UDF by: • Applying permanent DDOs to C2Z areas of the Cremorne West Precinct (DDO51), Railway Precinct (DDO52) and Church Street Precinct (DDO53); • Applying the Schedule to Clause 45.09 (Parking Overlay) (PO3); • Updating local policy in the Municipal Planning Strategy at Clause 11.03-6L-01 (Cremorne Enterprise Precinct); • Correcting zoning anomalies for two properties; and • Makes other consequential changes to the Yarra Planning Scheme. Draft Amendment C318ayara went on exhibition in November 2025 and concluded on 8 December 2025. Council will now consider the submissions and decide on Council's preferred version at a future Council meeting in 2026, which will then be considered by the Yarra Activity Centre Standing Advisory Committee. <u>Amendment VC277</u> Amendment VC277 was gazetted on 18 December 2025 and makes changes to Clause 52.06 (Car parking) of the Victoria Planning Provisions and all planning schemes. The amendment updates parking requirements to align with public transport access and reduces the number of car parks required for development in locations well-serviced by public transport. Clause 52.06 has been updated to incorporate maximum car parking rates in some cases.
Internal & External consultation	
Consultation	DTP have notified surrounding owners and occupiers 3 objections have been received at the time of writing this report, raising these key issues: • Absence of a porte-cochere (pick-up and drop-off space) • Increased traffic congestion and impacts on pedestrian safety; • Excessive height, bulk and scale;

	• Overlooking; • Overshadowing and loss of natural light to dwellings; • Construction impacts; • General inconsistency with the Planning Scheme; • Devaluation of property
Internal referrals	The proposal has been referred to the following internal business units, whose comments are attached in full, and whose recommendations have generally been incorporated into the recommended list of conditions: • Urban Design (with regard to built form, public realm and landscaping); • ESD Advisor; • Development and Civil Engineering Services Unit; • Strategic Planning; • City Works – Waste Management; • City Works – Open Space; • Strategic Transport; and • Parking Management Unit.
External referrals	DTP will be required to give notice to the following referral authorities pursuant to DDO5 and Clause 66.03: • Head, Transport for Victoria; • Transurban • Environmental Protection Authority
Other expertise required	DTP are recommended to obtain expert advice in relation to: • Wind expert – to review/verify provided wind assessment • Acoustic expert – in relation to potential noise impacts to the proposed hotel rooms from within the development as well as surrounding environment
Key considerations	**Generally complies?**
Strategic support	**Yes**

	The proposal enjoys support from both State and local policy for accommodating increased development in the given location. The site is appropriately placed for the proposal, due to its proximity to Swan Street, Church Street and the Melbourne CBD, along with numerous public transportation options, including train stations, multiple bus routes, tram routes and key arterial roads. The suitability of the site for more intense development is reflected in the current planning approval for a 10 storey (37m) mixed use building, comprising offices and food and drinks premises (PLN23/0659). A purpose of the C2Z is "to *encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses and associated business and commercial services*". The zone also seeks to ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses. The site is entirely surrounded by land within the C2Z, with the only dwellings within proximity to the site being non-conforming uses. One dwelling is located to the north of the site at No. 114 Chestnut Street. This dwelling is also located in the C2Z and is a non-conforming use. Existing use rights have not been established for this dwelling. Approximately 40m to the south-east of the site is a row of Victorian-era terrace houses. Even if these dwellings benefit from existing use rights, they are located in the C2Z and are surrounded by commercial uses. While it is not anticipated that the use of the land as a hotel would result in further detriment to the amenity of these properties, further discussion of this aspect will be undertaken later within this report. There is sound strategic basis for the redevelopment of the site for a Residential Hotel and Office (noting that the food and drink premises and restricted recreation facility will require to be confirmed on plans as being ancillary to the residential hotel and accessible only by hotel guests). This is reflected in the Office use's as-of-right status in the C2Z. The C2Z also supports a Residential Hotel use, albeit that it is a Section 2, permit required use. The suitability of the site for a Residential Hotel use is supported by the following: • The site is located within proximity to the Swan Street Major Activity Centre (MAC) and Church Street, and is within an identified commercial/industrial area where an intensification of employment generating uses and commercial development are encouraged; • The site is located within walking distance of a variety of sports and entertainment venues; • The site is located within a precinct that is rapidly undergoing land use and built form changes in recognition of the significant urban renewal opportunities available in the area; • There is evidence (proposed, approved and constructed) of a higher built form character emerging in the locality, a character which is both acknowledged and supported by the Planning Scheme.

	• The site is in proximity to various forms of public transport and a dedicated bicycle network, ensuring it is highly accessible; • Bicycle spaces and end-of-trip facilities are provided on-site, which (subject to condition) will satisfy the statutory requirements and in turn will meet the projected needs of future occupants of the building and seek to encourage sustainable modes of transport; and • The site has limited sensitive interfaces, and any potential off-site impacts can be reasonably managed. The proposal is consistent with the strategies outlined in Clause 11.01-1S (Settlement) and Clause 11.03-1R (Activity Centres – Metropolitan Melbourne) of the Scheme, which aim to "promote and capitalise on opportunities for urban renewal and infill redevelopment" and *"support the development and growth of Metropolitan activity centres … by ensuring they are able to accommodate significant growth for a broad range of uses*". Clause 17.04-1R seeks to maintain and develop Metropolitan Melbourne as a desirable tourist destination, with Clause 17.04-1L (Tourism, Arts and Culture) within the MPS supporting proposals for visitor accommodation (including hotels and serviced apartments) where they contribute to an area's economic role or tourism offer, have good access to public transport and are designed to avoid amenity impacts on the surrounding area. The provision of a Residential Hotel will contribute to the availability of accommodation within the locality, while supporting the local economy through additional visitors to the area. Strategic Planning do not support the proposed Residential Hotel use, observing that "it will not sufficiently contribute to the function and purpose of the Cremorne Major Employment Precinct and its role as an enterprise precinct with genuine concerns of the adaptability of the design for future commercial uses". Planning Officers acknowledge this concern. However, for the reasons discussed above there is considered to be both strategic and local support for a Residential Hotel in this location. Planning Officers agree that the floor-to-ceiling levels are inadequate and do not properly allow for future adaptive re-use and have included a condition to increase the floor-to-ceiling heights to at least 3.6m from Level 1 upwards, which is typical of a commercial building. As will be discussed in the following sections of the report, a reduction in the building height is also required. The applicant will be required to reduce the height as well as increase floor-to-ceiling levels, which, when combined, will result in a significant reduction in the number of storeys in the development.

	Relevant design objectives of DDO52 seek: • *To ensure the employment precinct delivers high quality, innovative and environmentally sustainable development fronting green links and walking and cycling connections on Green, Chestnut and Balmain Streets.* • *To support mid-rise built form which transitions downwards in scale to a lower built form to the north at the interface with the adjoining low rise residential area.* • *To reinforce the fine grain industrial character of the precinct through a mix of well-designed new buildings which focusses on the cluster of heritage buildings at the Green and Balmain Streets intersection.* • *To ensure development enhances the public realm and contributes to a network of pedestrian orientated streets through street activation, human scale development, sunlight access to Balmain Street and open spaces, comfortable wind conditions, and street setbacks at ground level.* As will be discussed throughout this report, while it is acknowledged that the proposal benefits from strategic support in many instances, it is not considered to achieve the specific objectives outlined above.
Land use	**Conditions Required** The proposed use as an Office is as-of-right and does not require a planning permit. The proposed use as a Residential Hotel requires a planning permit in the C2Z. As discussed in the previous section of the report, there is strategic and local policy support for this use. Given the proximity to Swan Street, the CBD and Melbourne's major sporting precinct, the area is considered an appropriate location for temporary accommodation, with a number of residential hotels being approved and being constructed in the Cremorne precinct. The ground level food and drinks premises, first floor dining and lounge, Level 3 gym/wellness centre and Level 12 communal area are all for hotel guest use only and are ancillary to the Residential Hotel use (as stated by the applicant). The ground level food and drinks premises currently provides direct access from the street. It is unclear how the hotel will ensure that this space will be accessible to hotel guests only with the current proposed entry arrangements. A condition will require this to be addressed in a Hotel Management Plan, and for the plans to be amended to remove direct access from the street and show all uses as being ancillary and for hotel guests only. A VCAT decision relating to an approved residential hotel in Collingwood (*Langridge and Cambridge Funding Development Pty Ltd v Yarra CC [2018] VCAT 703*) provides guidance regarding the appropriate provision of amenity for Residential Hotel rooms and communal residential hotel facilities, and noted the following:

	• *An application should be accompanied with a likely operator and a draft management plan that provides details of the levels of service and safety that can be expected or if an operator is not involved, appropriate expert evidence* A hotel provider has not yet been finalised and as such, the details outlined above have not been confirmed, To ensure that the use of the hotel is appropriately managed and will not result in any unreasonable off-site amenity impacts, the preparation of a Hotel Management Plan (HMP) which outlines the following aspects of the hotel use should be required via condition: • Reception operating procedures, including staffing numbers and hours; • Operating hours of the communal facilities, including roof terrace, lounge and dining area and restaurant, with the HMP confirming that these uses will only be accessible to guests, and how this will be managed; • Cleaning and maintenance details; • Hours of deliveries; • Security measures; • The maintenance of a complaint register; and • Confirmation that the HMP will be reviewed periodically to identify if/where operational and safety practices can be improved. Previous HMPs required by the City of Yarra have sought to restrict the duration of stays within hotel rooms to a maximum of 30 days, to ensure that these buildings are not used for more traditional, long term residential purposes. In those instances, the hotel rooms were significantly larger and could have comfortably been used for longer term accommodation. This is the case for the proposed 8, 3 bedroom serviced apartments, which contain separate lift access to the remainder of the hotel. In addition, each bedroom of the apartments is provided with ensuite bathrooms. The size of these apartments and amenities provided are conducive to a Dwelling use, which is prohibited in the C2Z. To ensure these apartments are not used for Dwellings, the HMP will be required to specify a maximum length of stay of 3 months. In addition, a condition will require the deletion of the lift access to these apartments (deletion of lift 1), with access modified to be via the common corridors. The requirement for a HMP will ensure the hotel would not result in unreasonable detriment to the surrounding area which is commercially zoned. Relevant off-site amenity impacts will be discussed later in the report.

<table>
<tr><td></td><td>The plans show an “ancillary” Food and Drinks Premises at ground level, a lounge/restaurant at Level 1 as well and a Gym/Wellness space on Level 3. The applicant’s planning report advises the Gym/Wellness space is also an ancillary use. It is unclear how all uses are ancillary to the Residential Hotel, especially given there is direct entry from the street into the Food and Drinks Premises (and floor area exceeds 150sqm which therefore requires a planning permit for the use).

As previously discussed, both of these uses trigger a planning permit in the Commercial 2 Zone. Council will recommend a condition to require the plans to demonstrate how these uses are ancillary with access for hotel guests only, including that the direct entries from the street to the Food and Drinks Premises be deleted. The Hotel Management Plan will also need to provide details on how these spaces will be managed to restrict access to hotel guests only.</td></tr>
<tr><td>Built Form – DDO52 – Railway Precinct</td><td>No
The following table summarises the proposed development against DDO52. The site is in Precinct R-C.</td></tr>
<tr><td></td><td>
<table>
<tr><th>DDO52 Preferred Requirement</th><th>Met?</th></tr>
<tr><td>28m maximum building height</td><td>No. The development will have a maximum height of 39.8m. This is a significant departure from the preferred maximum. The application does not meet the criteria to exceed the preferred height, with Section 2.3 (Building height requirements) of DDO52 noting the following;

A permit should only be granted to construct a building or construct or carry out works, which exceeds the preferred building height as shown in Plan 1 and Table 1 of this schedule where all the following requirements are met to the satisfaction of the responsible authority:
• The building elements permitted by the proposed variation satisfies the general design objectives in Clause 1.0 of this schedule and the relevant design requirements specified in this schedule.
• The development achieves design excellence through each of the following:
  ○ Greater building separation than the minimum requirement in this schedule.</td></tr>
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		• *Provide safe and generous ground level setbacks and publicly accessible spaces to enhance the public realm and accommodate building entrances, spaces for outdoor dining, landscaping or street level bicycle parking.* • *No additional overshadowing of residentially zoned properties, beyond that which would be generated by a proposal that complies with the preferred building height.* The proposal results in additional overshadowing of the opposite footpath beyond the shadow impacts of a DDO52 compliant building envelope and does not provide a greater building separation than required. It also fails to respond to the context of the nearby heritage building at No. 75 Balmain Street and the future open space within the Bryant and May Site, proposed for the south-west corner of this site. The height of the development does not complement the preferred future built form character for this area and does not satisfy the design objectives at Clause 1.0 of DDO52.

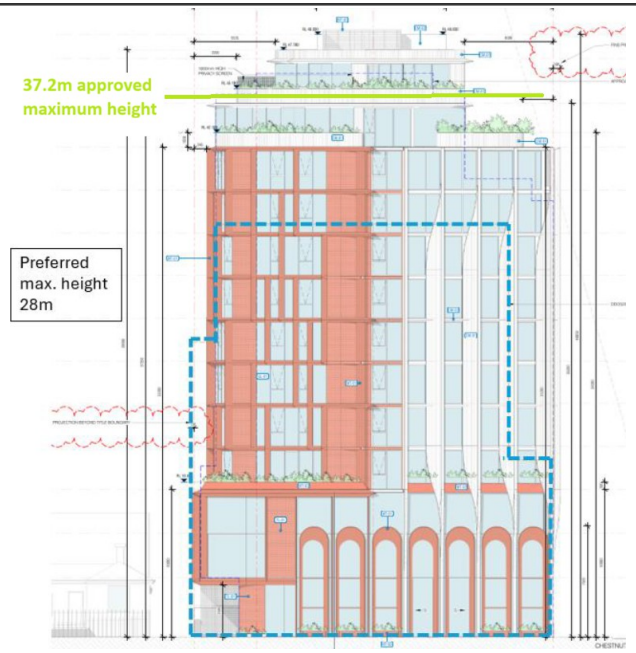


Figure 1: Proposed building height with mark-up of preferred maximum building envelope of DDO52 shown in blue and approved maximum building height in green (extracted from Strategic Planning comments)

The previously approved development under PLN23/0659 allowed a maximum height of 37.2m (excluding roof services), which is 9.2m over the current DDO52 preferred height. The development was approved at this height prior the introduction of DDO52 into the Planning Scheme when it was in its draft form and had no statutory weight. Nonetheless, the overall height was supported on the basis that it met the criteria to exceed the preferred building height as was set out in the then-draft DDO52, including and not limited to:

- Providing a generous public realm contribution;

		• Achieving excellence in BESS, with a score of 73% (70% minimum required for excellence, 50% best practice); • Recessive upper level design; • Bicycle parking provision in excess of the Clause 52.34 requirements. While the site's prominent, corner location with 3 frontages and consolidation of 5 individual properties does allow for a building height greater than the preferred 28m maximum to be contemplated, the current proposal exceeds what is considered acceptable. As will be discussed in the following sections of the report, the design of the development will result in excessive bulk at its upper levels, including lack of upper level setbacks. In addition, whilst no longer a consideration for assessing an exceedance of the preferred building height, the development's BESS score has reduced to 62% and no longer achieves excellence in ESD. Council's Urban Design and Strategic Planning Units are both not supportive of the proposed height, for the reasons outlined in their referral comments. They recommend a building height reduction in accordance with DDO52. Whilst Council does not support the proposed development, if DTP were of the mind to issue a permit, Council will recommend a condition to reduce the building height to a maximum of 37.2m, consistent with the existing approval for PLN23/0659. Services may exceed the maximum provided: • Less than 50 per cent of the roof area is occupied by equipment or structures (other than solar panels and green roofs). • The equipment or structures do not cause additional overshadowing on 22 September of secluded private open space to residential land, opposite footpaths, kerb outstands, or planting areas in the public realm. • The equipment or structures do not extend higher than 3.6 metres above the maximum building height.

	12m maximum street wall height	**Partially.** Complies at southern street wall (Balmain Street). Does not comply at eastern street wall (Chestnut Street). The application does not meet the criteria to exceed the preferred street wall height at the eastern street wall as it does not respond to the design objectives listed at Clause 1.0, including the provision of human scale development, sunlight access to Balmain Street and open spaces, and street setbacks. The street wall height at Chestnut Street is an unacceptable design outcome and would visually overwhelm the immediate surrounds. The lack of a defined street wall along Chestnut Street exacerbates upper level bulk. Whilst the elevations show a 10m street wall (which is less than the DDO52 requirement), the lack of a defined upper level setback diminishes the legibility of the street wall. A more defined upper level setback is required, as will be discussed in the following section, and the development should continue to provide a 10m street wall consistently across the site's frontages. This will be included in the recommended conditions should DTP be inclined to issue a permit. Although DDO52 permits a 12m street wall, the condition will require 10m as this is what is currently proposed by the applicant.
	3m minimum upper level setback	**No.** Balmain St frontage: 3.6m at Level 11 (south-east end of frontage) increasing to 5.63m at the south-west end of the frontage at Level 3 Chestnut St frontage: 2m at Level 11 at southern end of frontage, increasing to 2.15m from ground level at the northern end of the frontage; The application does not meet the criteria to reduce the minimum setback and will create excessive visual bulk when viewed from the street. The proposal is not designed or set back sensitively to respond to heritage buildings and the lack of an

		upper level setback along Chestnut Street creates an overly dominant visual presence. The previous approval under PLN23/0659 included a 3m setback above the street wall to Chestnut Street and 1.3m – 1.8m setback to Balmain Street. These setbacks allowed the podium and tower to be clearly distinguishable from one another and also allowed the upper levels to sit more recessively in the streetscape. The proposed development does not introduce an upper level setback until Level 11. This is an unacceptable design response and will result in sheer, 11 storey street walls that will overwhelm the surrounding area, including sensitive heritage sites to the east and west. Whilst the north-east section of the Chestnut Street frontage is set back 2.15m from the street, this does not sufficiently reduce upper level bulk. Should DTP be inclined to issue a permit, a condition should require minimum 3m upper level setbacks above the street wall.
	20m maximum boundary wall height with minimum 4.5m setback above the maximum boundary wall height (measured from centreline of laneway for western interface)	**No.** Northern boundary: 34.2m boundary wall, 1.82m setback from Level 11 Western boundary: 10m boundary wall, 2.4m setback above laneway centreline

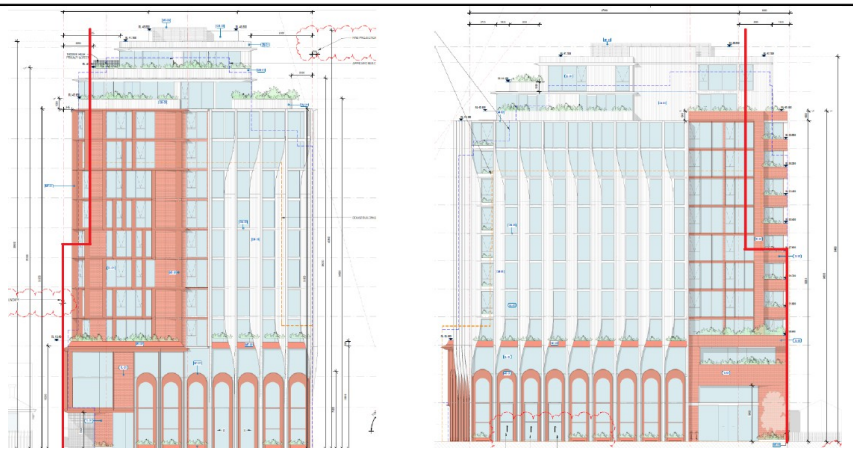
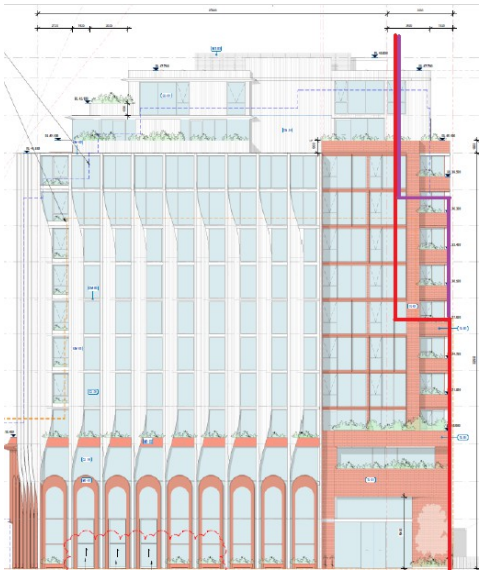


Figure 2: Mark-up of south elevation (left) and east elevation (right) showing preferred DDO52 boundary wall and setback envelope in red outline

Western interface

The western façade is well-articulated which goes some way in breaking up building mass. However, the 2.4m setback from the laneway centreline is inadequate and will result in a visually imposing form that will dominate the significant heritage building on the opposite side of the laneway, known as Olinda House. The setback has also reduced from the previous approval under PLN23/0659, which provided a 3m setback above the 12m high boundary wall. The lack of setback to the western laneway exacerbates visual bulk issues associated with the upper levels and is not supported. However, a condition could require the setback to be increased to a minimum 4.5m from the laneway centreline, given the proposed exceedance of the preferred building height. This is consistent with advice from Strategic Planning and would comply with the requirements of DDO52.

		Northern interface Council's Strategic Planning Unit are supportive of a variation to DDO52 for the site's northern boundary, given the context of the northern-abutting site and equitable development considerations (high likeliness of the adjacent site developing along the southern boundary). However, given the development substantially exceeds the preferred building height of 28m, a setback from the northern boundary should still be provided. Strategic Planning recommend a 4.5m setback above 28m, as shown in the below mark-up of the east elevation, in purple (DDO52 envelope in red):  Figure 3: Mark-up of east elevation showing recommended upper level setback to the northern boundary (in purple) – extract from Strategic Planning referral. This will be included in the recommendation to DTP.

	Overshadowing *A permit should not be granted to construct a building or construct or carry out works which casts any additional overshadowing of the following spaces between 10am and 2pm on 22 September:* • *Southern footpath of Balmain Street, east of the railway underpass, measured from the property boundary to the existing kerb (including any kerb outstands, seating or planting).* • *Development should ensure there is no additional overshadowing of existing public spaces between 10am and 2pm on 22 September as identified on Plan 1.*	**No - conditions required** The submitted shadow diagrams demonstrate that there will be additional overshadowing of the southern footpath of Balmain Street, beyond the footprint of a DDO52-compliant development, as well as the approved development envelope of PLN23/0659. This is due to the excessive height and lack of upper level setbacks. The additional shadowing beyond the PLN23/0659 approval is not supported and will result in unacceptable impacts to the Balmain Street public realm. Balmain Street is identified as being part of the "primary access network" and "local circulation" within the Cremorne Urban Design Framework (UDF), meaning it's a key street connecting key destinations. The street is also identified in the UDF as a street that should include overshadowing controls due to its characteristics as a high pedestrian traffic street. The development will also substantially overshadow the south-west corner of the Bryant and May site, where a new park is identified within the UDF. This proposed park would be unreasonably overshadowed by the proposed development, undermining its viability and contribution to local amenity and the public realm. As discussed earlier in the report, conditions will require a reduced building height and increased upper level setbacks, which will reduce the shadow footprint to that approved under PLN23/0659.
Built Form – Public realm	**No – Conditions Required** DDO52 contains a number of objectives relating to public realm, including:	

- Development that enhances the public realm and contributes to a network of pedestrian orientated streets through street activation, human scale development, sunlight access to Balmain Street and open spaces, comfortable wind conditions and street setbacks at ground level.

Council's Urban Design unit have provided detailed comments in relation to the proposed development's public realm response, which are attached to this report. The following changes have been recommended:

Balmain Street

- The previous scheme under PLN23/0659 presented both building corners to Balmain Street at ground level as generous curvilinear corners. As the proposed scale of the building will generate increased pedestrian usage, the east corner of the building should be modified to achieve a more generous, curvilinear/chamfered corner accommodating increased pedestrian usage and improving the sense of address linking to the main entrance from Chestnut Street.
- Glazing should be continued around the building corner, extending into the western laneway to improve activation and passive surveillance;
- The reduced setback to Balmain Street is not supported and should be increased to at least 1m at ground level;
- The existing crossover along Balmain Street is to be removed and reinstated with footpath paving
- One new on-road tree to be integrated between the parallel parking bays



Figure 4: Balmain Street podium/frontage

Chestnut Street

- In lieu of the redundant crossover the existing kerb outstand in the south-east corner of the intersection to Balmain Street is to be extended to the north. The extended kerb outstand is to accommodate additional paved footpath space, low cover planting and one additional street tree, if feasible
- Three parallel car parking bays as per existing conditions are to be integrated along the street frontage;
- One additional on-road street tree is to be integrated between the parallel parking bays.

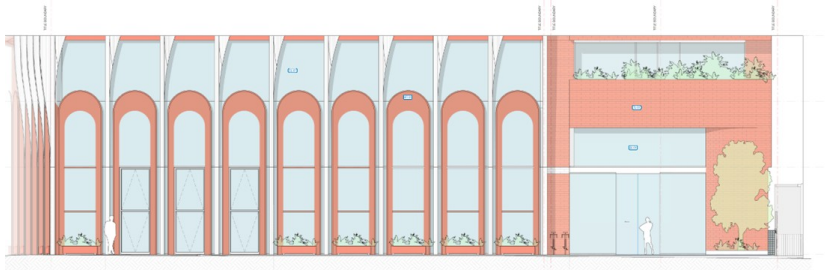


Figure 5: Chestnut Street podium/frontage

Laneway

- The laneway widening is in principle supported as the current condition of the laneway is single carriageway. Urban Design does not support widening of the Balmain Street interface (i.e. the crossover) and this aspect should be reduced. However, this crossover widening has already been approved under PLN23/0659.
- The crossing into Balmain Street should be asphalt, to visually create a continuous pedestrian footpath and have bluestone kerb and pitcher channel to match the adjacent existing conditions to Council satisfaction.
- The three visitor bicycle parking spaces along the building wall are not supported as they are not in a visible location in proximity to any building entrance and with minimal passive surveillance. Bicycle hoops are to be relocated to a more prominent and publicly accessible location within the subject site.
- The utility cabinet doors for the substation must open a maximum of 180 degrees and be latched onto the building when open;
- Urban design recommend the substation be relocated underground and in lieu expand the ground floor restaurant and glazing along the laneway. However, the location of the substation is consistent with the

	existing approval and as such, this recommendation will not be adopted. The laneway location ensures this service does not interrupt the active frontages to the east and south; • The solid building street wall along the laneway interface is not supported. Visual permeability from within the building should be maximised for improved public realm safety. Egress doors to integrate glazing or similar. This will be addressed with the continuation of glazing along the western wall, from the Balmain Street frontage. • The sectional car park roller door to be relocated to be aligned with the building, and to remove the setback space that may result in loitering and anti-social behaviour. The location of the car park entry door is consistent with the existing approval. This recommendation will not be adopted in this instance. • The view-line to the north from Balmain Street along the setback space creates an opportunity to integrate an architectural element of visual interest. As the property boundary extends beyond the proposed building envelope, the unused space should be replaced with a planter, and the proposed grey painted wind screen reconfigured to accommodate climbing plants. The windscreen/plant climbing structure to extend the full height of the setback space • Urban Design have concerns with the narrow setback between the building and the northern boundary, which lacks safe access and will result in the accumulation of debris and vermin. They recommend the setback to be closed off and the development extended out to the boundary. This setback is required given the eaves and gutter of No. 114 Chestnut Street encroach into the subject site. A setback is required to maintain access. The proposed gates will provide pedestrian access to the setback area which will allow for maintenance. The Hotel Management Plan will be required to detail how this setback area will be managed to control debris and vermin. • Insufficient detail regarding the design of the booster cupboard. This should be integrated with the built form and ground floor planter boxes.

	 *Figure 6: Laneway podium/frontage* These issues will be addressed as conditions, including through a Public Realm Functional Layout Plan and Street Tree Contribution. Council's Engineering Unit have recommended conditions for a public lighting plan for the site's Balmain Street and Chestnut Street frontages. This will be included in the conditions recommended to DTP.
Architectural expression	**Yes - conditions required** The overall design of the facades is supported, providing a good degree of articulation which will express the building in the round. However, as previously discussed, a reduction in the scale of the development is required to ensure it does not dominate the surrounding area and result in excessive visual bulk to the public realm. Changes required include a reduction in the overall height, as well as increased setbacks to the upper levels. These increased setbacks will result in a more clearly defined podium and allow the upper levels to sit more recessively within the site. This will emphasise the "human scale" elements of the development, rather than draw attention to the upper levels. The northern boundary wall will be constructed of concrete with vertically recessed joints. This design detail will provide an acceptable level of visual interest until such time that properties north of the site are redeveloped. Council's Urban Design unit are not supportive of the architectural expression, observing:

	• *The lower levels of the development feature a mix of design treatments and materials, including extensive glazing. It is recommended that the street wall design present a stronger, more cohesive frontage that complements the surrounding industrial character. This should incorporate robust materials (such as brick) and achieve a balanced ratio of solid to void elements. The street wall should maintain a simple, unified design that reflects the fine-grain industrial character of the broader area.* • *The façade design and materiality of the upper levels currently appear as two distinct sections with little visual relationship. It is recommended that a more integrated and cohesive design approach be adopted for these levels. If differentiation between sections is desired, a unifying concept should be introduced to ensure the building reads as a connected whole.* Council planning officers consider issues relating to a lack of a robust podium can be addressed by increasing the setback of the upper levels to a minimum 3m from both Balmain Street and Chestnut Street. This will result in a more clearly defined podium that emphasises the "human scale" elements of the development, as previously discussed. Whilst a contemporary design has been adopted for the podium, the materials and forms are acceptable and will provide a high degree of visual interest as well as activation to the frontage, with the arched forms that frame the windows inviting passers-by to engage with the development. Council planning officers do not consider that a more simple and unified design response is required in this instance, with the design of the arches providing an acceptable extent of solid form and breaking up the glazing to an adequate degree.



Figure 7 – Artist's impression of podium at south-east corner of site (intersection of Balmain St and Chestnut St)

Council planning officers also support the materials of the upper level facades. The combination of copper-coloured metal cladding, scalloped concrete, terracotta tiles and Corten metal cladding are reflective of (without replicating) Cremorne's industrial style of architecture and provide a high level of visual interest across each elevation. The conditions to reduce the height and increase the setbacks of the development would ensure the development sits comfortably within its surrounding context. Towards the north-east end of the development's Chestnut Street frontage, the materials will further respond to Cremorne's industrial past, through the use of horizontally-laid terracotta tiles which reflect the traditional use of bricks on original warehouse buildings. The proportion and spacing of windows along the north-east elevation are also reflective of the grid-like pattern of openings observed on original warehouses.

	 *Figure 8 – Artist's impression of proposed development, looking north-east from Balmain Street*
Landscaping	**No – Conditions Required** Council's Open Space unit has reviewed the submitted landscape plan and advise that there is insufficient information to allow a thorough review. The landscaping comments (included within the Urban Design comments) outline the additional information required for a satisfactory landscape plan and subsequent acceptable landscaping outcomes. These will be included in the conditions recommended to DTP. Council's Open Space unit is supportive in principle of the selected plant species, subject to there being more variety in the planting schedule.

	Two street trees are located within the site's Balmain Street and Chestnut Street frontages. A Tree Management Plan has been submitted, and this was referred to Council's City Works – Open Space Unit, who requested additional information. This information has been included in a condition for an amended tree management plan. Council's Urban Design Unit has recommended a monetary contribution for the provision of new street trees. A street tree contribution condition has been included in the recommendation. In addition, a condition will require an asset protection bond for the protection of the existing street trees during construction.
Sustainable development	**No – Conditions Required** The proposal includes (and is not limited to) the following key ESD commitments: • BESS score of 62%, meeting best practice but not meeting excellence (minimum 70% required); • 10kW rooftop solar energy system; • 1 EV charging space and 35 bicycle parking spaces; • All electric appliances; • Energy and water efficient appliances and fixtures; • Drought tolerant plants; • Fire test water re-used on site; • 550sqm of roof area collecting runoff to a 12,000L rainwater tanks, connected to toilets; • Double glazing to all rooms; • All regularly occupied spaces to receive mechanical fresh air delivery rates 50% above the minimum AS1668 rates; • 80% of construction and demolition waste recycled or reused. Council's ESD advisor identified the following deficiencies and outstanding information items in relation to the application's Sustainability Management Plan: • Deficiencies: ○ Room R.08 on each level has an internal bedroom without an external window (Level 3-10; 8 total). This is unacceptable given the use of residential hotels can often be long term. Recommend reconfiguring the floor plan to remove all internal bedrooms, ensuring all habitable rooms have an external window;

	○ Some habitable rooms in the residential hotel appear to only have fixed glazing. Fixed glazing is not acceptable to residential hotels that can be used for extended stays. Fixed glazing implies complete reliance on mechanical air supply which raises the real risk of heat stress, injury or death during heat waves where residents cannot open windows. Recommend an operable window to all living areas and bedrooms in the residential hotel spaces, clearly marked on plans and elevations. • Outstanding information: ○ The daylight modelling uses non-residential daylight factor metric, where residential daylight factors should be used to assess a residential hotel. Recommend to resubmit the daylight modelling using BESS residential factors and assumptions, demonstrating that best practice in daylight can be achieved. These matters will be addressed via conditions for an amended Sustainability Management Plan.
Off-site amenity impacts	**No - conditions required –** The subject site is zoned C2Z as are all surrounding properties, including the nearby dwellings and those with existing use rights. Non-conforming residential uses, including those with existing use rights, cannot expect the same level of amenity as a dwelling within a residentially-zoned area. The application of policies to protect their amenity to a standard associated with residential areas would result in an unreasonable limitation of the development potential of the subject site. The vision for this area under the current zoning and overlays and Council's strategic planning is for increased development to contribute to accommodating employment growth, supporting economic viability and enhancing the employment precinct. With the above in mind the following assessment is provided: *Visual bulk* The increase in building height and reduced setbacks, including to the north and western boundaries is not supported as discussed in the DDO52 assessment earlier in this report. The excessive scale of the development will result in unreasonable visual bulk impacts to the surrounding public realm. Council will recommend conditions to reduce the height of the development to match the maximum height approved under PLN23/0659. Further,

	conditions will require upper level setbacks of at least 3m to the Balmain Street and Chestnut Street frontages, and 4.5m from the centreline of the western laneway. A 4.5m setback above 28m will be required from the northern boundary. The reduced height as well as increased setbacks will ensure an acceptable visual impact to the public realm, including neighbouring dwellings immediately to the north and west of the site. *Overlooking, Overshadowing and Daylight Access to habitable room windows and private open space* As discussed in the previous paragraphs, dwellings in the C2Z, including those with existing use rights, are not afforded the same level of amenity protection, including protection from overlooking and unreasonable overshadowing and loss of daylight. There are no windows proposed to the northern wall of the development, which will ensure that there is no unreasonable overlooking to the northern-abutting dwellings. Windows are proposed on the west elevation, which could have direct views into the windows and private open space of No. 75 Balmain Street. However, given the commercial uses within a commercial zone, and given the surrounding commercial buildings are not screened, no condition will be required in this instance. Due to the site's orientation and natural path of the sun, there will be no overshadowing of northern-abutting dwellings. Overshadowing of No. 75 Balmain Street's secluded private open space (SPOS) will not be unreasonable, considering the proposed development will not result in any additional overshadowing beyond the impacts of a DDO52-compliant development. Overshadowing would be limited to the morning hours only, between 9am and 11am at the September equinox. These impacts are acceptable. Overshadowing to the public realm was discussed earlier in the report. *Light spill* The proposed development will not result in unreasonable light spill. Any light spill can be reasonably self-managed by hotel occupants, who would typically close curtains/blinds at night. *Wind impacts*

	Along the subject site's ground level frontages, the applicant's desktop wind assessment concludes that walking comfort criteria would be achieved along Balmain Street, Chestnut Street and the western laneway. For the commercial terraces on Levels 2 and 3, hotel room balconies and communal roof terraces on Level 12, wind conditions are expected to meet safety criteria or at most, walking criteria only. Council does not accept these wind conditions as reasonable, particularly on shared terraces. Council's position on acceptable wind impacts is for all balconies and terraces to achieve standing comfort criterion at minimum, and for shared/communal terraces to have dedicated seating areas that achieve at least sitting comfort criterion. These requirements will form conditions. Council officers agree with the applicant's wind report that wind conditions should also be confirmed via a wind tunnel study. Further, Council will recommend DTP undertake an independent peer review of the applicant's wind report to ensure the methodology and wind impacts have been undertaken and assessed correctly. *Noise impacts* An acoustic report has not been submitted. Council will recommend an acoustic report to assess the noise impacts of surrounding uses, including the railway line, on the proposed hotel rooms, as well as noise impacts from proposed internal amenities such as the gym, restaurant and co-working space, to ensure these spaces have appropriate acoustic attenuation. An acoustic report is also necessary to ensure that the proposed residential hotel does not have an adverse impact on the operation of existing commercial uses in the surrounding area, which would undermine the purposes of the C2Z. The acoustic report should also be peer reviewed to confirm compliance with the applicable noise limits.
On-site amenity	**No – conditions required** The application does not comply with several Building Design requirements of DDO52 relating to internal amenity, including: • *Development should ensure floor to ceiling heights are appropriate to support a range of uses over time.* • *Development should maximise access to daylight through windows, lightwells, shallow floorplates, adequate floor to ceiling heights and building separation.* • *Development should achieve high quality internal amenity within the development.*

	Whilst the development provides 4m floor-to-ceiling heights at ground level, the upper level ceiling heights range from 2.9m to 3m. These low ceiling heights will limit the adaptability of alternative employment-generating uses over time, contrary to the objective of the DDO52. The floor plan layouts are not conducive to alternative uses either. Strategic Planning recommend increased floor-to-ceiling heights to support a range of uses over time. A condition will require floor-to-ceiling heights at Level 1 upwards to be increased to 3.6m, based on levels of other nearby, approved commercial developments. This condition must be met with no further increase to the building height. The number of storeys will likely reduce in order to address this condition. Strategic Planning have also recommended an amended floor plan to accommodate alternative, employment-generating uses. Without explicitly outlining what changes would be required, this recommendation cannot be conditioned. However, the condition for 3.6m high ceilings will adequately address this requirement as will allow for a range of commercial uses, thereby achieving the intent of Strategic Planning's recommendation. . As identified in the ESD advice, the hotel rooms will have poor daylight and ventilation outcomes. Conditions will require all habitable rooms to be provided with a window, and for all living rooms and bedrooms to have access to operable glazing. The following features of the development will result in acceptable internal amenity outcomes: • On-site amenities for hotel guests, including bicycle parking, restaurant, dining area, lounge area, luggage storage, co-working spaces, gym/wellness space, communal as well as private balconies and communal roof terrace.
Carparking & traffic	**No - conditions required** The development proposes 20 car parking spaces for guests of the Residential Hotel (95 rooms in total). As a Residential Hotel is not a use included in the table at Clause 52.06-5, car parking is to the satisfaction of the Responsible Authority. Council's Engineering Unit have reviewed the car parking provision for the Residential Hotel and are satisfied with the provision of 20 spaces for the reasons outlined in their referral comments, which are attached to this report. As outlined earlier, there is now no car parking requirement for the Office use under the new Clause 52.06 provisions.

	Council planning officers do not support the absence of an on-site pick-up and drop off space for the Residential Hotel. The applicant proposes to rely on the existing street network for these activities. They also propose that the two car parking spaces within the Balmain Street frontage (one existing, and one created from the removal of a crossover) could be used for short stay parking that would allow for pick-up and drop-off of hotel guests. This was discussed with Council's Parking Management unit, who advised that they were supportive in principle of the creation of two car parking spaces within the Balmain Street frontage. However, they did not comment on whether these would be suitable for short stay parking and for exclusive use of the hotel. On-street parking in this area of Cremorne is already significantly limited. Whilst Council planning officers are supportive of the creation of two additional spaces, their restriction to a short-stay parking period would remove the public benefit that they would have provided had they been used for long-stay parking. A restriction to short-stay (i.e. 15 minute) parking would effectively only provide a benefit to the Residential Hotel. Council therefore maintains that an on-site pick-up and drop off space should be provided. <u>Car Parking Access</u> Council's Engineering Unit have reviewed the vehicle access arrangements and are supportive, subject to: • Reconstruction and widening of the vehicle crossing servicing the north-south laneway to accommodate the setback area; and • Provision of a cross-sectional drawing of the widened vehicle crossing fronting Balmain Street. These recommendations will be included as conditions. <u>Traffic</u> The applicant's traffic report calculates that peak hour traffic movements would equate to 0.3 movements per space, which is 6 vehicle movements during both the morning and afternoon peak periods, or one movement every 10 minutes. Council's Engineering Unit agree with the applicant's traffic report that this level of traffic is not unduly high and will not adversely affect traffic operation in the western laneway or the wider road network. <u>Loading & Waste</u> Loading and waste collection will take place in the setback area adjacent the western laneway. Council's Engineers are supportive of this arrangement.

	Council's Waste Management Unit claimed that the setback area at ground level has been removed and should be reinstated. This setback area has not been removed and remains on the plans. Other outstanding items to be addressed in the waste management plan are: • Provide more information on waste collection methodology including managing off-site impacts to residents, estimated time for each collection • Appropriate chute system that accommodates separate waste streams • Provide a swept path diagram to clearly show entry and exit paths for the collection vehicle. • Preference for internal waste collection These items will be addressed with a condition for an amended Waste Management Plan, except for internal waste collection. The proposed waste collection arrangements from the western setback area was previously approved under PLN23/0659. <u>Other Engineering Matters</u> Council's Engineering Unit have recommended standard conditions relating to Council assets and public realm improvements. This will be included in the recommendation to DTP.
Bicycle provision	**No - Conditions required** The development provides 30 spaces for hotel guests and 5 visitor spaces. The statutory requirements at Clause 52.34 require a minimum of 10 visitor spaces. The applicant has not applied under Clause 52.34-2 to vary the statutory bicycle parking requirement for visitor spaces. A condition will require a minimum of 10 visitor spaces to be provided on-site. This is consistent with advice from Strategic Transport. Strategic Transport have reviewed the bicycle parking provision and location and advise the following: • Identify on the plans the dimensions of the visitor bicycle parking spaces to confirm they are in accordance with AS2890.3 and Yarra City Council's Standard Drawings • Provide all hotel guest and employee bicycle parking within secure, lockable compounds or within bicycle lockers in accordance with AS2890.3.

	As previously discussed, the location of visitor bicycle parking along the western wall of the building is not supported. A revised location, within proximity to building entrances and more visible from the public realm, is required. These recommendations will form conditions in Council's response to DTP.
Net community benefit	**No – Conditions Required** Pursuant to Clause 71.02-3 'Integrated Decision Making', outcomes should be balanced in favour of net community benefit. Overall, this application as currently proposed would not result in a net community benefit. It is recommended that: • An on-site pick-up and drop off space is provided for the Residential Hotel use, so that that existing and proposed car parking within the site's frontages remains for public use; • The height be reduced and setbacks of the upper levels increased to provide an acceptable scale of development that does not result in unreasonable amenity impacts to the public realm in terms of visual bulk and overshadowing; • Ground level street setbacks are increased to improve the public realm, as well as other contributions outlined in the Urban Design referral comments • The residential hotel component be redesigned to allow for adaptive re-use of the building for alternative, employment generating uses; • Hotel rooms be redesigned to improve internal amenity and ESD outcomes and ensure they are not used as dwellings; • Visitor bicycle parking spaces be provided to comply with Clause 52.34 requirements; and • The development is redesigned to ensure appropriate wind conditions are achieved on the balconies and terraces (standing comfort, with a dedicated seating area on communal/shared terraces that achieves sitting comfort criteria). Refer to the Conditions in the Recommendation section of the report for further changes required to achieve an acceptable design response and community benefit.
Matters raised in submissions	Matters raised in submissions have already been addressed, apart from: • Construction impacts

	○ This is not a planning consideration. However, a construction management plan will be required via condition and will address matters such as noise and amenity impacts during the construction phase of the development. • Devaluation of property ○ This is not a planning consideration. The Victorian Civil and Administrative Tribunal has consistently found that property values are speculative and not a planning matter. Fluctuations in property prices are not a relevant consideration in assessing an application under the provisions of the *Planning & Environment Act* (1987), or the Yarra Planning Scheme.

Declaration

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

Planner: Erryn Megennis Signature:
Date: 7 January 2026

Delegate: Lara Fiscalini Signature:
Date: 9 January 2026

DRAWING REGISTER

SHEET No.	SHEET NAME	REV.	REV. DATE
TP0.00	COVER PAGE	D	31/10/2025
TP0.01	DEVELOPMENT SUMMARY & LEGEND	D	31/10/2025
TP0.11	LAND SURVEY	D	31/10/2025
TP0.12	EXISTING SITE CONDITIONS	D	31/10/2025
TP0.13	DEMOLITION PLAN	D	31/10/2025
TP0.14	PROPOSED SITE PLAN & DESIGN RESPONSE	D	31/10/2025
TP1.01	FLOOR PLAN - BASEMENT 02	D	31/10/2025
TP1.02	FLOOR PLAN - BASEMENT 01	D	31/10/2025
TP1.03	FLOOR PLAN - GROUND	D	31/10/2025
TP1.04	FLOOR PLAN - LEVEL 01	D	31/10/2025
TP1.05	FLOOR PLAN - LEVEL 02	D	31/10/2025
TP1.06	FLOOR PLAN - LEVEL 03	D	31/10/2025
TP1.07	FLOOR PLAN - LEVEL 04	D	31/10/2025
TP1.08	FLOOR PLAN - LEVEL 05	D	31/10/2025
TP1.09	FLOOR PLAN - LEVEL 06	D	31/10/2025
TP1.10	FLOOR PLAN - LEVEL 07	D	31/10/2025
TP1.11	FLOOR PLAN - LEVEL 08	D	31/10/2025
TP1.12	FLOOR PLAN - LEVEL 09	D	31/10/2025
TP1.13	FLOOR PLAN - LEVEL 10	D	31/10/2025
TP1.14	FLOOR PLAN - LEVEL 11	D	31/10/2025
TP1.15	FLOOR PLAN - LEVEL 12	D	31/10/2025
TP1.16	FLOOR PLAN - ROOF	D	31/10/2025
TP2.01	BUILDING ELEVATION - NORTH	D	31/10/2025
TP2.02	BUILDING ELEVATION - SOUTH	D	31/10/2025
TP2.03	BUILDING ELEVATION - EAST	D	31/10/2025
TP2.04	BUILDING ELEVATION - WEST	D	31/10/2025
TP2.11	STREETSCAPE ELEVATIONS - 01	D	31/10/2025
TP2.12	STREETSCAPE ELEVATIONS - 02	D	31/10/2025
TP3.01	BUILDING SECTION - EAST WEST	D	31/10/2025
TP3.02	BUILDING SECTION - NORTH SOUTH	D	31/10/2025
TP3.10	ENLARGED SECTION - 01	D	31/10/2025
TP3.11	ENLARGED SECTION - 02	D	31/10/2025
TP4.01	MATERIAL SCHEDULE	D	31/10/2025
TP5.01	EXISTING SHADOW DIAGRAMS	D	31/10/2025
TP5.02	EXISTING SHADOW DIAGRAMS	D	31/10/2025
TP5.03	EXISTING SHADOW DIAGRAMS	D	31/10/2025
TP5.04	EXISTING SHADOW DIAGRAMS	D	31/10/2025
TP5.05	PROPOSED VS DD052 SHADOW DIAGRAMS	A	31/10/2025
TP5.06	PROPOSED VS DD052 SHADOW DIAGRAMS	A	31/10/2025
TP5.07	PROPOSED VS DD052 SHADOW DIAGRAMS	A	31/10/2025
TP5.08	PROPOSED VS DD052 SHADOW DIAGRAM	A	31/10/2025
TP5.11	PROPOSED SHADOW DIAGRAMS	D	31/10/2025
TP5.12	PROPOSED SHADOW DIAGRAMS	D	31/10/2025
TP5.13	PROPOSED SHADOW DIAGRAMS	D	31/10/2025
TP5.14	PROPOSED SHADOW DIAGRAMS	D	31/10/2025
TP6.01	CONTEXT STUDY - 01	D	31/10/2025
TP7.01	PERSPECTIVE IMAGE 1	D	31/10/2025
TP7.02	PERSPECTIVE IMAGE 2	D	31/10/2025
TP7.03	PERSPECTIVE IMAGE 3	D	31/10/2025
TP7.04	PERSPECTIVE IMAGE 4	D	31/10/2025

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BALMAIN ST & 116-122
CHESTNUT ST, CREMORNE





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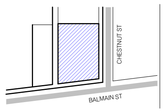
REV.	DESCRIPTION	DATE
D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



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DRAWING SCALE:
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
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DRAWING TITLE: COVER PAGE
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: **TP0.00**

DEVELOPMENT / AREA SUMMARY - HOTEL (CLASS 3)

GROSS FLOOR AREA

LEVEL	AREA
BASEMENT 02	834 m²
BASEMENT 01	834 m²
GROUND LEVEL	685 m²
LEVEL 01	755 m²
LEVEL 02	752 m²
LEVEL 03	643 m²
LEVEL 04	644 m²
LEVEL 05	645 m²
LEVEL 06	645 m²
LEVEL 07	645 m²
LEVEL 08	645 m²
LEVEL 09	645 m²
LEVEL 10	644 m²
LEVEL 11	400 m²
LEVEL 12	247 m²
	9663 m²

NET FLOOR AREA

LEVEL	AREA
BASEMENT 02	632 m²
BASEMENT 01	617 m²
GROUND LEVEL	531 m²
LEVEL 01	736 m²
LEVEL 02	675 m²
LEVEL 03	570 m²
LEVEL 04	555 m²
LEVEL 05	555 m²
LEVEL 06	555 m²
LEVEL 07	555 m²
LEVEL 08	555 m²
LEVEL 09	555 m²
LEVEL 10	555 m²
LEVEL 11	334 m²
LEVEL 12	184 m²
	8166 m²

AREA ANALYSIS

TYPE	AREA
BASEMENT 02	
PARKING	442 m²
	442 m²
BASEMENT 01	
PARKING	421 m²
	421 m²
GROUND LEVEL	
PUBLIC AREAS	117 m²
RETAIL	272 m²
	389 m²
LEVEL 01	
ADD	220 m²
PUBLIC AREAS	123 m²
	343 m²
LEVEL 02	
BALCONY	19 m²
CO-WORKING	661 m²
	680 m²
LEVEL 03	
AMENITIES	349 m²
BALCONY	79 m²
GUESTROOMS	183 m²
	611 m²
LEVEL 04	
BALCONY	13 m²
GUESTROOMS	331 m²
SERVICED APARTMENT	146 m²
	489 m²
LEVEL 05	
BALCONY	13 m²
GUESTROOMS	332 m²
SERVICED APARTMENT	147 m²
	492 m²
LEVEL 06	
BALCONY	13 m²
GUESTROOMS	331 m²
SERVICED APARTMENT	146 m²
	490 m²
LEVEL 07	
BALCONY	13 m²
GUESTROOMS	331 m²
SERVICED APARTMENT	146 m²
	490 m²
LEVEL 08	
BALCONY	13 m²
GUESTROOMS	331 m²
SERVICED APARTMENT	146 m²
	490 m²
LEVEL 09	
BALCONY	13 m²
GUESTROOMS	331 m²
SERVICED APARTMENT	146 m²
	489 m²
LEVEL 10	
BALCONY	13 m²
GUESTROOMS	331 m²
SERVICED APARTMENT	146 m²
	489 m²
LEVEL 11	
BALCONY	92 m²
GUESTROOMS	154 m²
SERVICED APARTMENT	147 m²
	393 m²
LEVEL 12	
AMENITIES	39 m²
BALCONY	55 m²
GUESTROOMS	126 m²
	220 m²

PARKING SUMMARY

LEVEL	STANDARD	TANDEM	DDA	EV PARKING	MOTORBIKE	BICYCLE
BASEMENT 02	9	5	0	0	1	0
BASEMENT 01	4	0	1	1	0	30
GROUND LEVEL	0	0	0	0	0	5
TOTAL	13	5	1	1	1	35
TOTAL CAR PARKING SPACE:	20					

HOTEL ROOM TYPE AND SERVICED APARTMENT BREAKDOWN

ROOM TYPES	NO.
LEVEL 03	
GUESTROOMS	
1 BEDROOM SUITE	1
2 BEDROOM SUITE	1
STANDARD ROOM	3
GUESTROOMS: 5	
LEVEL 04	
GUESTROOMS	
1 BEDROOM SUITE	1
STANDARD ROOM	10
GUESTROOMS: 11	
SERVICED APARTMENT	
3 BEDROOM	1
SERVICED APARTMENT: 1	
LEVEL 05	
GUESTROOMS	
1 BEDROOM SUITE	1
STANDARD ROOM	10
GUESTROOMS: 11	
SERVICED APARTMENT	
3 BEDROOM	1
SERVICED APARTMENT: 1	
LEVEL 06	
GUESTROOMS	
1 BEDROOM SUITE	1
STANDARD ROOM	10
GUESTROOMS: 11	
SERVICED APARTMENT	
3 BEDROOM	1
SERVICED APARTMENT: 1	
LEVEL 07	
GUESTROOMS	
1 BEDROOM SUITE	1
STANDARD ROOM	10
GUESTROOMS: 11	
SERVICED APARTMENT	
3 BEDROOM	1
SERVICED APARTMENT: 1	
LEVEL 08	
GUESTROOMS	
1 BEDROOM SUITE	1
STANDARD ROOM	10
GUESTROOMS: 11	
SERVICED APARTMENT	
3 BEDROOM	1
SERVICED APARTMENT: 1	
LEVEL 09	
GUESTROOMS	
1 BEDROOM SUITE	1
STANDARD ROOM	10
GUESTROOMS: 11	
SERVICED APARTMENT	
3 BEDROOM	1
SERVICED APARTMENT: 1	
LEVEL 10	
GUESTROOMS	
1 BEDROOM SUITE	1
STANDARD ROOM	10
GUESTROOMS: 11	
SERVICED APARTMENT	
3 BEDROOM	1
SERVICED APARTMENT: 1	
LEVEL 11	
GUESTROOMS	
2 BEDROOM SUITE	1
STANDARD ROOM	2
GUESTROOMS: 3	
SERVICED APARTMENT	
3 BEDROOM	1
SERVICED APARTMENT: 1	
LEVEL 12	
GUESTROOMS	
1 BEDROOM SUITE	1
2 BEDROOM SUITE	1
GUESTROOMS: 2	

HOTEL ROOM & SERVICED APARTMENT SUMMARY

ROOM TYPES	NO.
GUESTROOMS	
1 BEDROOM SUITE	9
2 BEDROOM SUITE	3
STANDARD ROOM	75
GUESTROOMS: 87	
SERVICED APARTMENT	
3 BEDROOM	8
SERVICED APARTMENT: 8	
TOTAL: 95	

MATERIAL LEGEND



MT-01
COPPER METAL CLADDING



MT-02
CORTEN METAL CLADDING



MT-03
SURFMIST METAL CLADDING



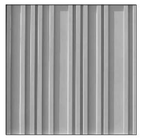
TL-01
TERRACOTTA TILE
COLOUR: RED



CM-01
SCALLOPED GRC
COLOUR:TO MATCH CM-02



CM-02
RENDER FINISH CONCRETE
COLOUR: NATURAL



CM-03
FLUTED CONCRETE PANEL
COLOUR:TO MATCH CM-02



GL-01
CLEAR GLAZING

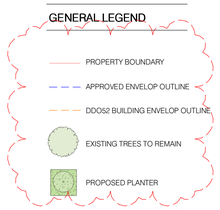


GL-02
OPAQUE GLAZING



MT-04
METAL WINDSCREEN/FENCE
POWDER COATED IN MONUMENT

GENERAL LEGEND



DEMOLITION LEGEND



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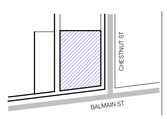
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
CLIENT: Franzé Developments
DRAWING SCALE:
DRAWING DATE: 17/04/2025
SHEET SIZE: A1
CHECK: SA
PROJECT NO: 289
DRAWN: HZ

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DRAWING TITLE: DEVELOPMENT SUMMARY & LEGEND
PROJECT NAME: CREMORNE TOWER
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: TP0.01



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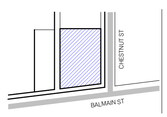

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DRAWING SCALE: 1 : 200
DRAWING DATE: 17/04/2025
SHEET SIZE: A1
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PROJECT NO: 289
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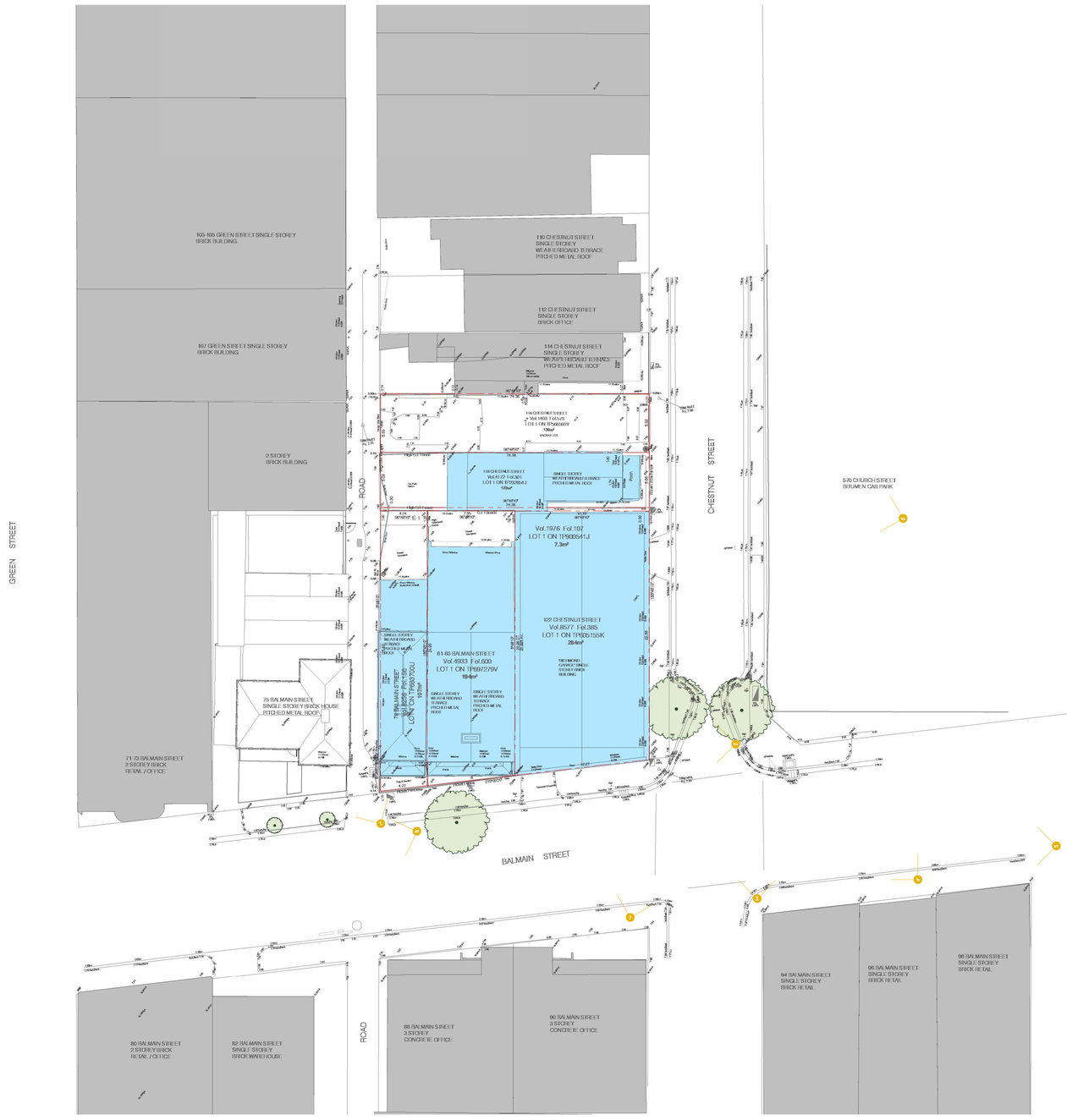
DRAWING TITLE: LAND SURVEY
PROJECT NAME: CREMORNE TOWER

REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: TP0.11







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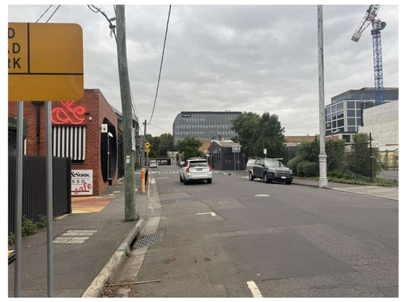
2



3



4



5



6



7

8

1 SITE PLAN - EXISTING

1 : 200

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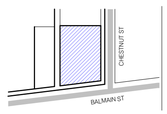

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PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE	DRAWING SCALE: As indicated	SHEET SIZE: A1	PROJECT NO: 289	
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DRAWING TITLE: EXISTING SITE CONDITIONS	REVISION: D	BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER	DRAWING NO: TP0.12	



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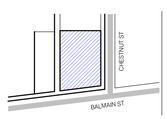

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PROJECT NO: 289
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DRAWN: HZ

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DRAWING TITLE: DEMOLITION PLAN
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP0.13



DESIGN RESPONSE

1. FIVE TITLE BOUNDARIES ARE CONSOLIDATED.
2. EXISTING STREET TREES WILL BE RETAINED.
3. RESIDENTIAL-SCALE FORM WITH SETBACK FROM BOUNDARY BETWEEN THE ANCILLARY FOOD & DRINKS PREMISES AND MAIN ENTRY ENSURES A RESPECTFUL INTERFACE WITH THE NORTHERN RESIDENTIAL CONTEXT.
4. CLEAR AND DISTINCTIVE SEPARATION BETWEEN HOTEL AND RETAIL ANCILLARY FOOD AND DRINKS PREMISES.
5. OPERABLE WINDOWS AND INTEGRATED LANDSCAPING AT GROUND LEVEL ENHANCE PUBLIC INTERACTION.
6. 3.05M WESTERN SETBACK INCREASES THE LANEWAY WIDTH AND IMPROVES ACCESSIBILITY.
7. MAXIMISED GROUND-LEVEL TRANSPARENCY PROMOTES STREET ACTIVATION AND VISUAL ENGAGEMENT.
8. MINIMUM OF FIVE ON-GRADE BICYCLE SPACES ARE INCLUDED TO ENCOURAGE ACTIVE TRANSPORT.
9. 3-STORY PODIUM LEVEL TOPPED WITH A GREEN ROOF ENHANCES AMENITY AND CONTRIBUTES TO URBAN SUSTAINABILITY.
10. RECESSED BREAKS IN THE BUILDING'S FORM TO REDUCE VISUAL MASS AND CREATE ARTICULATION.
11. LIGHT-TONED FINISHES WITH RED ACCENTS ARE USED TO REFLECT AND COMPLEMENT THE LOCAL CONTEXT.
12. CONTEMPORARY MATERIALS AND FINISHES CONVEY A MODERN ARCHITECTURAL IDENTITY WITH LONG-TERM DURABILITY.
13. THE BUILDING FEATURES AN ARTICULATED FORM AND FAÇADE THAT INTRODUCE DEPTH AND VISUAL INTEREST.
14. PLANTERS AT UPPER LEVELS SOFTEN THE BUILT FORM AND INTRODUCE GREENERY INTO THE VERTICAL ENVELOPE.
15. SUBSTANTIAL UPPER-LEVEL SETBACKS AND RECESSIVE FORM REDUCE BUILDING BULK AND MAINTAIN A HUMAN SCALE AT STREET LEVEL.
16. THE NORTH-FACING WALL IS RECESSED AND TREATED WITH PATTERNED CONCRETE TO REDUCE PERCEIVED BULK.
17. VERTICAL FINS ON THE WESTERN FAÇADE OFFER SOLAR SHADING AND FURTHER ARTICULATE THE BUILDING'S FORM.
18. A 10KWP ROOFTOP SOLAR PV SYSTEM SUPPORTS SUSTAINABLE ENERGY GENERATION

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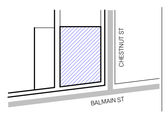

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SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
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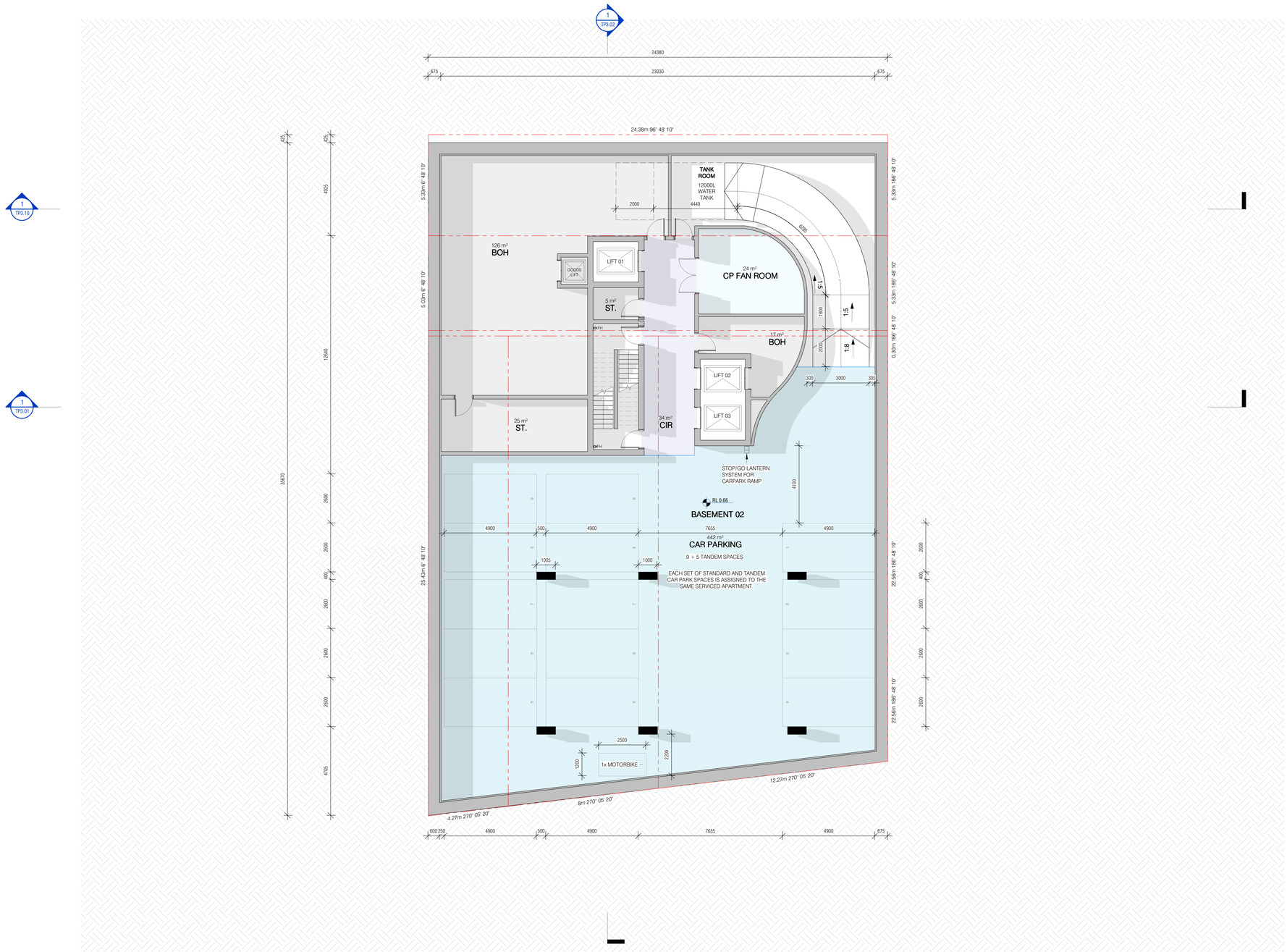
DRAWING TITLE: PROPOSED SITE PLAN & DESIGN RESPONSE
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP0.14



1 FLOOR PLAN - BASEMENT 02

1 : 100

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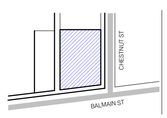

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DRAWING SCALE: As indicated
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SHEET SIZE: A1
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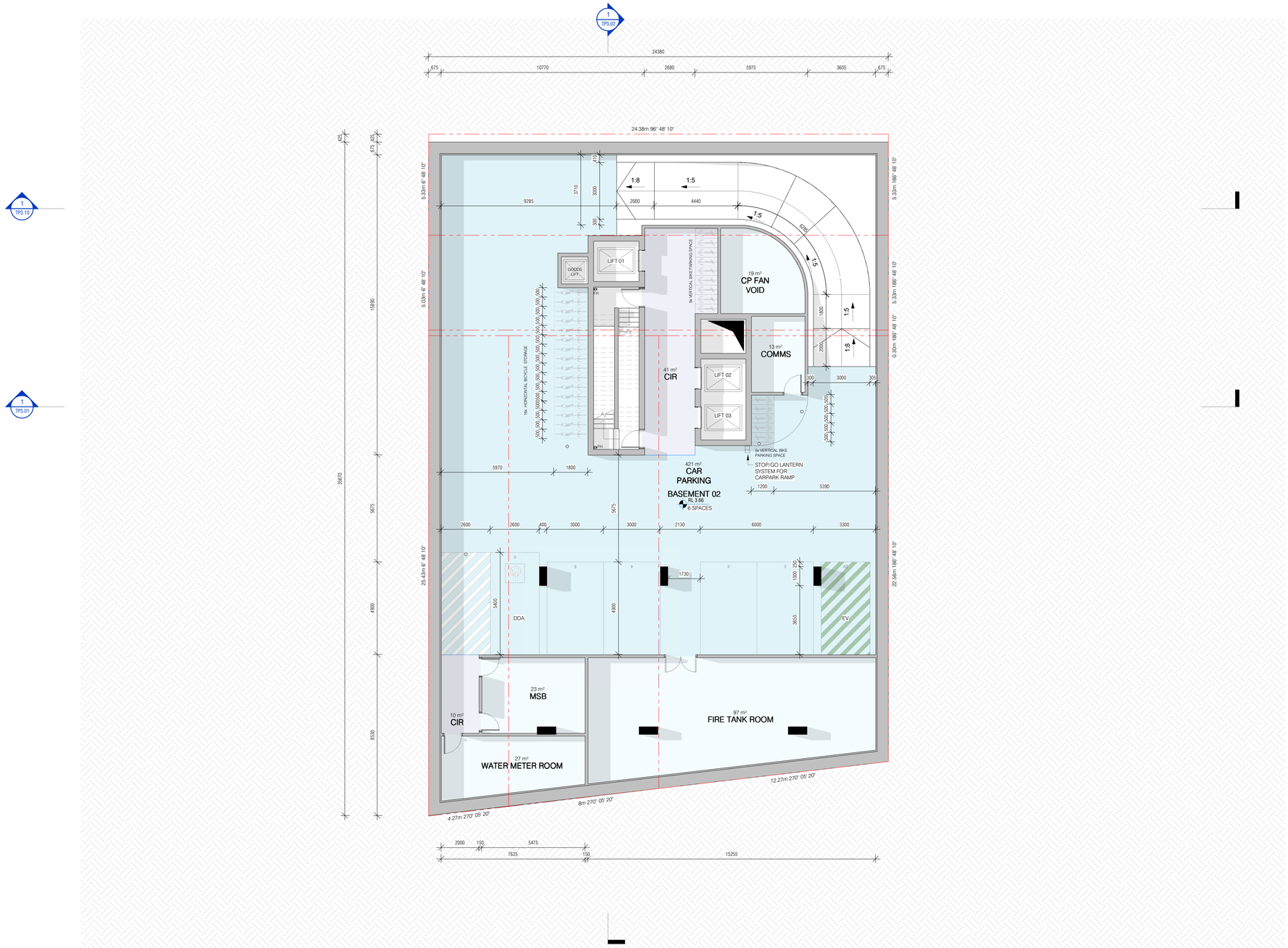
TOWN PLANNING

DRAWING TITLE: FLOOR PLAN - BASEMENT 02
PROJECT NAME: CREMORNE TOWER
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: TP1.01



GENERAL LEGEND

- PROPERTY BOUNDARY
- APPROVED ENVELOP OUTLINE
- DDO52 BUILDING ENVELOP OUTLINE
- EXISTING TREES TO REMAIN
- PROPOSED PLANTER

1 FLOOR PLAN - BASEMENT 01

1 : 100

TOWN PLANNING

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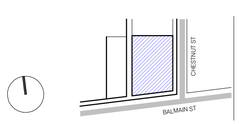

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DRAWN: HZ

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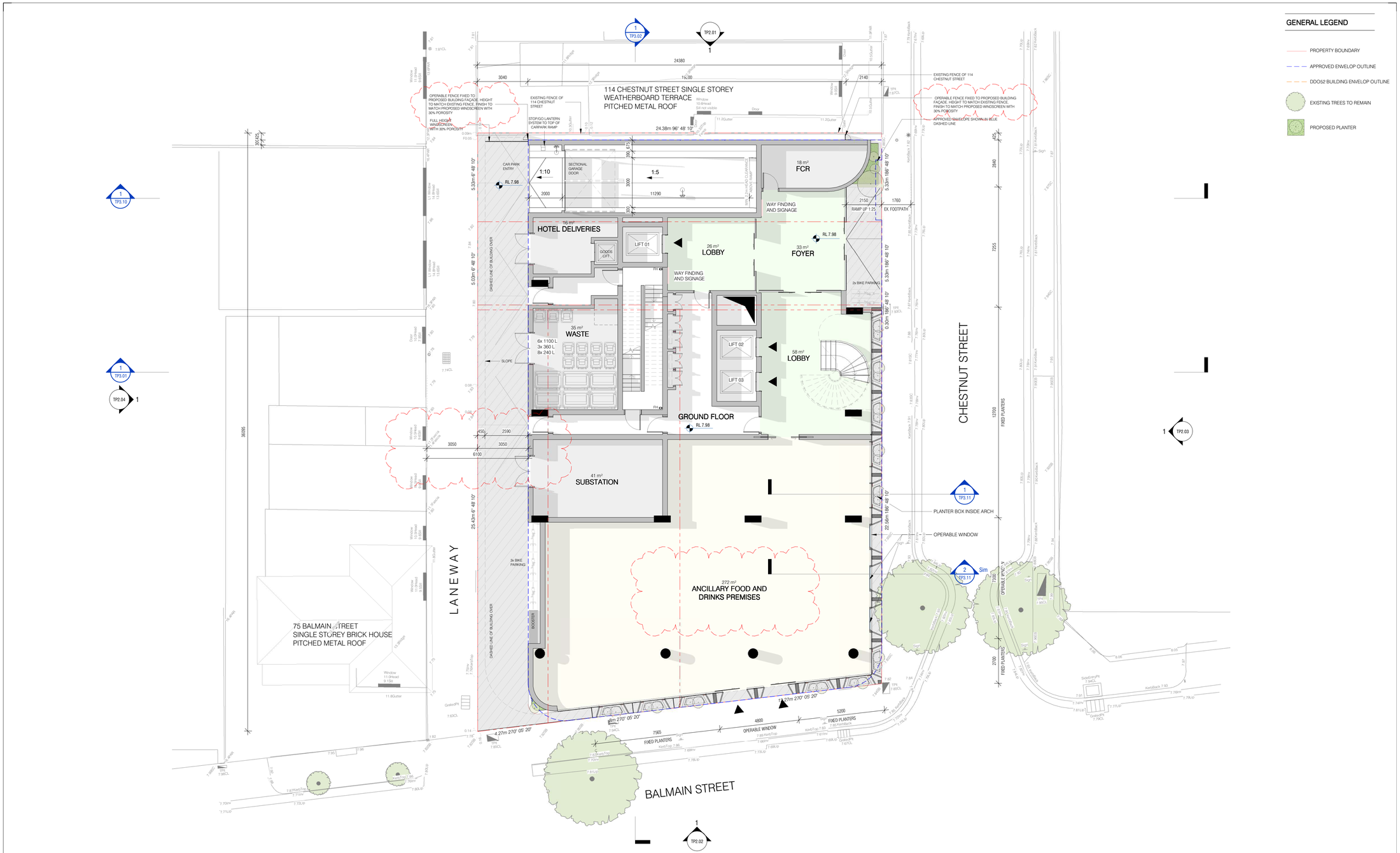
DRAWING TITLE: FLOOR PLAN - BASEMENT 01
REVISION: D
BUILDING / ASTRIBUTE: 37°49'46"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP1.02



1 FLOOR PLAN - GROUND LEVEL

1 : 100

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REV.	DESCRIPTION	DATE
D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025

CHESTNUT ST
BALMAIN ST

PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE: As indicated
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

HACHEM

DRAWING TITLE: FLOOR PLAN - GROUND
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP1.03

TOWN PLANNING



1 FLOOR PLAN - LEVEL 01

1 : 100

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C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025

TOWN PLANNING

PROJECT LOCATION	DRAWING SCALE	SHEET SIZE	PROJECT NO	
79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE	As indicated	A1	289	
CLIENT	DRAWING DATE	CHECK	DRAWN	
Franzé Developments	17/04/2025	SA	HZ	

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DRAWING TITLE	REVISION	BUILDING / ATTRIBUTE	
FLOOR PLAN - LEVEL 01	D	37°49'48"S 144°59'41"E	
PROJECT NAME	DRAWING NO.		
CREMORNE TOWER	TP1.04		



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D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025

PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
CLIENT: Franzé Developments
DRAWING SCALE: As indicated
DRAWING DATE: 17/04/2025
SHEET SIZE: A1
CHECK: SA
PROJECT NO: 289
DRAWN: HZ

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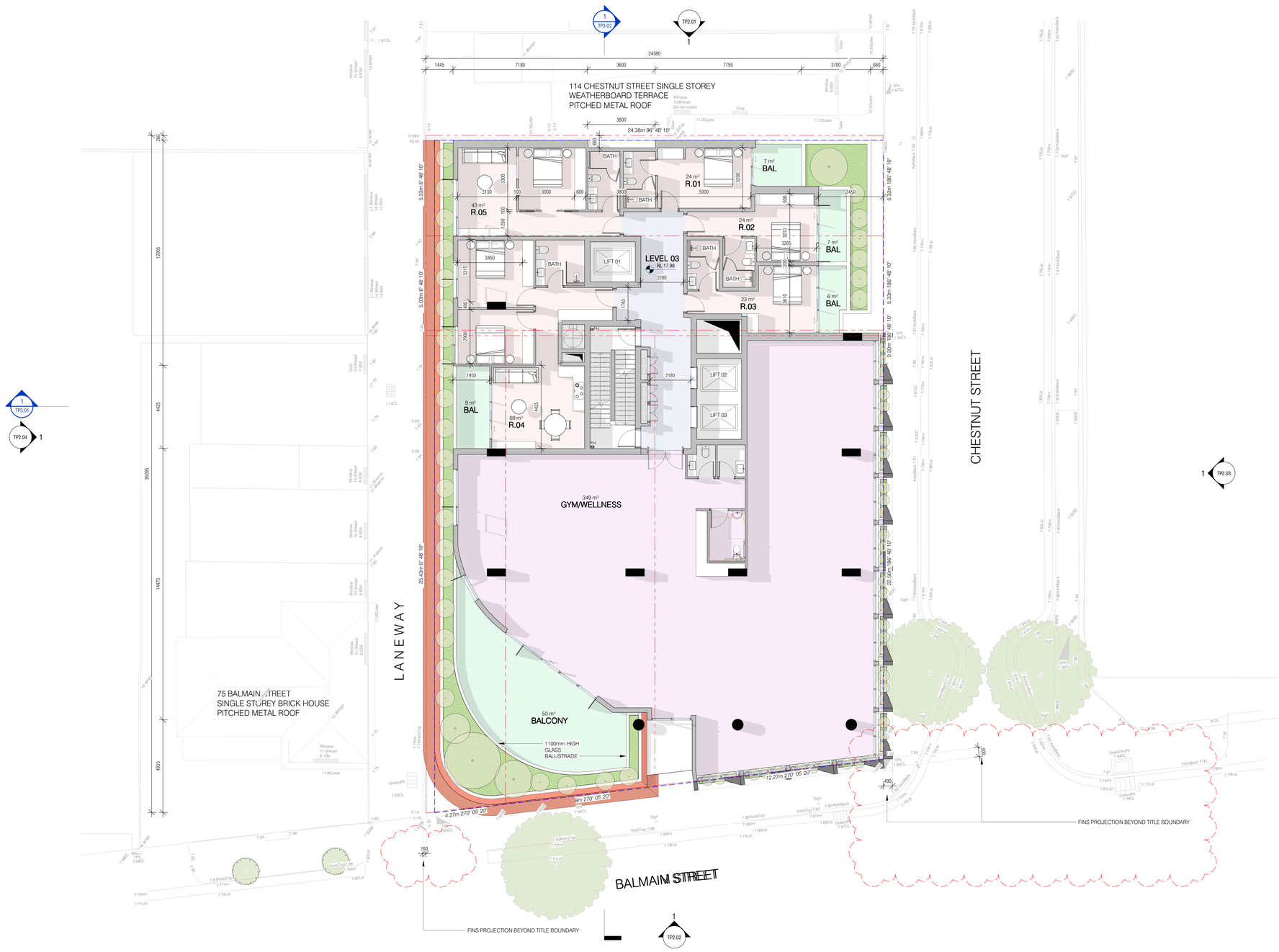
DRAWING TITLE: FLOOR PLAN - LEVEL 02
PROJECT NAME: CREMORNE TOWER
REVISION: D
BUILDING + ATTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: TP1.05

TOWN PLANNING



1 FLOOR PLAN - LEVEL 03

1 : 100

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A	TOWN PLANNING	17/04/2025

PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE: As indicated
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

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DRAWING TITLE: FLOOR PLAN - LEVEL 03
REVISION: D
BUILDING / ATTRIBUTE: 37°49'49"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: **TP1.06**

TOWN PLANNING



1 FLOOR PLAN - LEVEL 04

1 : 100

TOWN PLANNING

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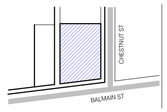

PROJECT LOCATION	DRAWING SCALE	SHEET SIZE	PROJECT NO.	
79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE	As indicated	A1	289	
CLIENT	DRAWING DATE	CHECK	DRAWN	
Franzé Developments	17/04/2025	SA	HZ	

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DRAWING TITLE	REVISION	BUILDING / ATTRIBUTE
FLOOR PLAN - LEVEL 04	D	37°49'48"S 144°59'41"E
PROJECT NAME	DRAWING NO.	
CREMORNE TOWER	TP1.07	



1 FLOOR PLAN - LEVEL 05

1 : 100

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C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025

CHESTNUT ST
BALMAIN ST

PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE: As indicated
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

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TOWN PLANNING

DRAWING TITLE: FLOOR PLAN - LEVEL 05
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP1.08



1 FLOOR PLAN - LEVEL 06

1 : 100

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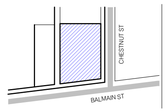

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DRAWING SCALE: As indicated
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

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TOWN PLANNING

DRAWING TITLE: FLOOR PLAN - LEVEL 06
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP1.09



GENERAL LEGEND

- PROPERTY BOUNDARY
- APPROVED ENVELOP OUTLINE
- DDO52 BUILDING ENVELOP OUTLINE
- EXISTING TREES TO REMAIN
- PROPOSED PLANTER

1 FLOOR PLAN - LEVEL 07

1 : 100

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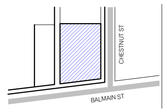
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION	79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE	As indicated
SHEET SIZE	A1
PROJECT NO	289
CLIENT	Franzé Developments
DRAWING DATE	17/04/2025
CHECK	SA
DRAWN	HZ

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TOWN PLANNING

DRAWING TITLE	FLOOR PLAN - LEVEL 07
REVISION	D
BUILDING / ATTRIBUTE	37°49'48"S 144°59'41"E
PROJECT NAME	CREMORNE TOWER
DRAWING NO.	TP1.10



GENERAL LEGEND

- PROPERTY BOUNDARY
- APPROVED ENVELOP OUTLINE
- DDO52 BUILDING ENVELOP OUTLINE
- EXISTING TREES TO REMAIN
- PROPOSED PLANTER

1 FLOOR PLAN - LEVEL 08
1 : 100

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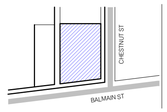
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION	DRAWING SCALE	SHEET SIZE	PROJECT NO
79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE	As indicated	A1	289
CLIENT	DRAWING DATE	CHECK	DRAWN
Franzé Developments	17/04/2025	SA	HZ

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DRAWING TITLE	REVISION	BUILDING / ATTRIBUTE
FLOOR PLAN - LEVEL 08	D	37°49'48"S 144°59'41"E
PROJECT NAME	DRAWING NO.	
CREMORNE TOWER	TP1.11	



GENERAL LEGEND

- PROPERTY BOUNDARY
- APPROVED ENVELOP OUTLINE
- DDO52 BUILDING ENVELOP OUTLINE
- EXISTING TREES TO REMAIN
- PROPOSED PLANTER

1 FLOOR PLAN - LEVEL 09

1 : 100

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D	RESPONSE TO DTP RFI	31/10/2025
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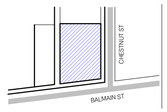

PROJECT LOCATION	DRAWING SCALE	SHEET SIZE	PROJECT NO
79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE	As indicated	A1	289
CLIENT	DRAWING DATE	CHECK	DRAWN
Franzé Developments	17/04/2025	SA	HZ

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TOWN PLANNING

DRAWING TITLE	REVISION	BUILDING / ATTRIBUTE
FLOOR PLAN - LEVEL 09	D	37°49'48"S 144°59'41"E
PROJECT NAME	DRAWING NO.	
CREMORNE TOWER	TP1.12	



1 FLOOR PLAN - LEVEL 10

1 : 100

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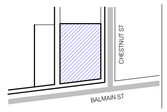
A	TOWN PLANNING	17/04/2025



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79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE	As indicated	A1	289	
CLIENT	DRAWING DATE	CHECK	DRAWN	
Franzé Developments	17/04/2025	SA	HZ	

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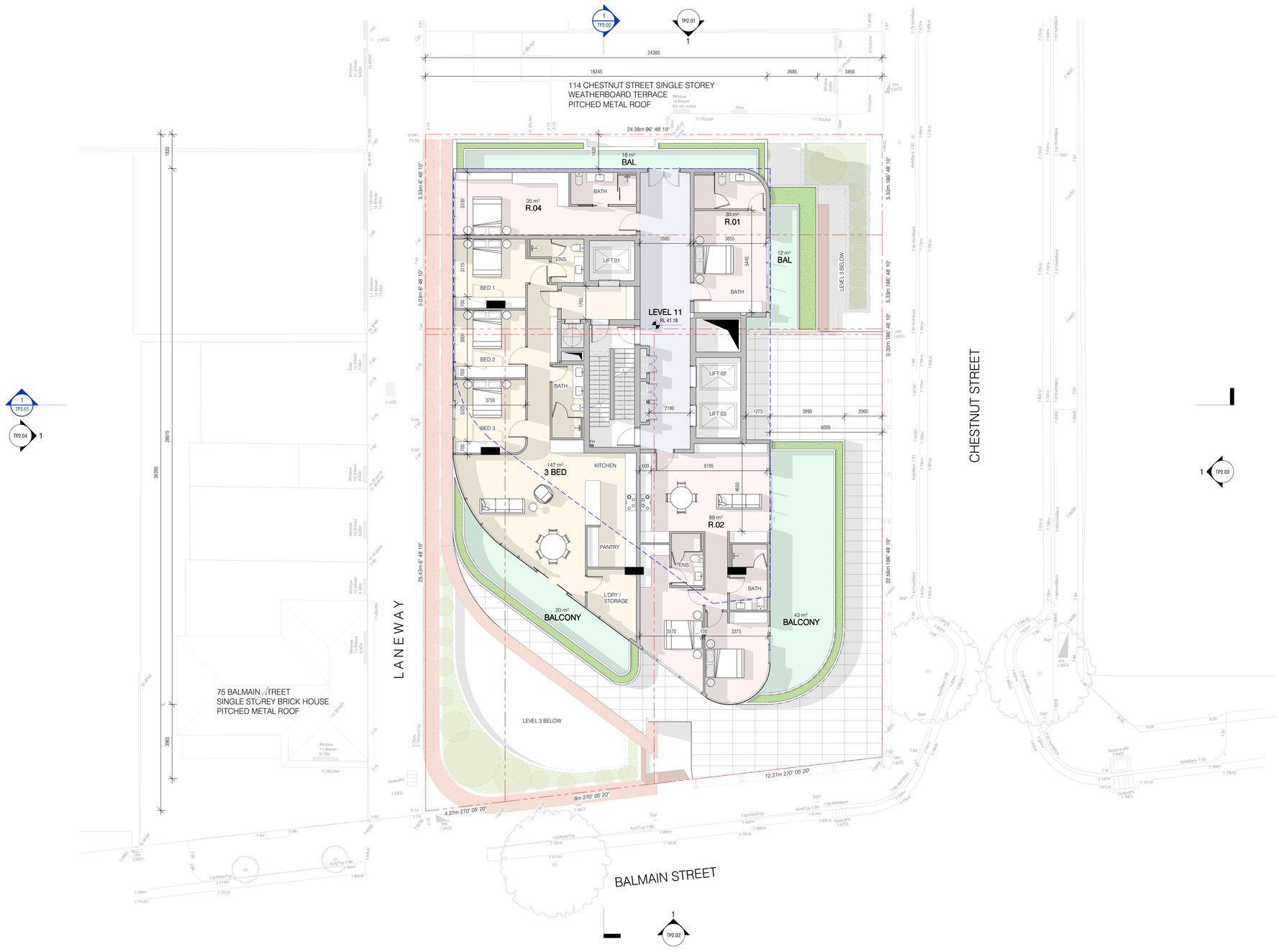
TOWN PLANNING

DRAWING TITLE	REVISION	BUILDING / ATTRIBUTE	
FLOOR PLAN - LEVEL 10	D	37°49'48"S 144°59'41"E	
PROJECT NAME	DRAWING NO.		
CREMORNE TOWER	TP1.13		



1 FLOOR PLAN - LEVEL 11

1 : 100

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A	TOWN PLANNING	17/04/2025

PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
CLIENT: Franzé Developments
DRAWING SCALE: As indicated
DRAWING DATE: 17/04/2025
SHEET SIZE: A1
CHECK: SA
PROJECT NO: 289
DRAWN: HZ

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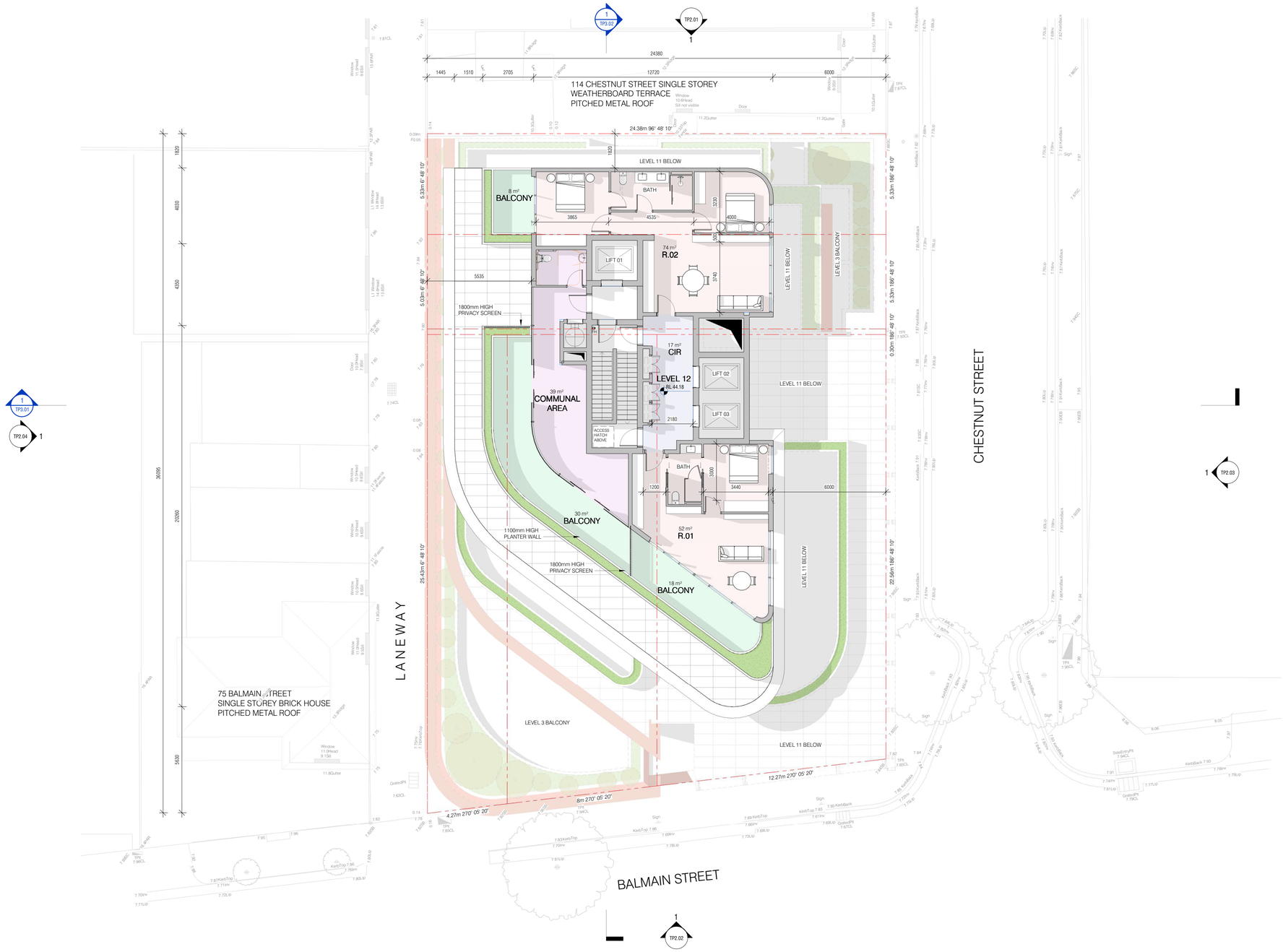
TOWN PLANNING

DRAWING TITLE: FLOOR PLAN - LEVEL 11
PROJECT NAME: CREMORNE TOWER
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: TP1.14



1 FLOOR PLAN - LEVEL 12

1 : 100

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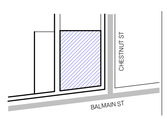

PROJECT LOCATION	DRAWING SCALE	SHEET SIZE	PROJECT NO
79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE	As indicated	A1	289
CLIENT	DRAWING DATE	CHECK	DRAWN
Franzé Developments	17/04/2025	SA	HZ

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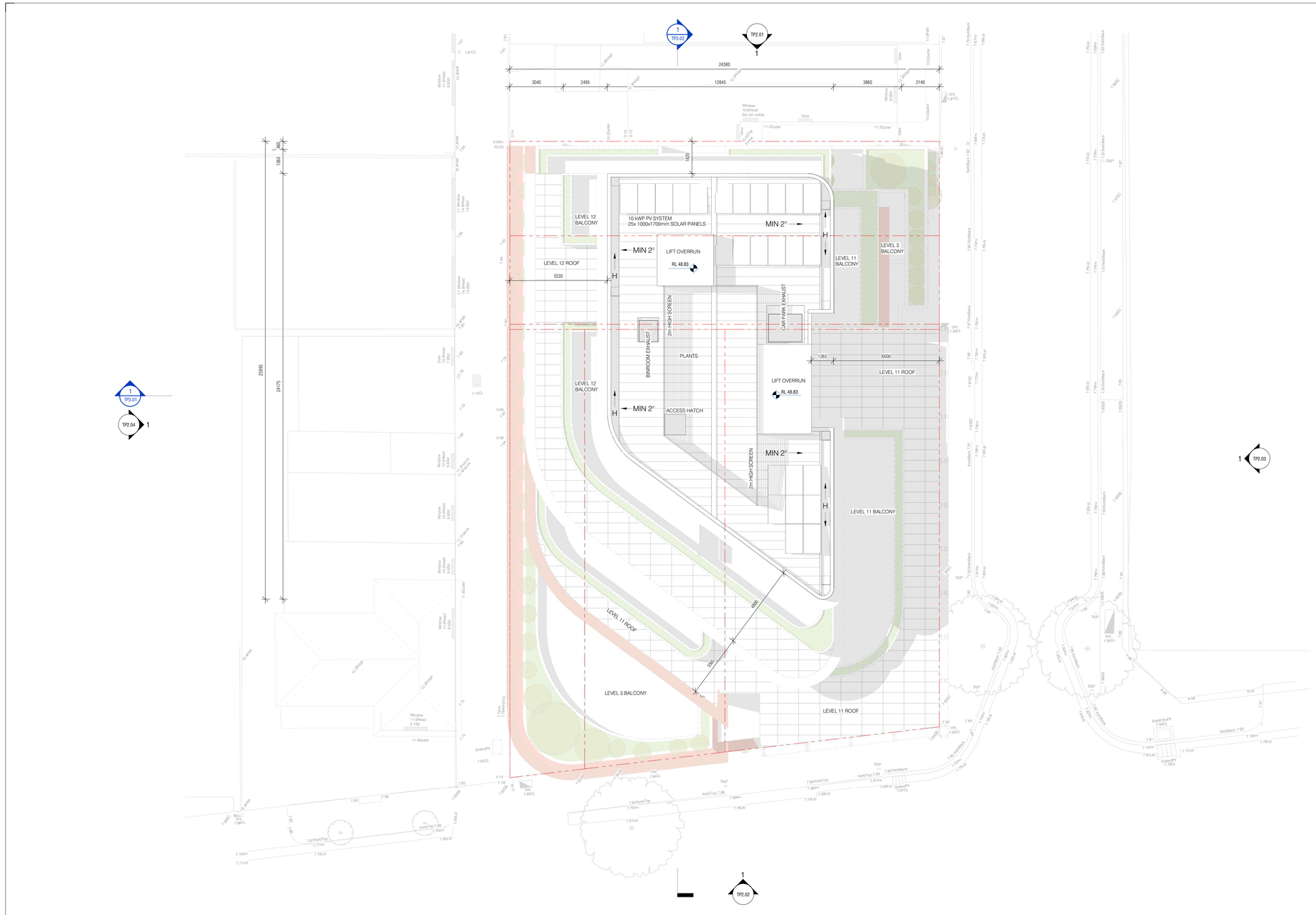
TOWN PLANNING

DRAWING TITLE	REVISION	BUILDING + ASTRIBUTE
FLOOR PLAN - LEVEL 12	D	37°49'46"S 144°59'41"E
PROJECT NAME	DRAWING NO.	
CREMORNE TOWER	TP1.15	



GENERAL LEGEND

- PROPERTY BOUNDARY
- APPROVED ENVELOP OUTLINE
- DDO52 BUILDING ENVELOP OUTLINE
- EXISTING TREES TO REMAIN
- PROPOSED PLANTER

1 ROOF PLAN

1 : 100

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BRUNSWICK EAST 3057
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SINGAPORE 049909

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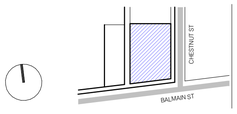
REV.	DESCRIPTION	DATE
D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



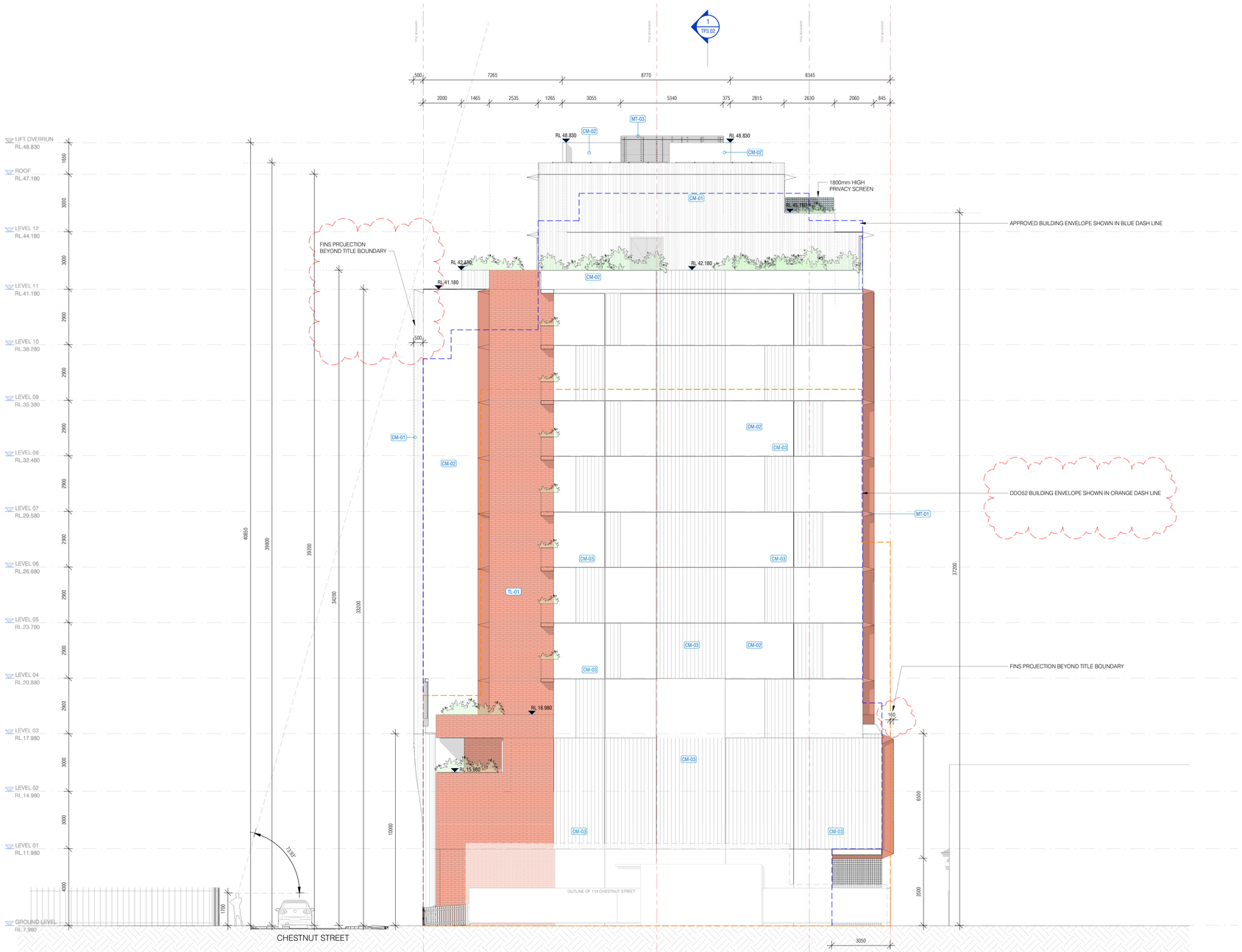
PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE: As indicated
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

HACHEM

DRAWING TITLE: FLOOR PLAN - ROOF
PROJECT NAME: CREMORNE TOWER

TOWN PLANNING

REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: **TP1.16**



MATERIAL LEGEND



MT-01
COPPER METAL CLADDING



MT-02
CORTEN METAL CLADDING



MT-03
SURFMIST METAL CLADDING



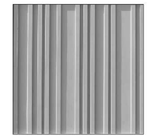
TL-01
TERRACOTTA TILE
COLOUR: RED



CM-01
SCALLOPED GRC
COLOUR:TO MATCH CM-02



CM-02
RENDER FINISH CONCRETE
COLOUR: NATURAL



CM-03
FLUTED CONCRETE PANEL
COLOUR:TO MATCH CM-02



GL-01
CLEAR GLAZING



GL-02
OPAQUE GLAZING



MT-04
METAL WINDSCREEN/FENCE
POWDER COATED IN MONUMENT

1 ELEVATION -NORTH
1 : 100

TOWN PLANNING

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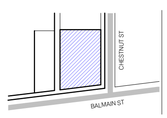
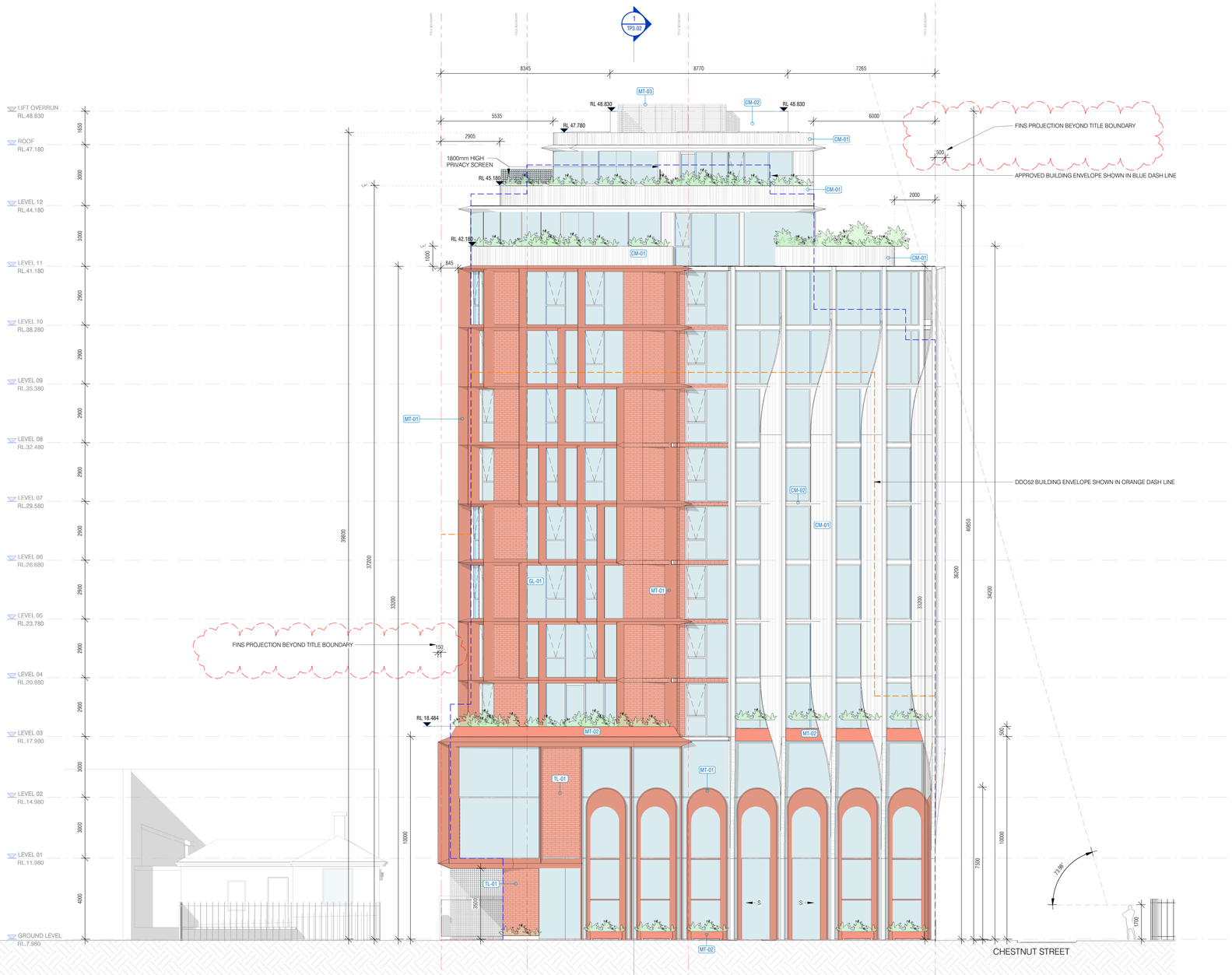
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
CLIENT: Franzé Developments
DRAWING SCALE: As indicated
DRAWING DATE: 17/04/2025
SHEET SIZE: A1
CHECK: SA
PROJECT NO: 289
DRAWN: HZ

HACHEM

DRAWING TITLE: BUILDING ELEVATION - NORTH
PROJECT NAME: CREMORNE TOWER
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: TP2.01



1 ELEVATION - SOUTH

1 : 100

MATERIAL LEGEND



MT-01
COPPER METAL CLADDING



MT-02
CORTEN METAL CLADDING



MT-03
SURFMIST METAL CLADDING



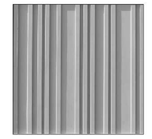
TL-01
TERRACOTTA TILE
COLOUR: RED



CM-01
SCALLOPED GRC
COLOUR:TO MATCH CM-02



CM-02
RENDER FINISH CONCRETE
COLOUR: NATURAL



CM-03
FLUTED CONCRETE PANEL
COLOUR:TO MATCH CM-02



GL-01
CLEAR GLAZING



GL-02
OPAQUE GLAZING



MT-04
METAL WINDSCREEN/FENCE
POWDER COATED IN MONUMENT

TOWN PLANNING

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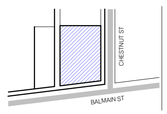
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



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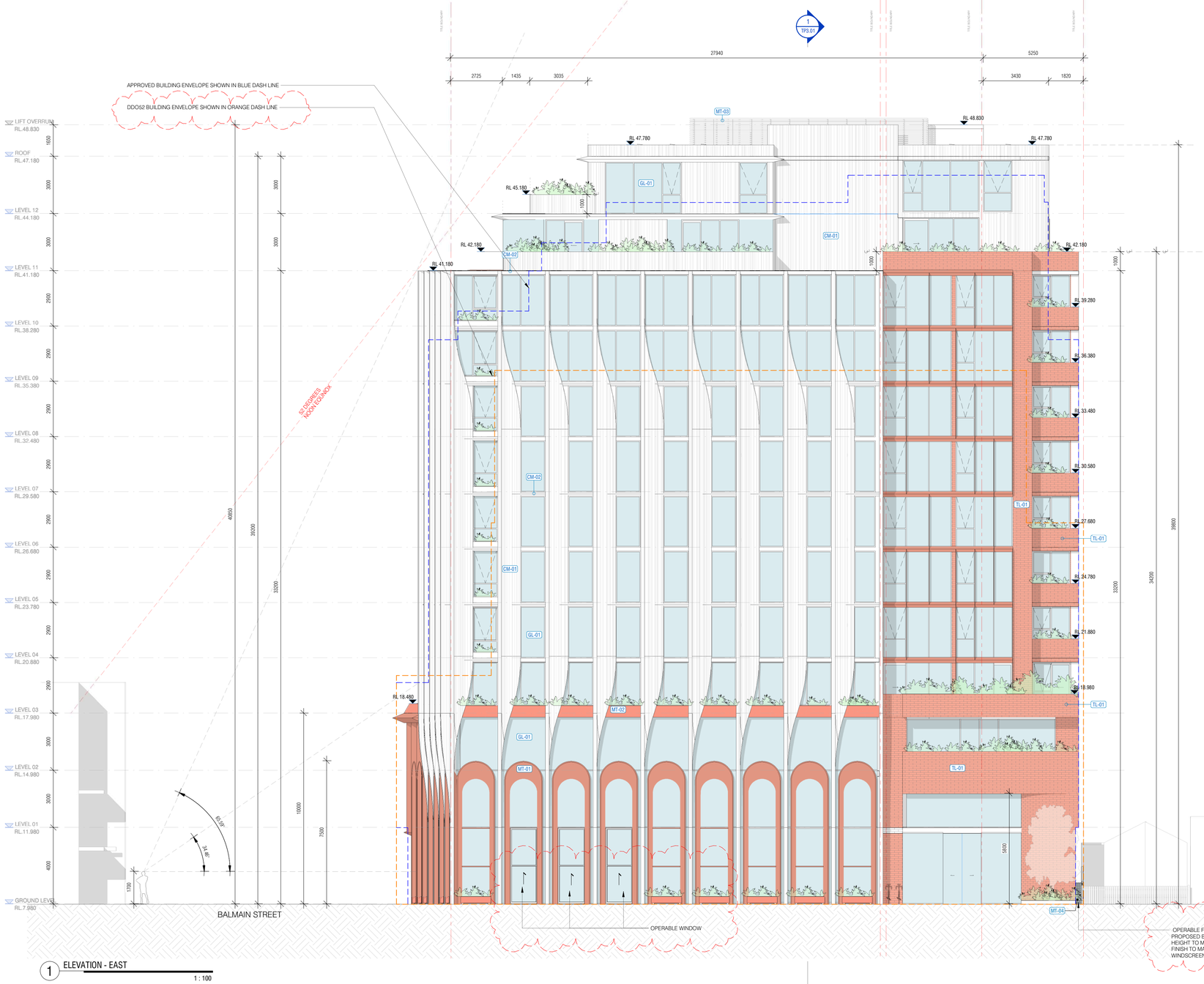
79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE	As indicated	A1	289	
CLIENT	DRAWING DATE	CHECK	DRAWN	
Franzé Developments	17/04/2025	SA	HZ	

HACHEM

DRAWING TITLE	REVISION	BUILDING / ATTRIBUTE
BUILDING ELEVATION - SOUTH	D	37°49'48"S 144°59'41"E
PROJECT NAME	DRAWING NO.	
CREMORNE TOWER	TP2.02	



1 ELEVATION - EAST

1 : 100

MATERIAL LEGEND



MT-01
COPPER METAL CLADDING



MT-02
CORTEN METAL CLADDING



MT-03
SURFMIST METAL CLADDING



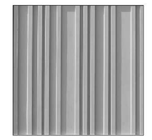
TL-01
TERRACOTTA TILE
COLOUR: RED



CM-01
SCALLOPED GRC
COLOUR:TO MATCH CM-02



CM-02
RENDER FINISH CONCRETE
COLOUR: NATURAL



CM-03
FLUTED CONCRETE PANEL
COLOUR:TO MATCH CM-02



GL-01
CLEAR GLAZING



GL-02
OPAQUE GLAZING



MT-04
METAL WINDSCREEN/FENCE
POWDER COATED IN MONUMENT

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D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025

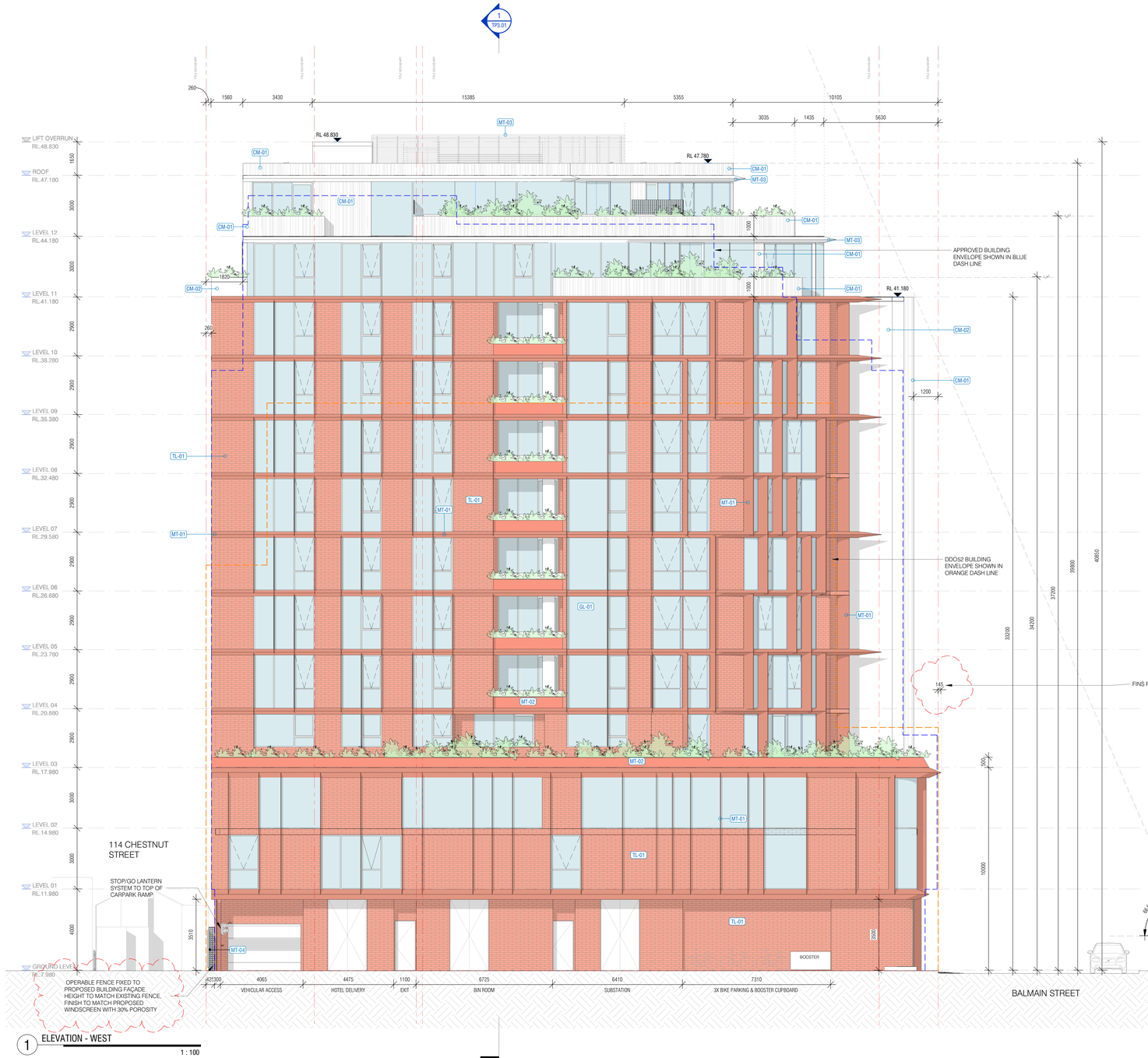


PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
CLIENT: Franzé Developments
DRAWING SCALE: As indicated
DRAWING DATE: 17/04/2025
SHEET SIZE: A1
CHECK: SA
PROJECT NO: 289
DRAWN: HZ

HACHEM

TOWN PLANNING

DRAWING TITLE: BUILDING ELEVATION - EAST
PROJECT NAME: CREMORNE TOWER
REVISION: D
BUILDING / ASTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: TP2.03



1 ELEVATION - WEST

1 : 100

MATERIAL LEGEND



MT-01
COPPER METAL CLADDING



MT-02
CORTEN METAL CLADDING



MT-03
SURFMIST METAL CLADDING



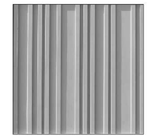
TL-01
TERRACOTTA TILE
COLOUR: RED



CM-01
SCALLOPED GRC
COLOUR:TO MATCH CM-02



CM-02
RENDER FINISH CONCRETE
COLOUR: NATURAL



CM-03
FLUTED CONCRETE PANEL
COLOUR:TO MATCH CM-02



GL-01
CLEAR GLAZING



GL-02
OPAQUE GLAZING



MT-04
METAL WINDSCREEN/FENCE
POWDER COATED IN MONUMENT

TOWN PLANNING

HACHEM ARCHITECTURE INTERIOR MARKETING

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INFO@HACHEM.COM.AU
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D	RESPONSE TO DTP RFI	31/10/2025
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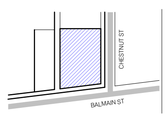
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE: As indicated
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

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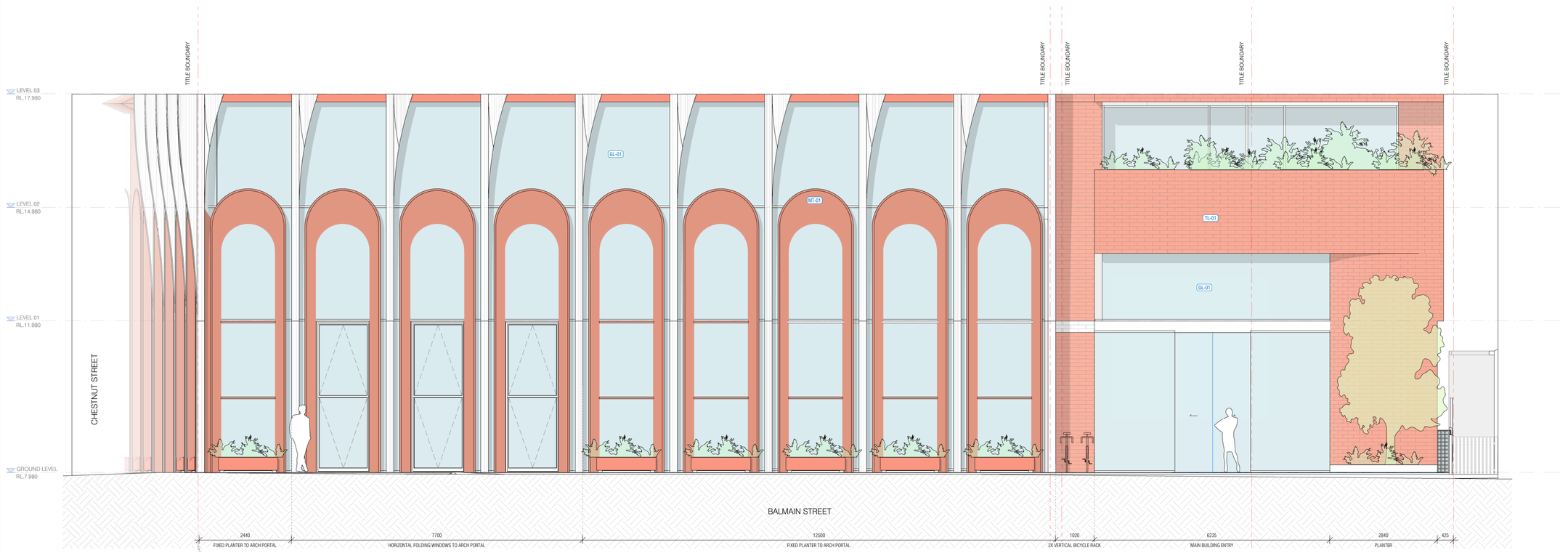
DRAWING TITLE: BUILDING ELEVATION - WEST
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO: TP2.04



1 ENLARGED ELEVATION - CHESTNUT ST
1 : 50

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D	RESPONSE TO DTP RFI	31/10/2025
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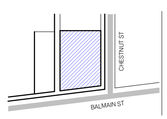
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



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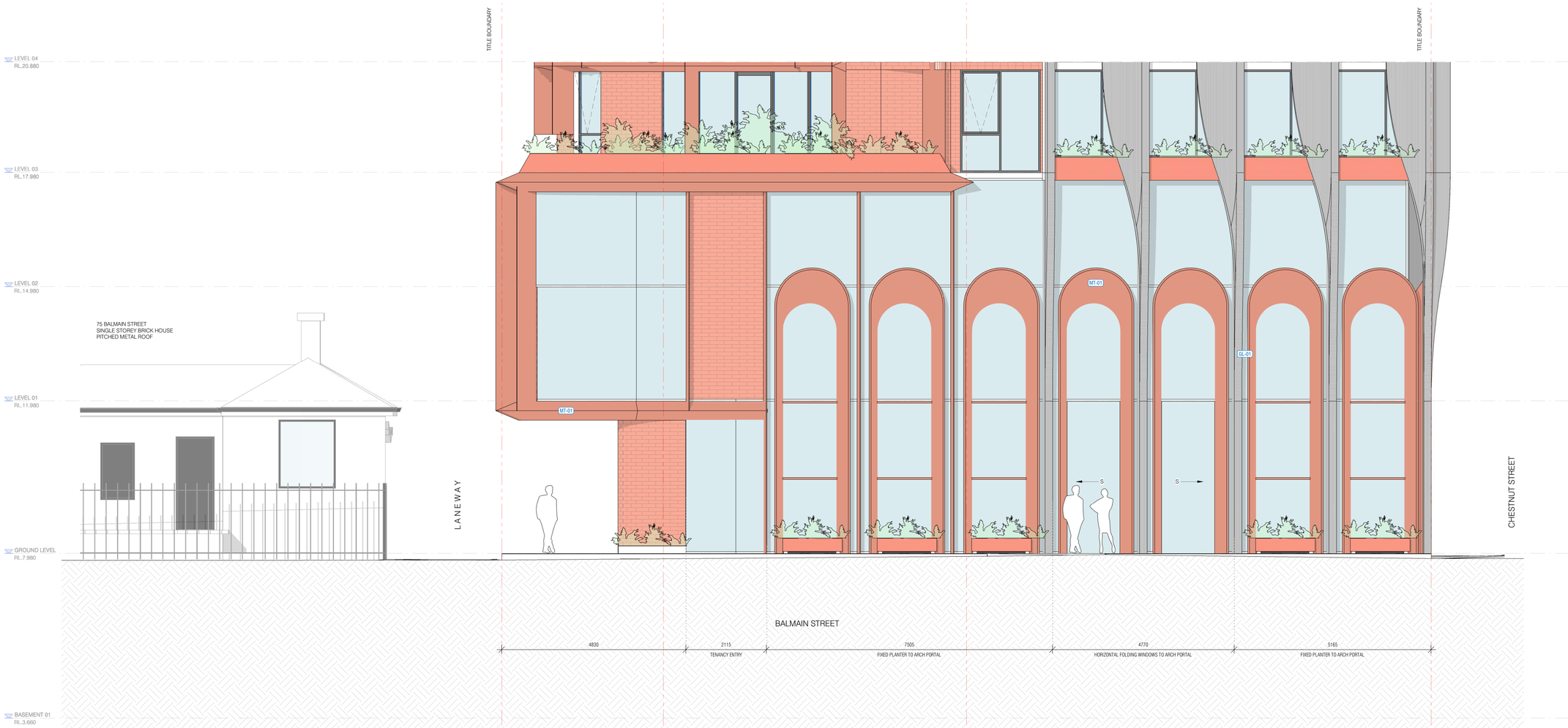
DRAWING SCALE: 1 : 50
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

HACHEM

DRAWING TITLE: STREETSCAPE ELEVATIONS - 01
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP2.11



1 ENLARGED ELEVATION - BALMAIN ST
1 : 50

TOWN PLANNING

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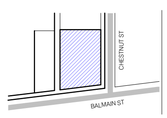
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION
79-93 BALMAIN ST &
116-122 CHESTNUT ST,
CREMORNE

DRAWING SCALE
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SHEET SIZE
A1

PROJECT NO.
289

CLIENT
Franzé Developments

DRAWING DATE
17/04/2025

CHECK
SA

DRAWN
HZ

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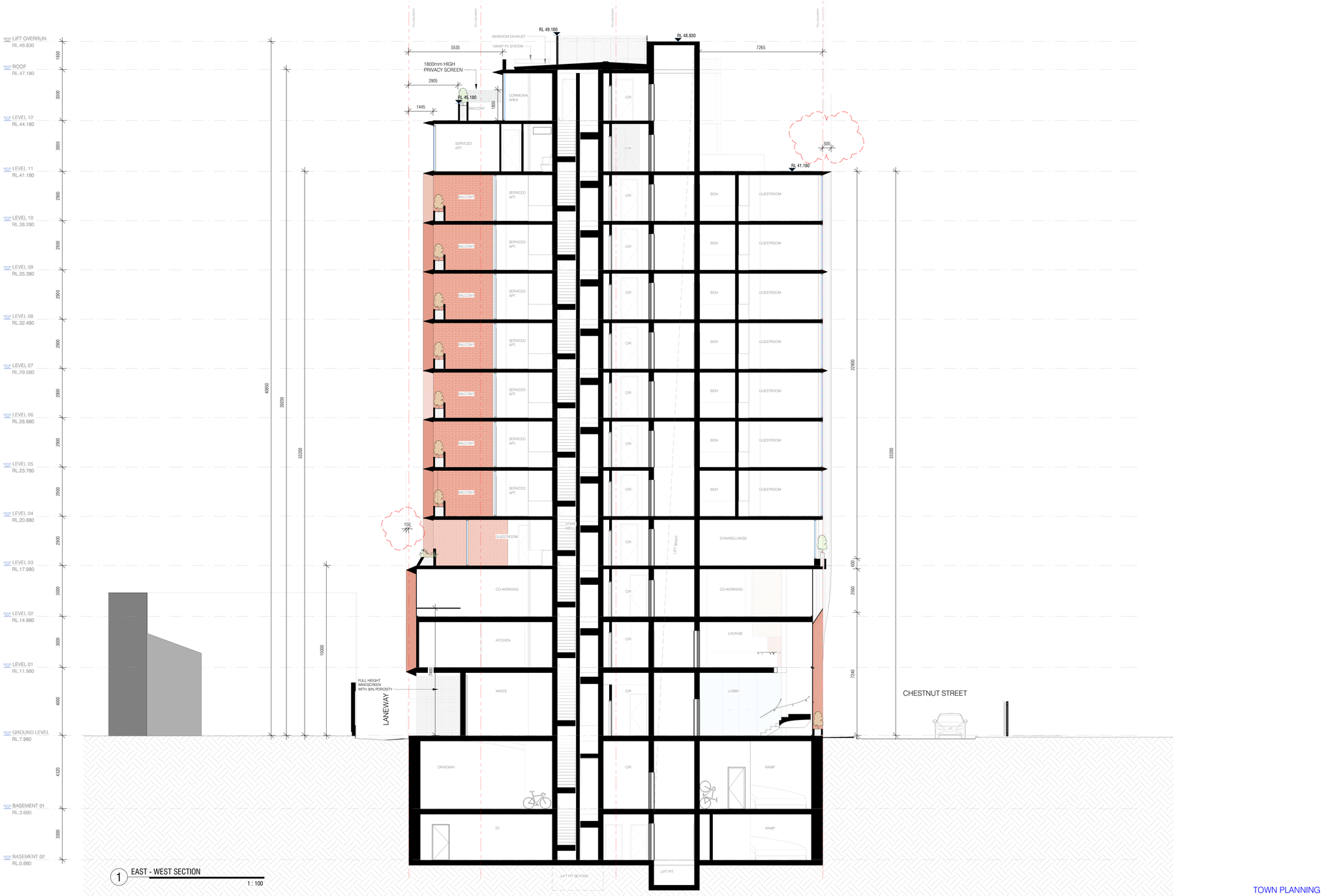
DRAWING TITLE
STREETSCAPE ELEVATIONS - 02

REVISION
D

BUILDING / ATTRIBUTE
37°49'49"S
144°59'41"E

PROJECT NAME
CREMORNE TOWER

DRAWING NO.
TP2.12



1 EAST - WEST SECTION
1 : 100

TOWN PLANNING

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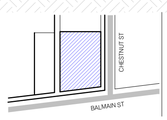
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
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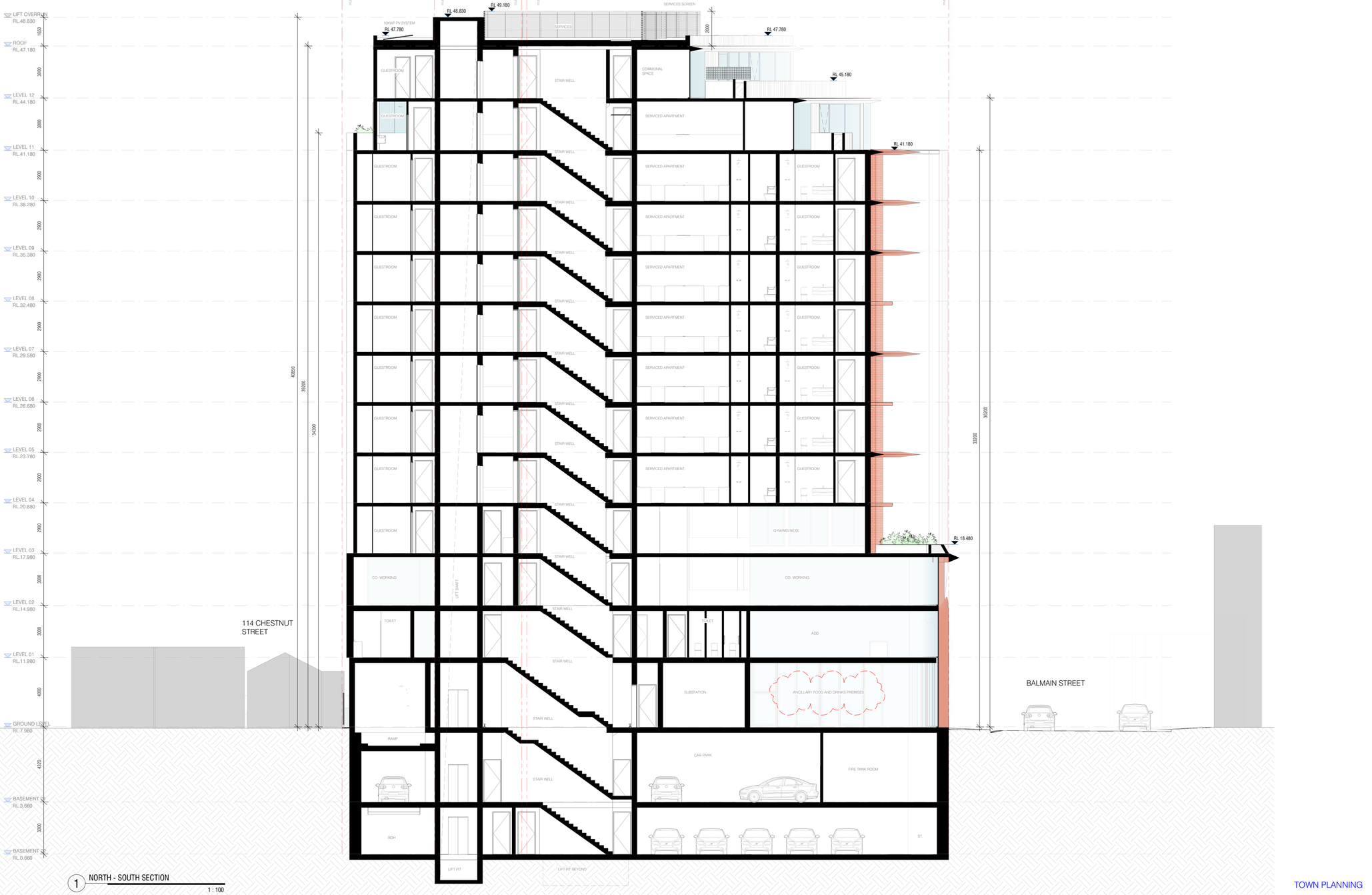
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

HACHEM

DRAWING TITLE: BUILDING SECTION - EAST WEST
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP3.01



1 NORTH - SOUTH SECTION
1 : 100

TOWN PLANNING

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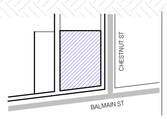
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION	DRAWING SCALE	SHEET SIZE	PROJECT NO
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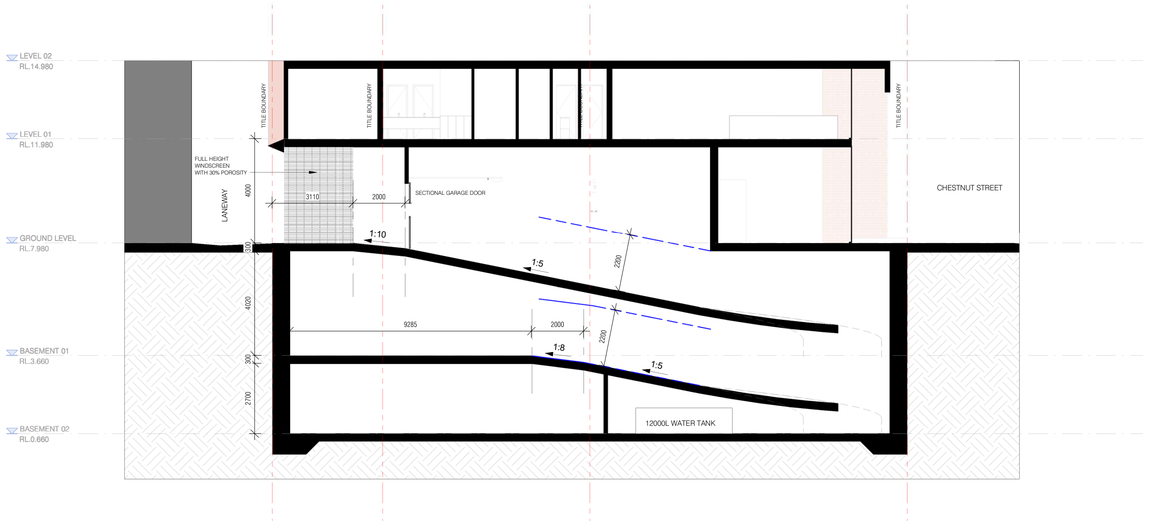
CLIENT	DRAWING DATE	CHECK	DRAWN
Franzé Developments	17/04/2025	SA	HZ

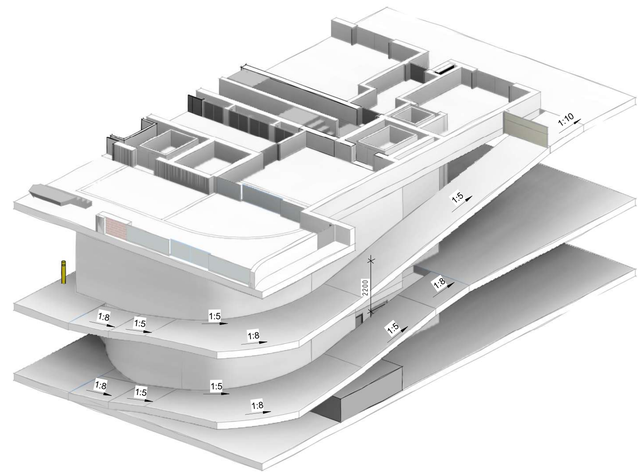
HACHEM

DRAWING TITLE	REVISION	BUILDING / ATTRIBUTE
BUILDING SECTION - NORTH SOUTH	D	37°49'48"S 144°59'41"E
PROJECT NAME	DRAWING NO.	
CREMORNE TOWER	TP3.02	



1 EAST - WEST SECTION - 02

1 : 100



2 VEHICULAR RAMP ISO VIEW

HACHEM ARCHITECTURE INTERIOR MARKETING

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INFO@HACHEM.COM.AU
STUDIO +61 1300 734 560

183 WESTON STREET
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6 BATTERY ROAD, #07-01,
SINGAPORE 049909

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REV.	DESCRIPTION	DATE
D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION
79-93 BALMAIN ST &
116-122 CHESTNUT ST,
CREMORNE

DRAWING SCALE
1 : 100

SHEET SIZE
A1

PROJECT NO.
289

CLIENT
Franzé Developments

DRAWING DATE
17/04/2025

CHECK
SA

DRAWN
HZ

HACHEM

TOWN PLANNING

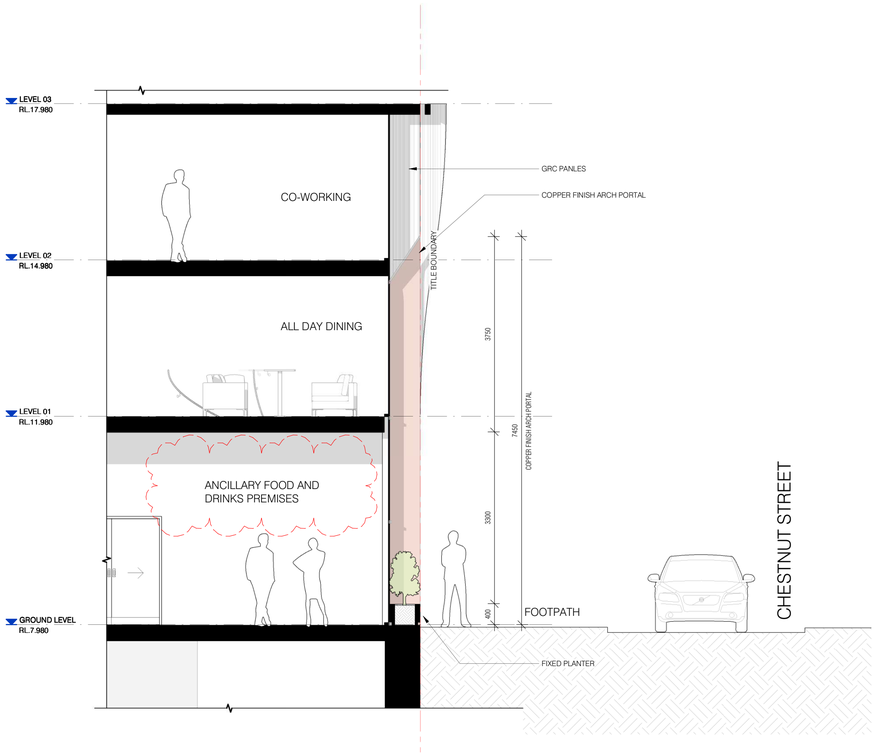
DRAWING TITLE
ENLARGED SECTION - 01

REVISION
D

BUILDING / ATTRIBUTE
37°49'48"S
144°59'41"E

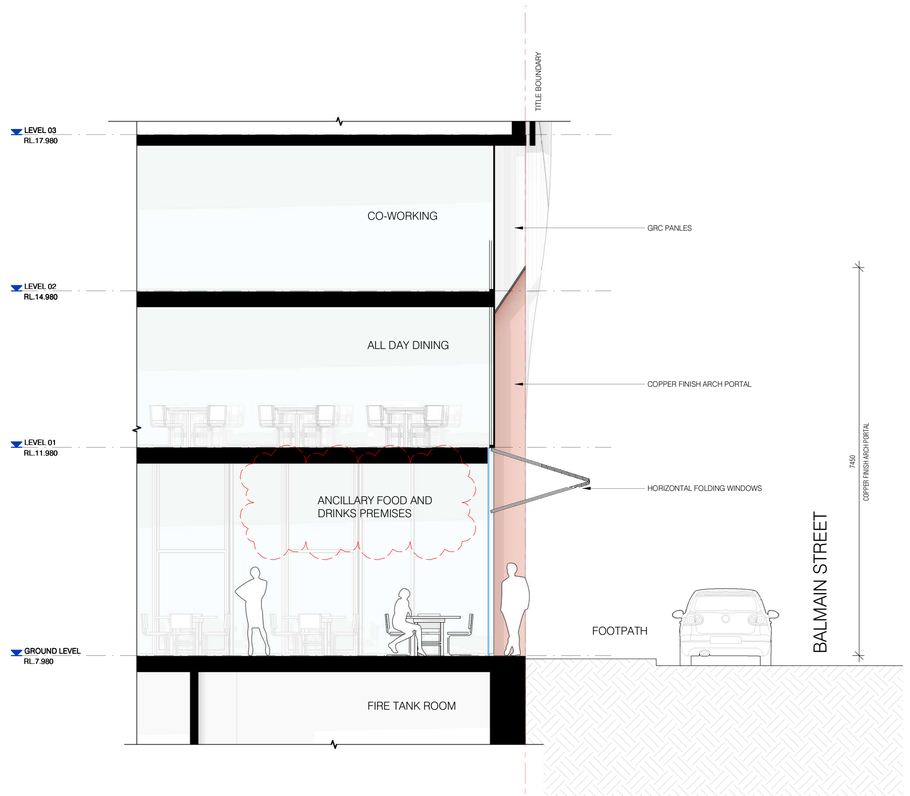
PROJECT NAME
CREMORNE TOWER

DRAWING NO.
TP3.10



1 ENLARGED SECTION - CHESTNUT ST

1 : 50



2 ENLARGED SECTION - BALMAIN ST

1 : 50

TOWN PLANNING

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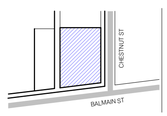
REV.	DESCRIPTION	DATE
D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION
79-93 BALMAIN ST &
116-122 CHESTNUT ST,
CREMORNE

CLIENT
Franzé Developments

DRAWING SCALE
1 : 50

DRAWING DATE
17/04/2025

SHEET SIZE
A1

CHECK
SA

PROJECT NO
289

DRAWN
HZ

HACHEM

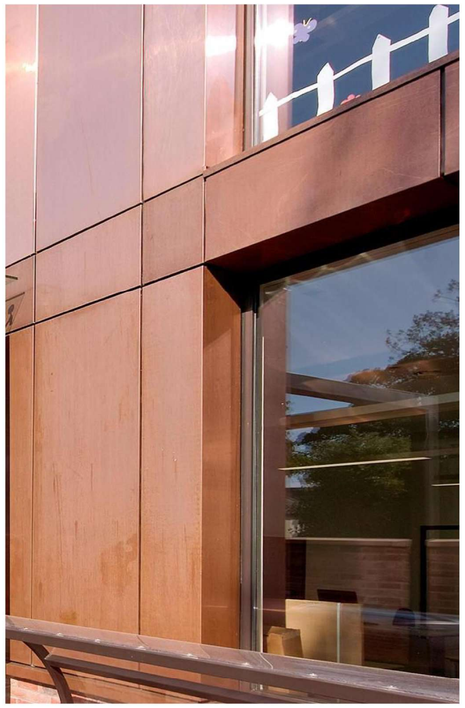
DRAWING TITLE
ENLARGED SECTION - 02

PROJECT NAME
CREMORNE TOWER

REVISION
D

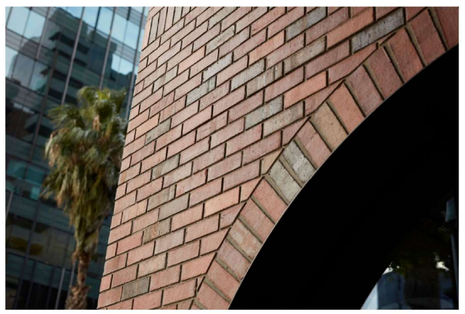
BUILDING / ASTRIBUTE
37°49'46"S
144°59'41"E

DRAWING NO.
TP3.11

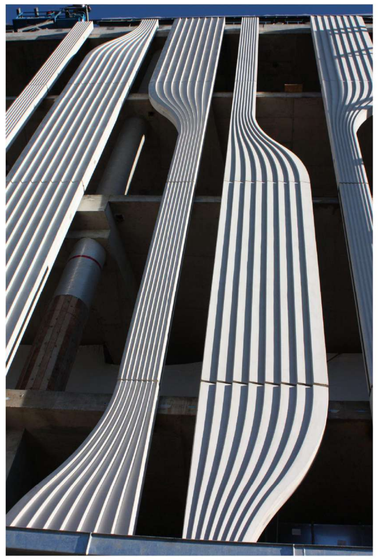


COPPER FINISH CLADDING TO FINS AND AWNINGS

PANEL BRICKS

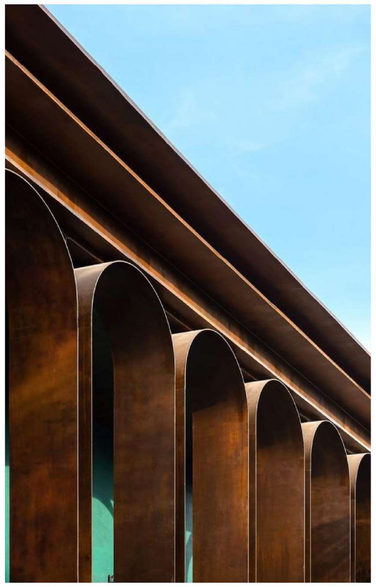






SCALLOPED GRC OR PRECAST PANEL - PREFABRICATED AND FIXED TO THE MAIN STRUCTURE ON SITE

COPPER FINISH ARCHES TO BE FIXED TO PRECAST PANELS AND MAIN STRUCTURE - PREFABRICATED AND INSTALLED ON SITE



MATERIAL LEGEND



MT-01
COPPER METAL CLADDING



MT-02
CORTEN METAL CLADDING



MT-03
SURFMIST METAL CLADDING



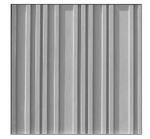
TL-01
TERRACOTTA TILE
COLOUR: RED



CM-01
SCALLOPED GRC
COLOUR:TO MATCH CM-02



CM-02
RENDER FINISH CONCRETE
COLOUR: NATURAL



CM-03
FLUTED CONCRETE PANEL
COLOUR:TO MATCH CM-02



GL-01
CLEAR GLAZING



GL-02
OPAQUE GLAZING



MT-04
METAL WINDSCREEN/FENCE
POWDER COATED IN MONUMENT

TOWN PLANNING

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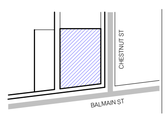
5/11/2025 2:34:27 PM

REV.	DESCRIPTION	DATE
D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION
79-93 BALMAIN ST &
116-122 CHESTNUT ST,
CREMORNE

CLIENT
Franzé Developments

DRAWING SCALE
1 : 2

DRAWING DATE
17/04/2025

SHEET SIZE
A1

CHECK
SA

PROJECT NO.
289

DRAWN
HZ

HACHEM

DRAWING TITLE
MATERIAL SCHEDULE

PROJECT NAME
CREMORNE TOWER

REVISION
D

BEARING / ATTRIBUTE
37°49'48"S
144°59'41"E

DRAWING NO.
TP4.01



1 SHADOW DIAGRAM - EXISTING - SEP 22 9AM
1 : 500



2 SHADOW DIAGRAM - EXISTING - SEP 22 10AM
1 : 500

TOWN PLANNING

HACHEM ARCHITECTURE INTERIOR MARKETING

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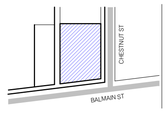
5/11/2025 2:35:36 PM

REV.	DESCRIPTION	DATE
D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE: 1 : 500
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

HACHEM

DRAWING TITLE: EXISTING SHADOW DIAGRAMS
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP5.01



1 SHADOW DIAGRAM - EXISTING - SEP 22 12PM

1 : 500



2 SHADOW DIAGRAM - EXISTING - SEP 22 11AM

1 : 500

TOWN PLANNING

HACHEM ARCHITECTURE INTERIOR MARKETING

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D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION
79-93 BALMAIN ST &
116-122 CHESTNUT ST,
CREMORNE

DRAWING SCALE
1 : 500

SHEET SIZE
A1

PROJECT NO
289

CLIENT
Franzé Developments

DRAWING DATE
17/04/2025

CHECK
SA

DRAWN
HZ

HACHEM

DRAWING TITLE
EXISTING SHADOW DIAGRAMS

REVISION
D

BUILDING + ASTRIBUTE
37°49'46"S
144°59'41"E

PROJECT NAME
CREMORNE TOWER

DRAWING NO.
TP5.02



1 SHADOW DIAGRAM - EXISTING - SEP 22 1PM

1 : 500



2 SHADOW DIAGRAM - EXISTING - SEP 22 2PM

1 : 500

TOWN PLANNING

HACHEM ARCHITECTURE INTERIOR MARKETING

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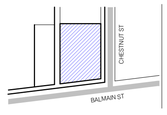
5/11/2025 2:36:19 PM

REV.	DESCRIPTION	DATE
D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE

DRAWING SCALE: 1 : 500

SHEET SIZE: A1

PROJECT NO: 289

CLIENT: Franzé Developments

DRAWING DATE: 17/04/2025

CHECK: SA

DRAWN: HZ

HACHEM

DRAWING TITLE: EXISTING SHADOW DIAGRAMS

REVISION: D

BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E

PROJECT NAME: CREMORNE TOWER

DRAWING NO.: TP5.03



1 SHADOW DIAGRAM - EXISTING - SEP 22 3PM
1 : 500

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REV.	DESCRIPTION	DATE
D	RESPONSE TO DTP RFI	31/10/2025
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE: 1 : 500
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 17/04/2025
CHECK: SA
DRAWN: HZ

HACHEM

DRAWING TITLE: EXISTING SHADOW DIAGRAMS
REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP5.04

EXISTING BUILDING SHADOW DIAGRAM
DDO52 BUILDING ENVELOPE SHADOW DIAGRAM
PROPOSED BUILDING SHADOW DIAGRAM
ADDITIONAL OVERSHADOWING ON SOUTHERN BALMAIN STREET FOOTPATH



1 SHADOW DIAGRAM - DD052 - SEP 22 9AM
1 : 500



2 SHADOW DIAGRAM - DD052 - SEP 22 10AM
1 : 500

TOWN PLANNING

HACHEM ARCHITECTURE INTERIOR MARKETING

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5/11/2025 2:37:02 PM

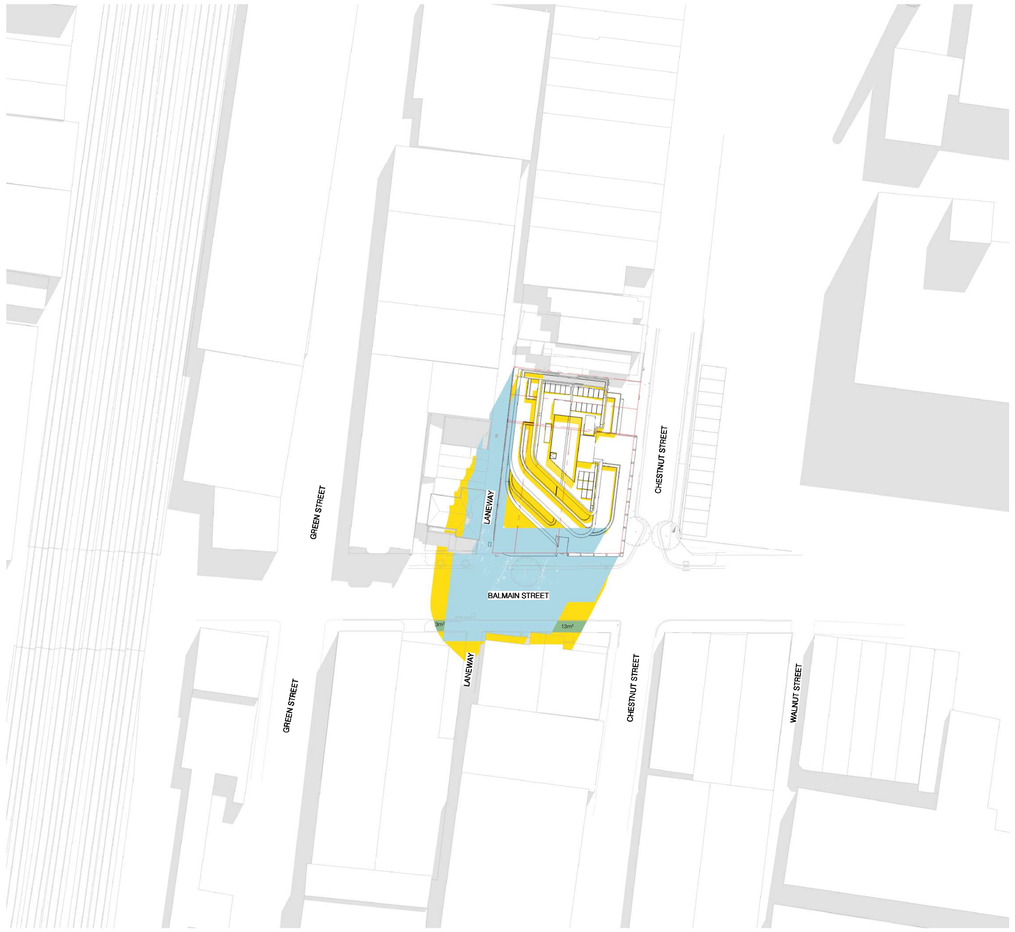
REV.	DESCRIPTION	DATE
A	RESPONSE TO DTP RFI	31/10/2025

PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE: As indicated
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 10/29/25
CHECK: Checker
DRAWN: Author

HACHEM

DRAWING TITLE: PROPOSED VS DD052 SHADOW DIAGRAMS
REVISION: A
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP5.05

EXISTING BUILDING SHADOW DIAGRAM
DD052 BUILDING ENVELOPE SHADOW DIAGRAM
PROPOSED BUILDING SHADOW DIAGRAM
ADDITIONAL OVERSHADOWING ON SOUTHERN BALMAIN STREET FOOTPATH



1 SHADOW DIAGRAM - DD052 - SEP 22 11AM
1 : 500



2 SHADOW DIAGRAM - DD052 - SEP 22 12PM
1 : 500

TOWN PLANNING

HACHEM ARCHITECTURE INTERIOR MARKETING

HACHEM.COM.AU
INFO@HACHEM.COM.AU
STUDIO +61 1300 734 560

183 WESTON STREET
BRUNSWICK EAST 3057
VICTORIA, AUSTRALIA

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REV.	DESCRIPTION	DATE
A	RESPONSE TO DTP RFI	31/10/2025

PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
DRAWING SCALE: As indicated
SHEET SIZE: A1
PROJECT NO: 289
CLIENT: Franzé Developments
DRAWING DATE: 10/29/25
CHECK: Checker
DRAWN: Author

HACHEM

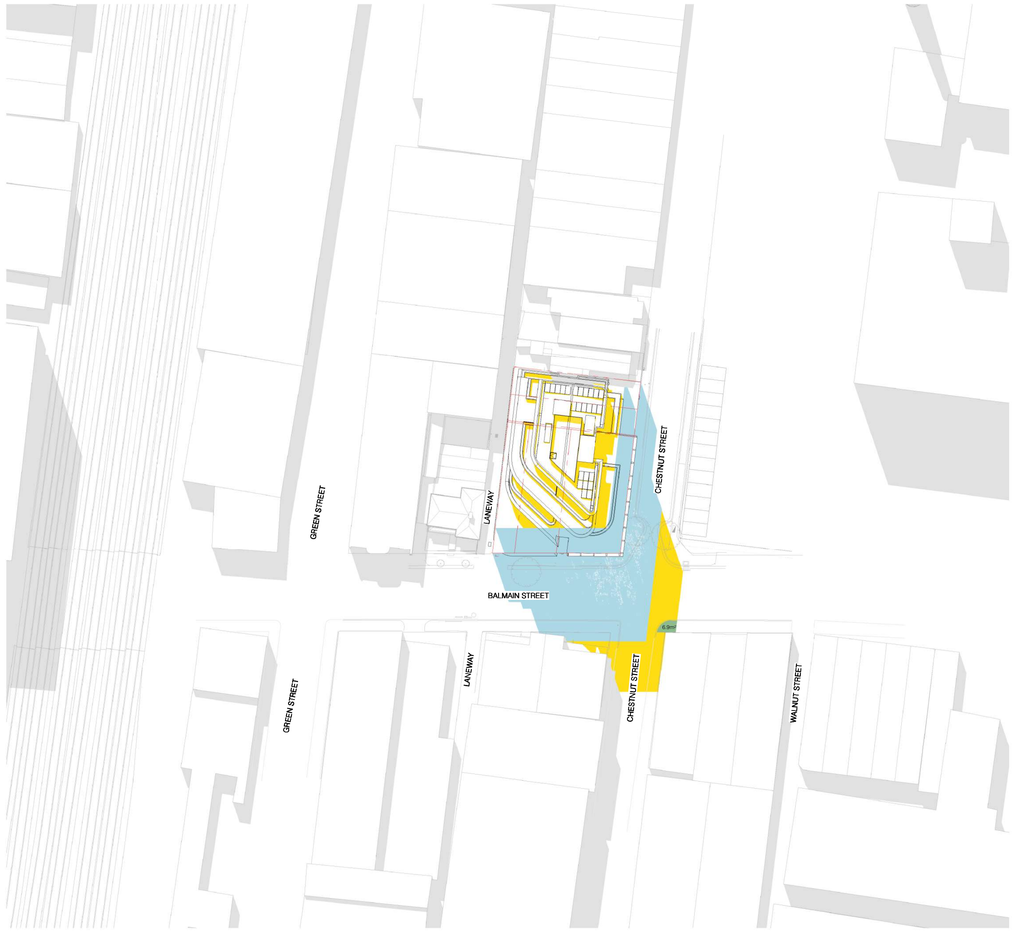
DRAWING TITLE: PROPOSED VS DD052 SHADOW DIAGRAMS
REVISION: A
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP5.06

EXISTING BUILDING SHADOW DIAGRAM

DDO52 BUILDING ENVELOPE SHADOW DIAGRAM

PROPOSED BUILDING SHADOW DIAGRAM

ADDITIONAL OVERSHADOWING ON SOUTHERN BALMAIN STREET FOOTPATH



1 SHADOW DIAGRAM - DD052 - SEP 22 1PM

1 : 500



2 SHADOW DIAGRAM - DD052 - SEP 22 2PM

1 : 500

TOWN PLANNING

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5/11/2025 2:37:58 PM

REV.	DESCRIPTION	DATE
A	RESPONSE TO DTP RFI	31/10/2025

PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE

DRAWING SCALE: As indicated

SHEET SIZE: A1

PROJECT NO: 289

CLIENT: Franzé Developments

DRAWING DATE: 10/29/25

CHECK: Checker

DRAWN: Author

HACHEM

DRAWING TITLE: PROPOSED VS DD052 SHADOW DIAGRAMS

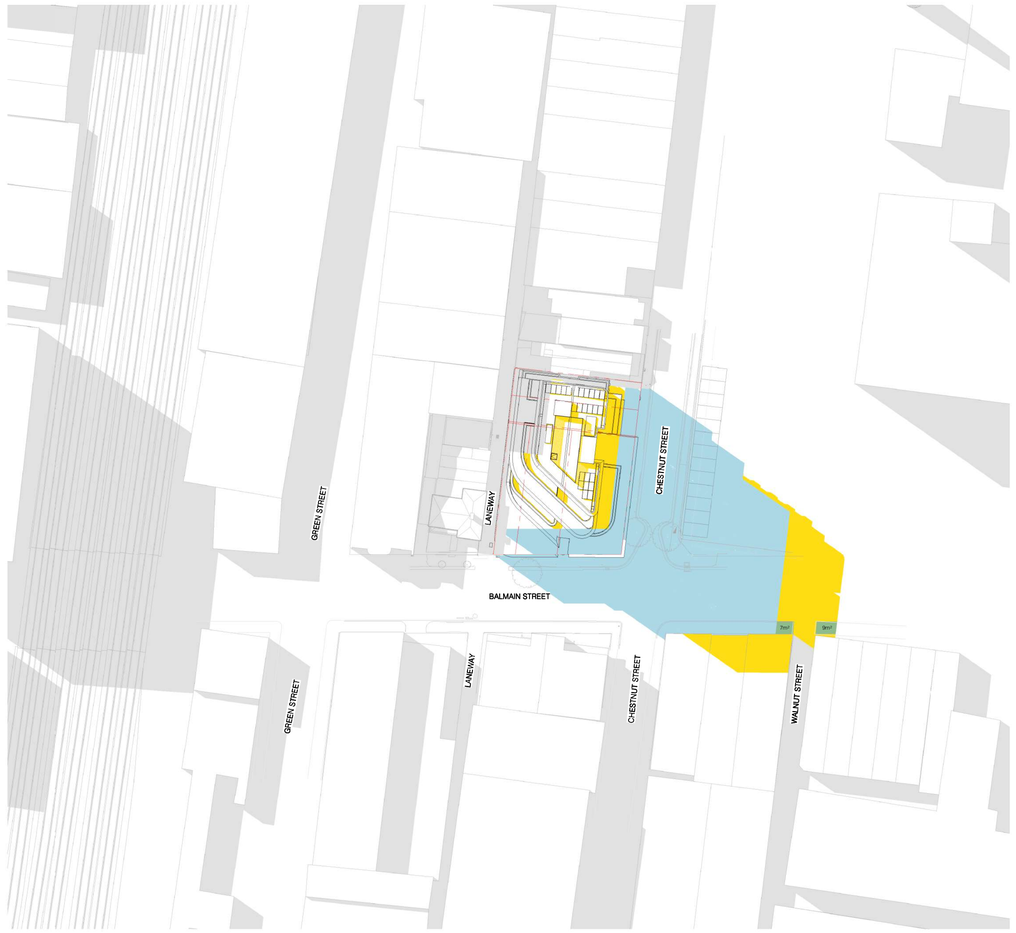
REVISION: A

BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E

PROJECT NAME: CREMORNE TOWER

DRAWING NO.: TP5.07

EXISTING BUILDING SHADOW DIAGRAM
DDO52 BUILDING ENVELOPE SHADOW DIAGRAM
PROPOSED BUILDING SHADOW DIAGRAM
ADDITIONAL OVERSHADOWING ON SOUTHERN BALMAIN STREET FOOTPATH



1 SHADOW DIAGRAM - DD052 - SEP 22 3PM
1 : 500

TOWN PLANNING

HACHEM ARCHITECTURE INTERIOR MARKETING

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INFO@HACHEM.COM.AU
STUDIO +61 1300 734 560

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VICTORIA, AUSTRALIA

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5/11/2025 2:38:22 PM

REV.	DESCRIPTION	DATE
A	RESPONSE TO DTP RFI	31/10/2025

PROJECT LOCATION: 79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE
CLIENT: Franzé Developments
DRAWING SCALE: As indicated
DRAWING DATE: 10/29/25
SHEET SIZE: A1
CHECK: Checker
PROJECT NO: 289
DRAWN: Author

HACHEM

DRAWING TITLE: PROPOSED VS DD052 SHADOW DIAGRAM
PROJECT NAME: CREMORNE TOWER
REVISION: A
BUILDING + ATTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: TP5.08

EXISTING BUILDING SHADOW DIAGRAM
APPROVED BUILDING SHADOW DIAGRAM
PROPOSED BUILDING SHADOW DIAGRAM
ADDITIONAL OVERSHADOWING



ADDITIONAL OVERSHADOWING AREA SHOWN IN RED: 82.7m²

1 SHADOW DIAGRAM - PROPOSED - SEP 22 9AM
1 : 500



ADDITIONAL OVERSHADOWING AREA SHOWN IN RED: 41.7m²

2 SHADOW DIAGRAM - PROPOSED - SEP 22 10AM
1 : 500

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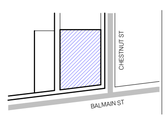

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BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: **TP5.11**

EXISTING BUILDING SHADOW DIAGRAM
APPROVED BUILDING SHADOW DIAGRAM
PROPOSED BUILDING SHADOW DIAGRAM
ADDITIONAL OVERSHADOWING



ADDITIONAL OVERSHADOWING AREA SHOWN IN RED: 66.8m²

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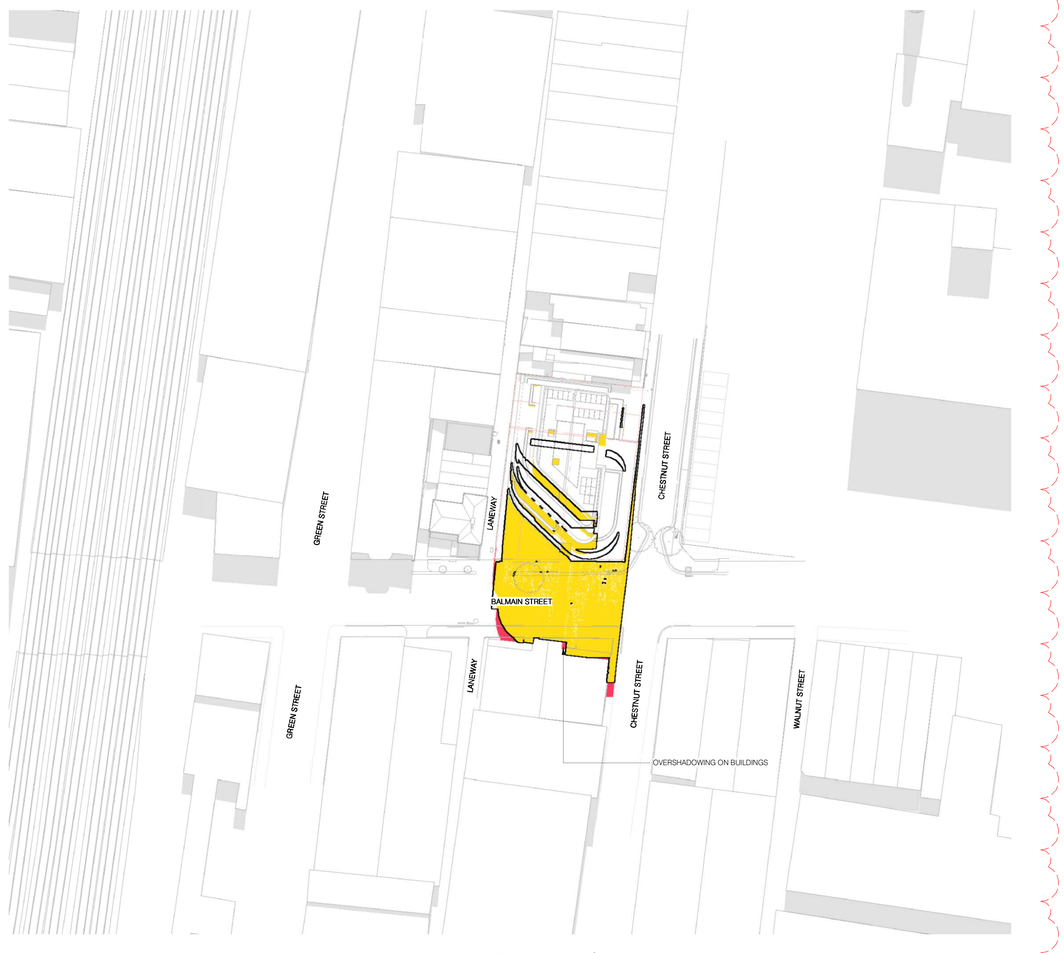

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2 SHADOW DIAGRAM - PROPOSED - SEP 22 12PM
1 : 500

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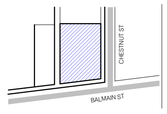

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REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO: TP5.12

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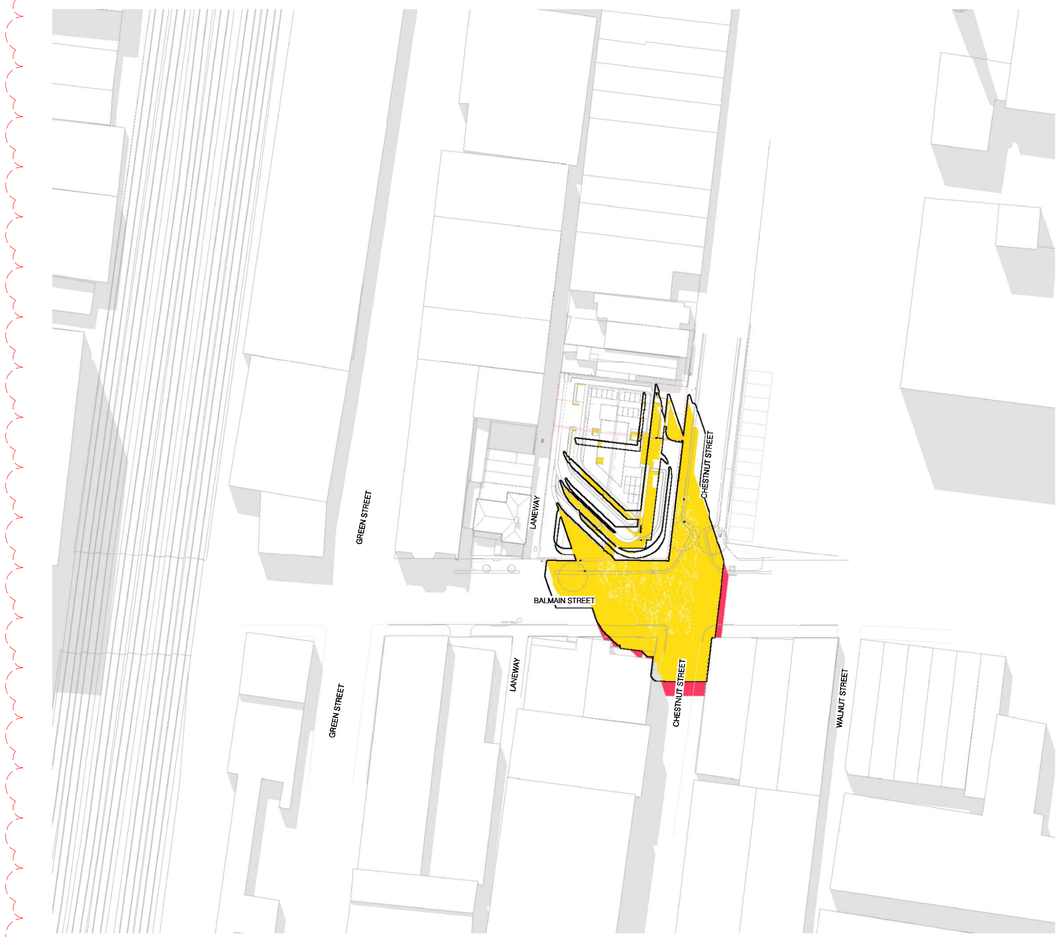
PROPOSED BUILDING SHADOW DIAGRAM
ADDITIONAL OVERSHADOWING



ADDITIONAL OVERSHADOWING AREA SHOWN IN RED: 49.8m²

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1 : 500



ADDITIONAL OVERSHADOWING AREA SHOWN IN RED: 93.3m²

2 SHADOW DIAGRAM - PROPOSED - SEP 22 2PM
1 : 500

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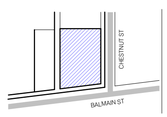

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REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO: TP5.13

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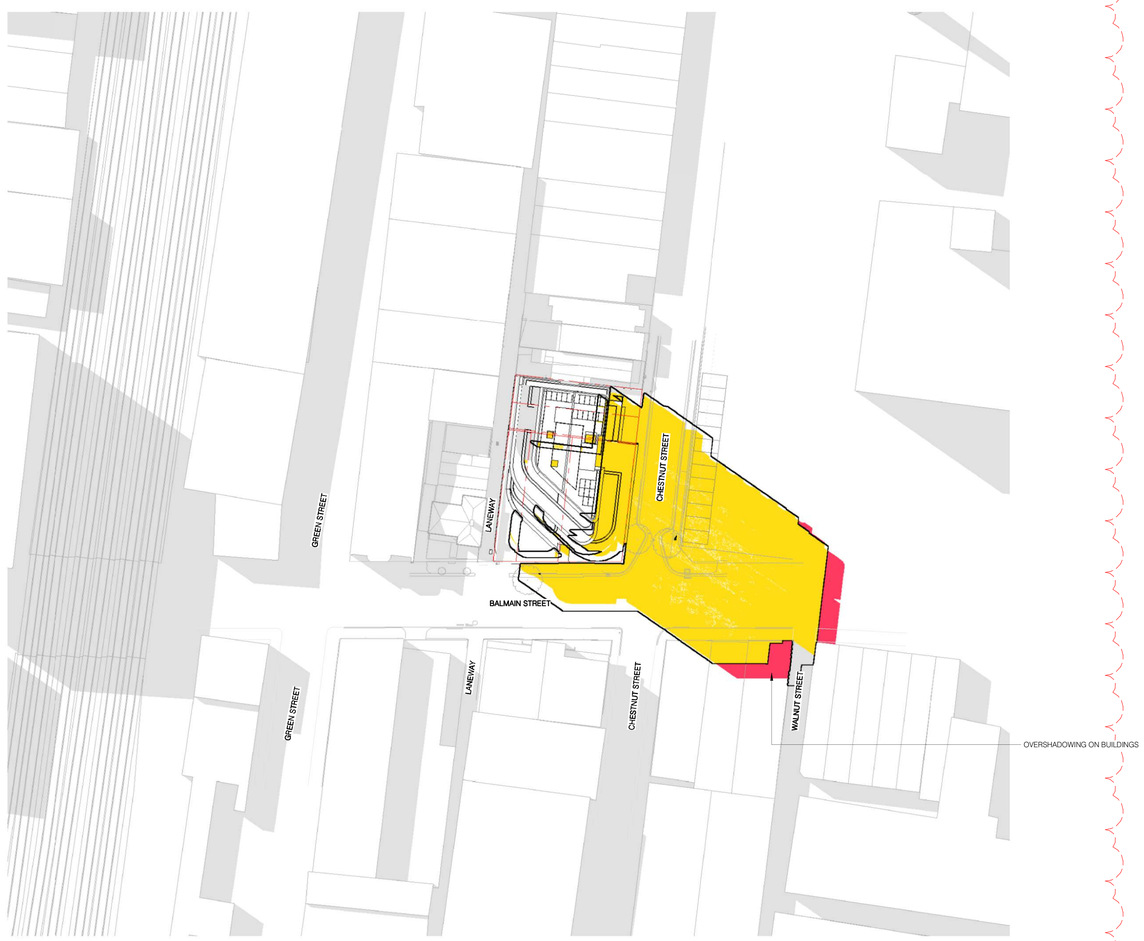
APPROVED BUILDING SHADOW DIAGRAM
PROPOSED BUILDING SHADOW DIAGRAM
ADDITIONAL OVERSHADOWING



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1 : 500

ADDITIONAL OVERSHADOWING AREA SHOWN IN RED: 120m²

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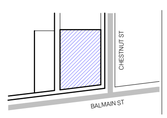

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REVISION: D
BUILDING / ATTRIBUTE: 37°49'48"S 144°59'41"E
PROJECT NAME: CREMORNE TOWER
DRAWING NO.: TP5.14



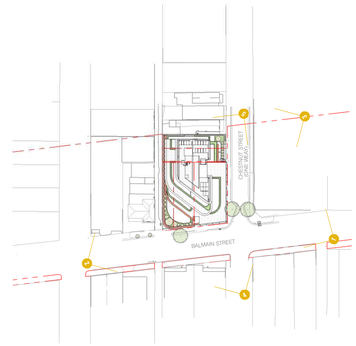
1 VIEW - 1

NOTE: ALL PERSPECTIVE ARE FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION



2 VIEW - 2

NOTE: ALL PERSPECTIVE ARE FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION





3 VIEW - 3

NOTE: ALL PERSPECTIVE ARE FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION



4 VIEW - 4

NOTE: ALL PERSPECTIVE ARE FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION



5 VIEW - 5

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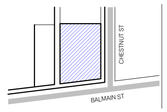

PROJECT LOCATION
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DRAWING SCALE
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DRAWING DATE
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PROJECT NAME
CREMORNE TOWER

REVISION
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BUILDING + ATTRIBUTE
37°49'48"S
144°59'41"E

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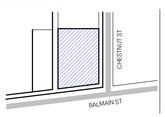

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PERSPECTIVE IMAGE 1

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BUILDING + ASTRIBUTE
37°49'46"S
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PROJECT NAME
CREMORNE TOWER

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PERSPECTIVE IMAGE 2

PROJECT NAME
CREMORNE TOWER

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BUILDING / ATTRIBUTE
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144°59'41"E

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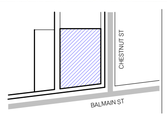

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PROJECT NAME
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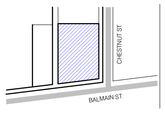

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144°59'41"E

PROJECT NAME
CREMORNE TOWER

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TP7.04

TOWN PLANNING

Traffix Group

Traffic Engineering Assessment

Proposed Commercial Development

79-83 Balmain Street & 116-122 Chestnut Street, Cremorne

Prepared for
Franzé Developments Pty Ltd

September 2025

G33350R-03D

Level 28, 459 Collins St
Melbourne Victoria 3000

T: 03 9822 2888
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C	Final	28/08/2025	J. Young / S. Stephenson	L. Furness
D	Final	08/09/2025	J. Young / S. Stephenson	L. Furness

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Appendix A **Development Plans**

Appendix B **Car Parking Inventory**

Appendix C **Swept Path Diagrams**

1. Introduction

Traffix Group has been engaged by Franzé Developments Pty Ltd to undertake a traffic engineering assessment for a proposed commercial development at 79-83 Balmain Street & 116-122 Chestnut Street, Cremorne.

2. Proposal

The proposal is for a commercial development on the site as set out in the following table. A copy of the development plans prepared by Fieldwork (dated March, 2025) are attached at Appendix A.

Table 1: Development Summary

Characteristics	**Description**		
Uses	**Size/No.**	**Car Parking**	**Notes**
Office	661m^2	-	-
Residential Hotel	87 rooms	20	0.21 spaces per room
Serviced Apartments	8 rooms		There are 5 tandem pairs of spaces. The tandem pairs will be allocated to the same serviced apartment (i.e. these apartments will have 2 spaces each) to allow for these spaces to be managed appropriately. A 349m^2 gym and 272m^2 food and drink premises are also provided as an ancillary use for the hotel and serviced apartments.
Bicycle Parking Provision	35 bicycle spaces		35 bicycle spaces provided across basement and ground level
Motorcycle Provision	1 space		At Basement level 2
Other	**Notes**		
Vehicle Access	Ramp to Council owned laneway.		

Characteristics	Description
	Laneway will be widened an additional 3.1m allowing for simultaneous two-way passing along the site's frontage within the lane.
Changes to on-street parking	Gain of 1 x '2P 7am-7pm Mon-Sat & Public Holidays' spaces along Balmain Street frontage Gain of 2 x '2P 7am-7pm Mon-Sat & Public Holidays' spaces along Chestnut Street frontage
Waste Collection	On-site via private contractor along laneway frontage.

3. Existing Conditions

3.1. Subject Site

The subject site is 79-83 Balmain Street & 116-122 Chestnut Street, Cremorne. The table below summarises the key characteristics of the subject site.

Table 2: Subject Site Description

Characteristic	Description
Address	79-83 Balmain Street & 116-122 Chestnut Street, Cremorne
Area	856.7m^2
Frontages	24.55m to Balmain Street 33.22m to Chestnut Street 36.09m to Council owned laneway
Zoning	Commercial 2 Zone (C2Z)
Current use of site	#79 Balmain Street: single dwelling #81 Balmain Street: single dwelling #83 Balmain Street: single dwelling #116 Chestnut Street: vacant lot #118 Chestnut Street: single dwelling #120-122 Chestnut Street: single storey commercial building tenanted by a car mechanic
Vehicle access	Crossovers servicing 120-122 Chestnut Street: • 1 x single width crossover to Balmain Street

Characteristic	Description
	• 1 x single width crossover to Chestnut Street Direct Access to ROW for 116 Chestnut Street, 118 Chestnut Street and 79 Balmain Street
Car parking	Single car space for #79 Balmain Street and #118 Chestnut Street Open area for #166 Chestnut Street Informal car parking within mechanic building at #120-122 Chestnut Street
On-street parking along site frontage	3 x '2P 7am-7pm Mon-Sat & Public Holidays' along Chestnut Street frontage 2 x '2P 7am-7pm Mon-Sat & Public Holidays' along Balmain Street frontage

A locality plan, aerial photograph, photograph of the site's frontages and land use zoning map is provided at Figure 1 to Figure 5.

Significant nearby land uses include:

- **East Richmond Station** located approximately 500m north.
- **Kangan Institute** located approximately 600m north-west.
- **Barkley Gardens and Alan Bain Reserve** located approximately 600m east.
- **Richmond Station** located approximately 900m north-west.

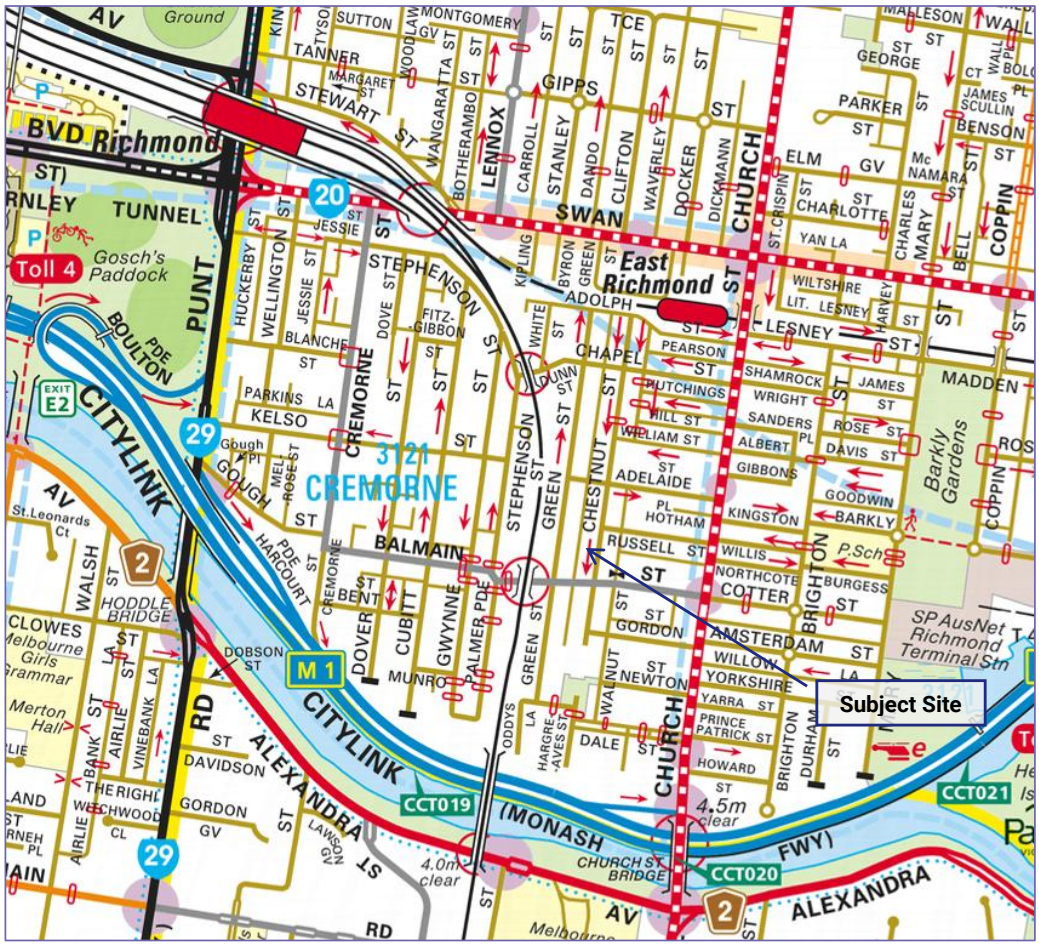


Figure 1: Locality Plan (Source: Melway)



Figure 2: Subject Site (view north-east from Balmain Street)



Figure 3: Subject Site (view south-west from Chestnut Street)



Figure 4: Aerial Photograph (Source: Nearmap)

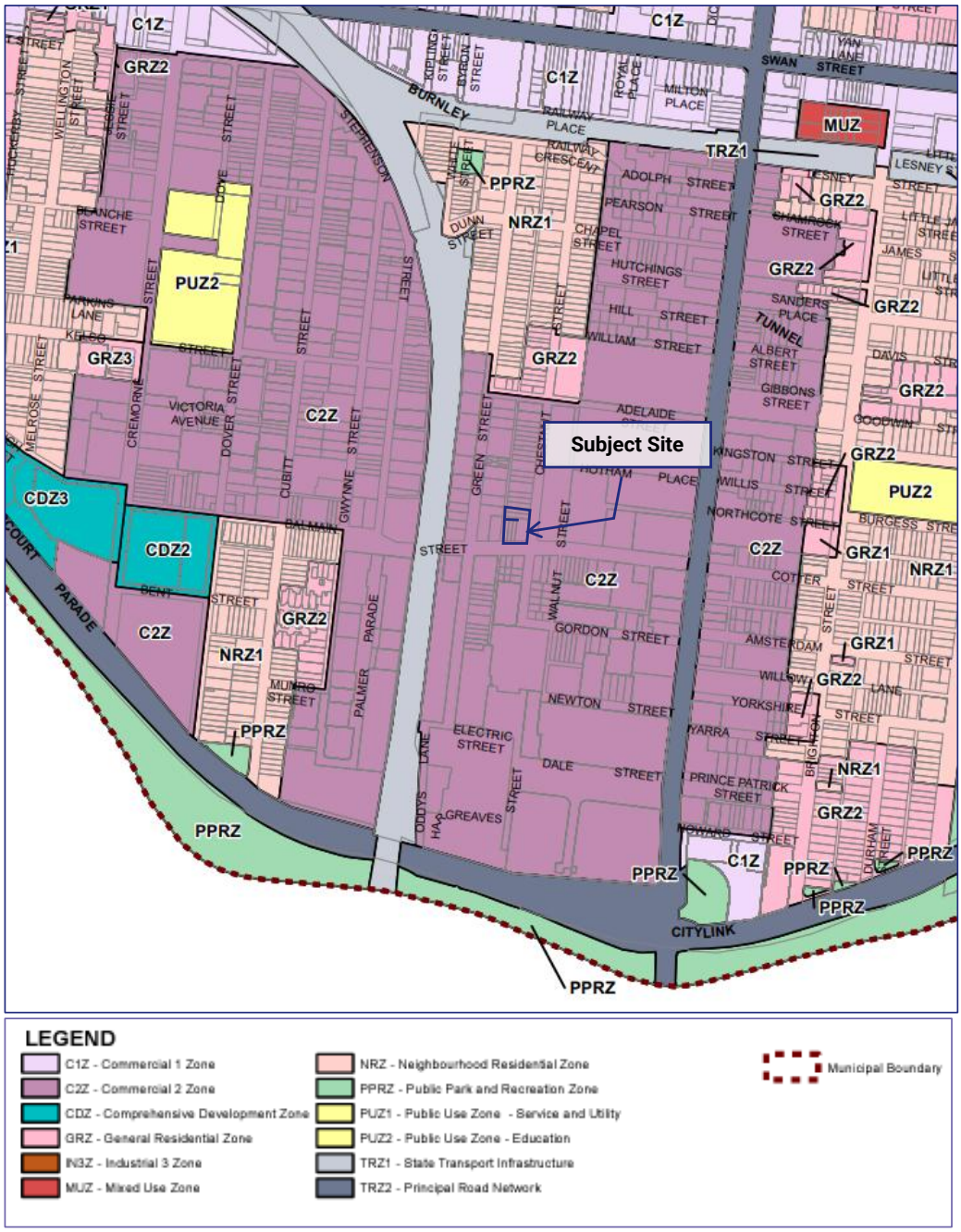


Figure 5: Land Use Zoning Map (Source: Planning Schemes Online)

3.2. Transport Network

3.2.1. Road Network

A summary of the local road network is provided in the table below.

Photos of the surrounding road network are presented following the table.

Table 3: Local Road Network

Road Name	Agency	Classification	Transport Zone	Configuration	Speed Limit	On-Street Parking
Chestnut Street	Council	Local Road	No	7.0m carriageway One way traffic travelling southbound	40km/h area	Time limit parking along the east and west side.
ROW (abutting western boundary)	Council	Access Lane	No	Sealed 3m wide laneway servicing two-way traffic.	-	No legal parking.
Balmain Street	Council	Local Road	No	Undivided carriageway of 10.0m width, with parking on both sides of the road, and two traffic lanes.	40km/h area	Time restricted parking between Green Street to Church Street, No Stopping along the rest of the street. North side, mixture of time limited and permit restricted parking



Figure 6: Chestnut Street – view north



Figure 7: Chestnut Street – view south



Figure 8: ROW– view North

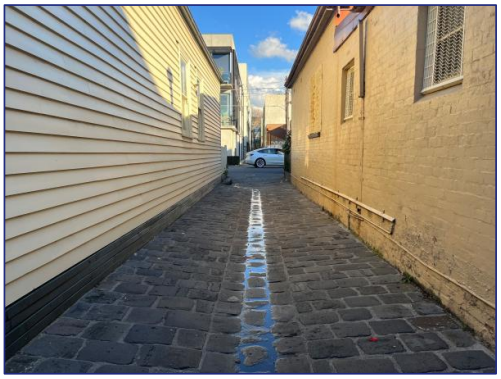


Figure 9: ROW – view South



Figure 10: Balmain Street – view east



Figure 11: Balmain Street – view west

3.2.2. Cremorne Draft Urban Design Framework

The Cremorne Draft Urban Design Framework (dated October 2022) nominates a future streetscape that improves alternative transportation modes by widening existing footpaths and constructing new bicycle lanes.

The future proposed road network upgrades are shown in Figure 10.

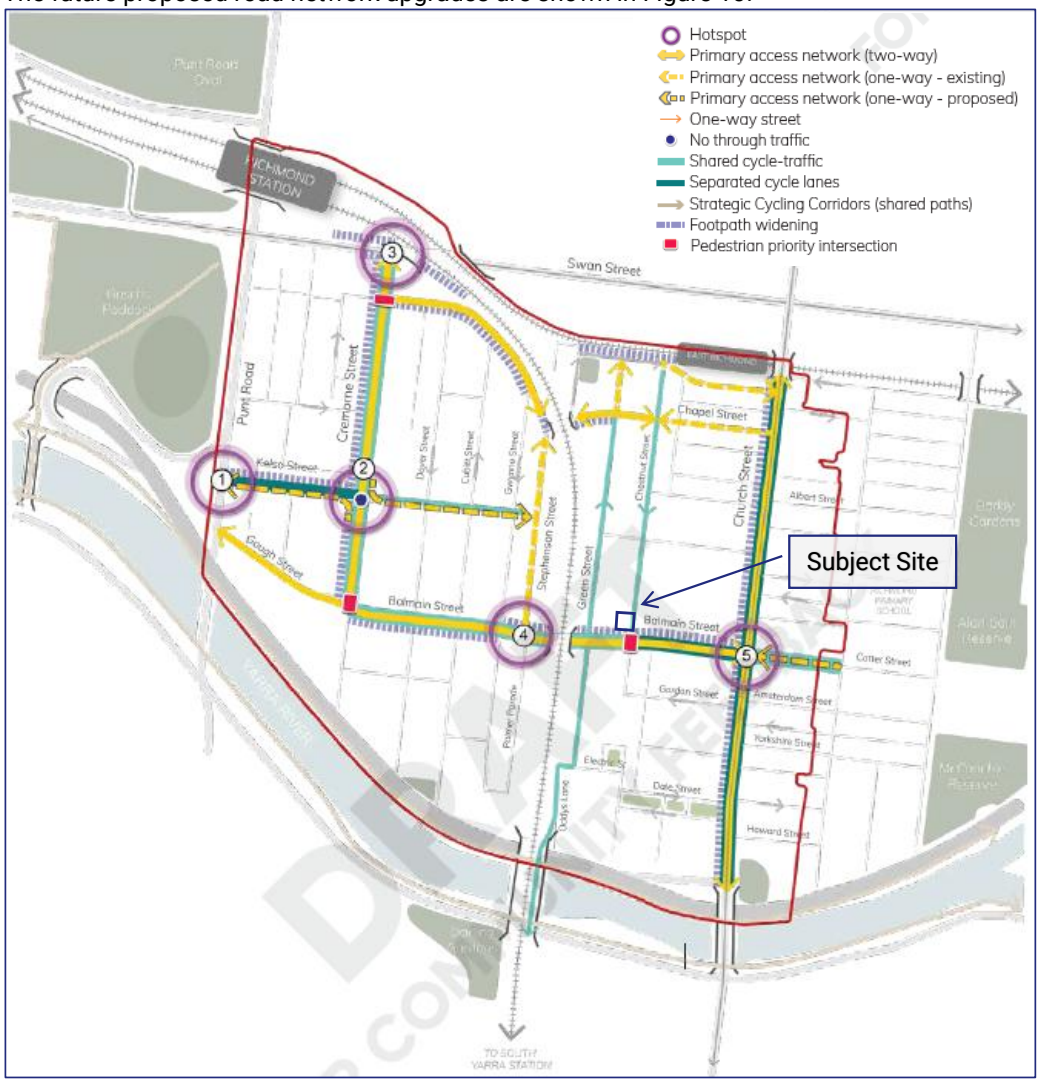


Figure 12: Cremorne Streets Implementation Plan (Source: Cremorne Draft Urban Design Framework, dated October 2022)

There will be no change to the Chestnut Street and Balmain Street intersection with traffic along Chestnut Street continuing to be limited to the southbound direction.

The footpath will be widened along Balmain Street along the site's frontage, which is incorporated into the proposed ground floor plans.

Additionally, Chestnut Street is designated as a shared cycle and traffic route.

3.2.3. Car Parking Conditions

Traffix Group completed an inventory of on-street parking during the site inspection on Thursday 6th July 2022 at 3:00pm. The survey area is presented in the figure below, which comprises an area of approximately 250m around the subject site. The detailed parking survey is presented at Appendix B.

The purpose of the inventory was to ascertain the supply and management of car parking in the area, not to assess the demand for car parking. The proposal is for a predominantly office use and the inventory was assessing whether public parking would allow long-term parking by office workers (i.e. whether there was unrestricted parking in the area).

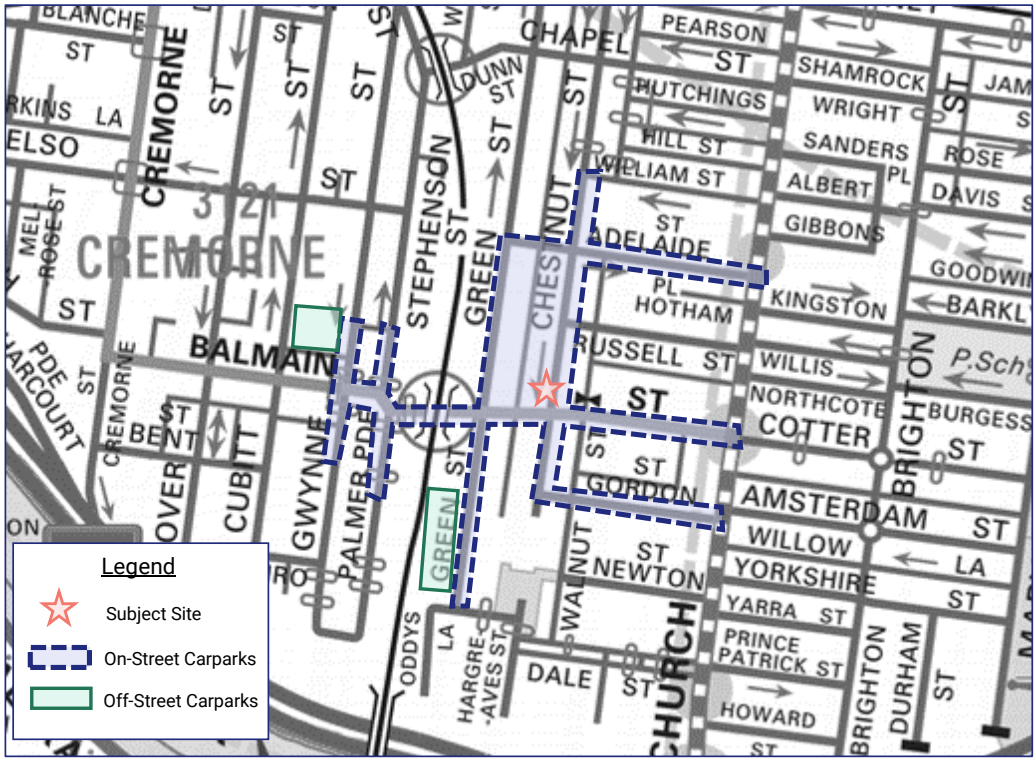


Figure 13: Parking Survey Inventory (Source: Melway)

The key findings of the inventory were:

- There are 205 publicly available[1] on-street and 145 off-street car spaces within approximately 250m of the subject site.
- Parking is highly controlled, with most car spaces controlled by 2P and 4P restrictions during business hours.
- Permit Zone restrictions in some of the residential areas.
- There is essentially no unrestricted on-street parking in the nearby area (8 spaces only).
- Car parking was in very high demand during the time of inventory (on-street car parking demands exceeded the overall capacity in the area). This is consistent with our past experience of Cremorne, that parking demands are very high for long periods of the day.

3.3. Alternative Transport Modes

3.3.1. Public Transport

The site is well served by public transport services, with train and tram services available. The site is located within the Principal Public Transport Network area (PPTN).

The diagram below illustrates the location of the nearest public transport service and the walking distance/time to these stops.

A summary is provided at Figure 6 and map of the broader services provided at Figure 15. The PPTN network map is provided at Figure 16.

[1] Does not include any car spaces subject to 'No Stopping', 'Permit Zone', 'Loading Zone' spaces during the relevant enforcement time. 1/4P spaces were also not included, as this time period is considered too short for use by the proposed use on-site.

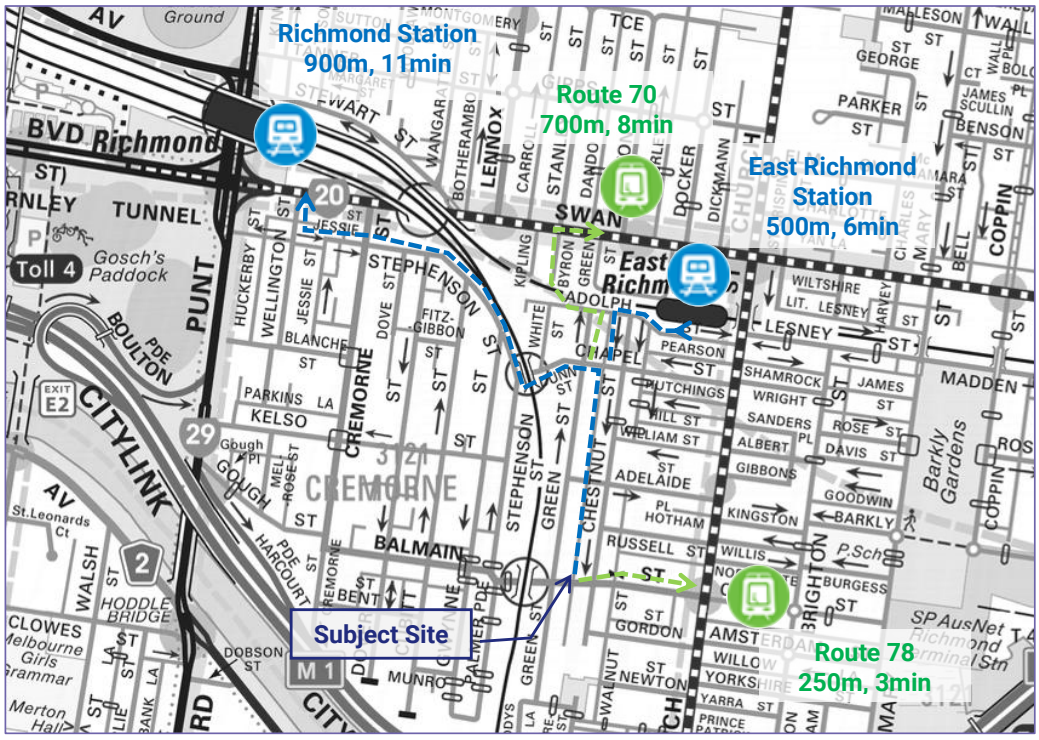


Figure 14: Walking Distance to Nearest Public Transport Stops (Source: Melway Online & PTV)

Table 4: Summary of Public Transport Services

Service	Between	Via
Richmond Station	Cranbourne, Frankston, Pakenham, Sandringham, Bairnsdale, Traralgon, Alamein, Glen Waverley, Lilydale & Belgrave Lines	CBD and various destinations in the south and east of Melbourne
East Richmond	Alamein, Glen Waverley	Eastern suburbs
Tram Route 78	North Richmond & Balaclava	St Kilda, South Yarra & Richmond
Tram Route 70	Waterfront City Docklands & Wattle Park	Camberwell, Hawthorn & CBD

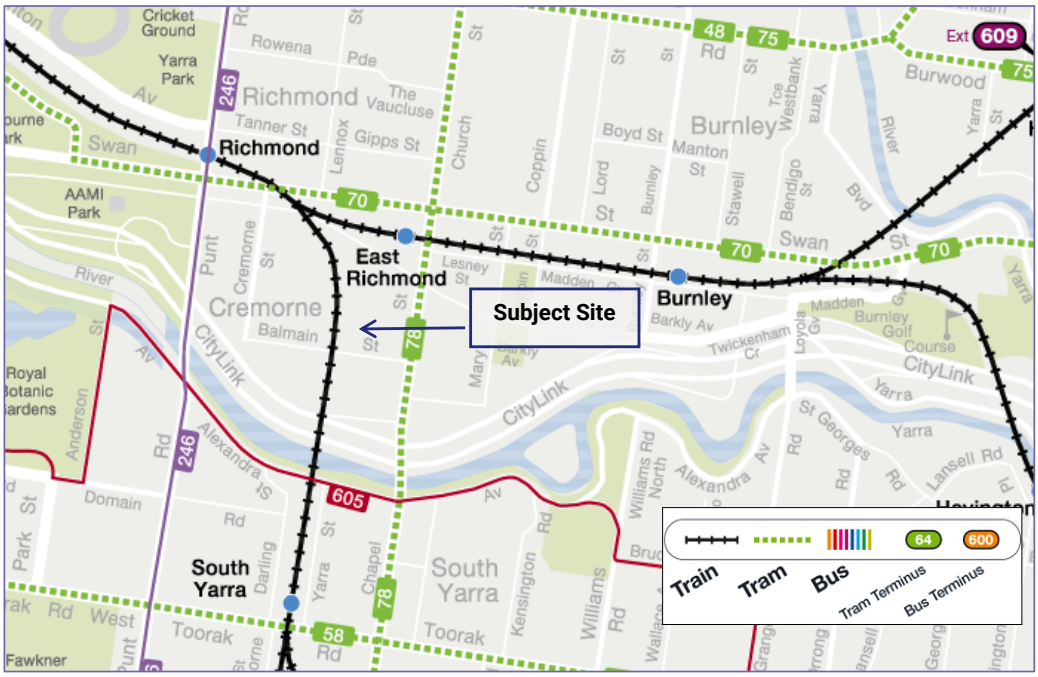


Figure 15: Public Transport Map (Source: PTV)



Figure 16: Principal Public Transport Network Area (Source: Vicplan)

3.3.2. Bicycle Infrastructure

The site is well served by bicycle infrastructure with off-road trails, on-road bicycle lanes, and informal bicycle routes surrounding the site, as shown in the excerpt from the City of Yarra as shown in Figure 17.

The off-road capital city trail, which connects to the CBD is located approximately 600m to the south. Additionally, on-street bicycle lanes are provided on Church Street and Lennox Street, and informal bicycle routes are located along Balmain Street and Cremorne Street.

3.3.3. Car Share Vehicles

Yarra City Council supports 'car sharing' schemes by allocating on-street spaces throughout the municipality for the purposes of accommodating 'car share' cars operated by Flexicar, GoGet and Green Share Car, three Council supported schemes.

There are currently 13 car share vehicles within 500m of the site. The nearest car share pods are located at 570 Church Street, approximately 350m to the southwest of the site, as detailed in Figure 17.

Car sharing schemes provide an alternative to driving to work for staff and actively encourage the use of alternate transport modes. If required, a car can be available by joining

the local 'car share' schemes, which allows for work based business trips by car. The use of a non-private car for these trips allows staff to avoid drive their own car to work during the commuter peak hours, because they do not need it for business trips during the day.

The existing 'car share' schemes in this area provide a safety net (and fill a mobility gap) by providing convenient access to a car to cater for the limited number of times that staff may require a car. This car access is both convenient and cost-effective as they can hire the car on an hourly or daily basis, and consequentially do not need to drive to work to use a car for business trips.



Figure 17: Sustainable Transport Infrastructure (Source: Yarra City Council)

3.3.4. Walking

The site is highly walkable, with many everyday services located within walking distance of the site. The site is located close to the Swan Street Activity Centre. Figure 18 below indicates the area that is within a 20-minute walk of the site.

The following significant uses are within this 20-minute walk:

- Richmond Railway Station
- Barkly Gardens
- The MCG
- AAMI Park
- Coles Richmond

The land uses detailed above demonstrate that there are a high level of everyday land uses in close proximity to the site, which would reduce the dependence on vehicular travel within this area.

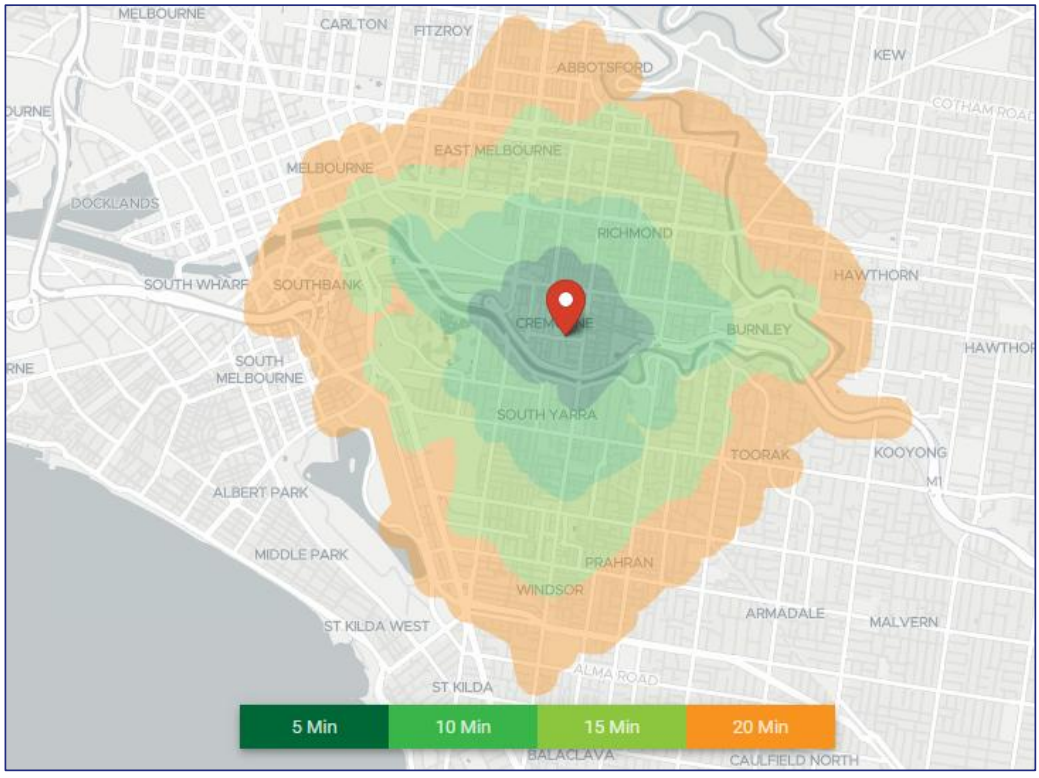


Figure 18: Map of 20-minute walking distance (Source: Targomo.com)

4. Traffic Engineering Assessment

4.1. Local Policy Section

Yarra City Council supports sustainable transport and design in new and existing developments through a number of policies and initiatives. These are summarised as follows.

Sustainable Transport Policies

Clause 18.01-3L of Yarra City Council Planning Scheme has created a Hierarchy of Transport Modes. The hierarchy is as follows:

More sustainable transport modes

- *Walking.*
- *Cycling.*
- *Public transport.*
- *Commercial vehicles serving businesses and institutions.*
- *Subscription based vehicles such as car shares.*
- *Private motor vehicles.*

Support development which reduces reliance on private cars.

Encourage lower amounts of car parking within developments.

Encourage increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities).

Support the upgrade and establishment of paths and waterway crossings along the Yarra River, Merri Creek and Darebin Creek and to neighbouring municipalities as identified in clause 02.04 (Strategic Framework Plan).

Car Parking Policies

Clause 18.02-4L-01 of Yarra City Council Planning Scheme has creates a strategy to promote sustainable transport modes by supporting a reduction in car spaces where:

- *There is appropriate public transport accessibility and the subject land is located within walking or cycling distance to shops, jobs and amenities.*
- *The use or development is unlikely to result in unreasonable impacts on existing on-street parking.*
- *Increased motor vehicle traffic from the development is likely to unreasonably impact on the amenity of nearby residents.*
- *The development uses the upper floors of existing commercial buildings in activity centres and employment areas more efficiently (where relevant).*
- *The development provides adequate bicycle parking.*

Support a reduction in the required number of car parking spaces where alternative modes of transport are available.

Encourage a reduction in the required number of car parking spaces, where car share bays are provided to reduce reliance on privately owned vehicles.

Provide efficient shared car parking in activity centres and employment areas.

Encourage the provision of parking for ride-sharing vehicles, visitors, motorcycles and scooters in large developments.

Encourage the provision of publicly accessible car share bays in major developments.

Provide illumination of car parking to improve safety without compromising the amenity of adjoining residential development.

Respond to car parking needs in precincts, through the preparation of structure plans and development plans.

Maintain high levels of pedestrian safety and sight lines.

City of Yarra's Transport Strategy 2022-2032

The City of Yarra's Transport Strategy is a 10-year multi-modal strategy that seeks to deliver an innovative, efficient, sustainable and accessible transport system for Yarra. It outlines Yarra City Council's policies, priority infrastructure outcomes and other supporting activities to meet the aspirations of our community as outlined in the Yarra 2036 Community Vision.

The key outcomes of this Strategy include 3 of relevance to this application.

Outcomes

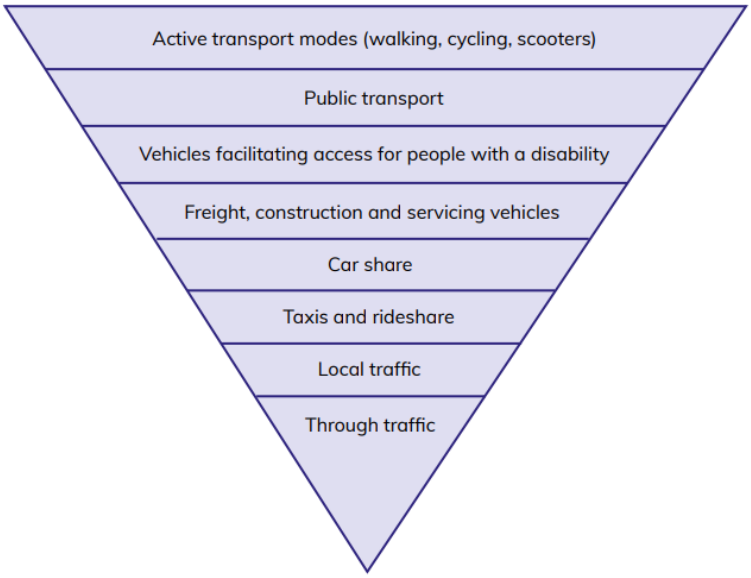
01. Increased use of space-efficient forms of transport in Yarra

04. Reduced car use for trips within, to, from or through Yarra

05. Increased use of environmentally sustainable forms of transport in response to the climate emergency

By locating a significant scale development in an area well serviced by alternative transport modes, and providing a low level of car parking, this development satisfies these three key outcomes.

In defining the decision marking framework for the policies contained in the Strategy, Council applied the following hierarchy of modes:



This proposal, by virtue of providing limited car parking, priorities all modes aside from private vehicle traffic (the bottom two modes).

Policy 6 of this document is also relevant:

P6. Manage car parking in a way that supports the use of active and public transport and the role of cars in an urban environment

- *Off-street parking in new developments should not encourage the construction or use of excess car parking, force people to pay for car parking that they may not want or need, or promote car ownership through a 'predict and provide' methodology.*
- *Car-free residential and office development should be complimented by on-street car parking restrictions.*

This proposal seeks to provide a largely car-free commercial development. It is in an area where public parking is already highly controlled, including no long-term parking and residential streets already protected with Permit Zone restrictions.

The site represents an excellent opportunity to support Council's local policies supporting sustainable transport modes.

If staff car parking is provided (for any commercial business), it will likely be used by staff and primarily during the commuter peak hours. Single occupant private car trips are a significant factor in peak hour road congestion. Office is one land use that is particularly conducive to encourage mode shift to alternative transport modes as public transport is readily available during the commuter peak hours. This development therefore prioritises the most sustainable transport modes as defined by the City of Yarra by encouraging employees to use these modes for journey to work purposes.

4.2. Statutory Car Parking Assessment

The proposed development falls under the land-use categories of 'office' and 'residential hotel' (noting that serviced apartment also falls under residential hotel) under Clause 73.03 of the Planning Scheme. The Planning Scheme sets out the parking requirements for new developments under Clause 52.06. The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The statutory parking requirements are set out at Clause 52.06-5 of the Planning Scheme. Clause 52.06-5 states:

Column A applies unless Column B applies.

Column B applies if:

- *any part of the land is identified as being within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, 2018); or*
- *a schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies.*

Given the site is located with the PPTN, the Column B rates apply.

Clause 52.06-6 also states the following:

> *Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority.*

'Residential hotel' does not have car parking rates specified in Table 1, and accordingly, car parking for this use is required to the satisfaction of the Responsible Authority.

The gym and food and drink premises are proposed as ancillary to the hotel / serviced apartments, and accordingly, these uses have not been considered separately in the statutory assessment.

The statutory car parking assessment of the development is set out in Table 5 below.

Table 5: Statutory Car Parking Assessment – Column B of Clause 52.06-5

Use	Size / No.	Statutory Parking Rate (Column B)	Parking Requirement(1)	Parking Provision	Shortfall / Surplus
Office	661m^2	3.0 spaces per 100m^2 of NFA	19	0	-19
Residential Hotel	95	*To the satisfaction of the Responsible Authority*		20	-
TOTAL			**19 + any additional parking required by the RA for the hotel**	**20**	**-19 + any additional parking required by the RA for the hotel**

Notes:

1. Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, then number of spaces should be rounded down to the nearest whole number.

Based on the table above, a total of 19 car spaces are required under Clause 52.06-5 of the Planning Scheme for the office, plus car parking to the satisfaction of the Responsible Authority for the residential hotel and serviced apartments.

The provision of 20 car spaces on-site for the residential hotel / serviced apartments results in a statutory shortfall of 19 office spaces, plus any additional car parking required by the Responsible Authority for the residential hotel and serviced apartments.

Accordingly, a car parking reduction is required under Clause 52.06-7.

4.2.1. Reducing the Requirement for Car Parking

Clause 52.06-7 allows for the statutory car parking requirement to be reduced (including to zero). An application to reduce (including reduce to zero) the number of car spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

Clause 52.06-7 sets out that a Car Parking Demand Assessment must have regard to the following key factors:

- *The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.*
- *The variation of car parking demand likely to be generated by the proposed use over time.*
- *The short-stay and long-stay car parking demand likely to be generated by the proposed use.*

- *The availability of public transport in the locality of the land.*
- *The convenience of pedestrian and cyclist access to the land.*
- *The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.*
- *The anticipated car ownership rates of likely or proposed visitors to or proposed occupants (residents or employees) of the land.*
- *Any empirical assessment or case study.*

Planning Practice Note 22 (August, 2023) specifies that the provisions for reducing the car parking requirement draw a distinction between the assessment of likely demand for car parking spaces (the Car Parking Demand Assessment), and whether it is appropriate to allow the supply of fewer spaces than assessed by the Car Parking Demand Assessment. These are two separate considerations, one technical while the other is more strategic. Different factors are taken into account in each consideration.

Accordingly, the applicant must satisfy the responsible authority that the provision of car parking is appropriate on the basis of a two-step process, which has regard to:

- *Likely demand for car parking spaces.*
- *Whether it is appropriate to allow fewer spaces to be provided than the number likely to be generated by the site.*

An assessment of the appropriateness of reducing the car parking provision below the statutory requirement is set out below.

4.2.2. Car Parking Demand Assessment

This application requires consideration of the sustainable transport policies and attributes that apply to the site, which is consistent with the purposes of Clause 52.06 set out previously and which include "to support sustainable transport alternatives to the motor car".

The site is suitably located to implement travel demand management strategies to reduce car dependence, increase public transport usage and walking/cycling trips and achieve the Council's broader sustainable transport policies.

The key attributes of the site's location are as follows:

- the site is located within walking distance of extensive public transport services and other alternative transport modes,
- there is only 8 unrestricted on-street parking available in close proximity to the site during the daytime and staff of this development will not be eligible to access parking permits, meaning that long-term parking by staff on-street in the nearby area is not practically possible,
- the proposed development provides bicycle parking and end of trip facilities are well in excess of the minimum Planning Scheme requirements, which will assist in encouraging alternative modes of travel, and
- the site has access to local car share vehicles.

Office

Given the availability of nearby public transport services and the ease of cycling trips to the site, we are satisfied that suitable alternatives to car-based travel exist in this locality to support a significant reduction in the on-site parking provisions for staff.

It is important to take a forward looking approach to increasing employment densities in inner areas and that public transport accessibility and access to services will continue to improve in line with government initiatives.

In practice, we do not expect workers to drive to the area. This is due to the lack of public parking alternatives (no practical long-term car parking) and the availability of alternative transport options including public transport, walking and cycling options.

Residential Hotel / Serviced Apartments

Parking rates at hotels and serviced apartments vary from zero to 1 car space per room, with a general trend that down to zero parking is provided for some hotels within inner Melbourne and higher parking rates in outer suburban or regional areas.

The provision of car spaces for a hotel in this location is largely a commercial decision. Patrons of the hotel/serviced apartments will be aware of whether a car space will be available before booking a stay and will decide how to travel to the site accordingly. This may involve pre-arranging travel such as a taxi or ride sharing services or booking another hotel with private car parking, if required.

The limited on-street long term parking within the area means that staff/patrons without car spaces will not be able to practically park on-street and impact on public car parking availability. Staff not wishing to use commercial car parking options will rely on alternative

forms of transport to access the site, such as the public transport available, while patrons may also utilise taxis or ride sharing services.

The development will provide a total of 20 car spaces for the 95 rooms, which equates to 0.21 car spaces per room. These spaces will be available to patrons and some staff.

We are satisfied that this is expected to meet the demand generated by the hotel.

4.2.3. Appropriateness of Providing Fewer Car Spaces than the Demand Assessment

If the number of car spaces is not met on-site under the Car Parking Demand Assessment, the second step is to consider whether it is appropriate to allow fewer spaces to be provided than the number likely to be generated by the site as assessed by the Car Parking Demand Assessment.

The car parking demand assessment concludes that staff without car parking are unlikely to drive, relying on the ample alternative transport options available. Customer parking demands are expected to be negligible, with most customers drawn locally from the nearby area.

Clause 52.06-7 sets out a series of car parking provision factors that should be considered when assessing the appropriateness of providing fewer car spaces on the site than are likely to be generated by the use. The relevant car parking provision factors are as follows:

- ***The Car Parking Demand Assessment.***
- ***Any relevant local planning policy or incorporated plan.***
- ***The availability of alternative car parking in the locality of the land, including:***
  - ***Efficiencies gained from the consolidation of shared car parking spaces.***
  - ***Public car parks intended to serve the land.***
  - ***On street parking in non residential zones.***
  - ***Streets in residential zones specifically managed for non-residential parking.***
- *On street parking in residential zones in the locality of the land that is intended to be for residential use.*
- *The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.*
- *Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.*
- *The future growth and development of any nearby activity centre.*
- *Any car parking deficiency associated with the existing use of the land.*
- *Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.*
- ***Local traffic management in the locality of the land.***
- *The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.*

- *The need to create safe, functional and attractive parking areas.*
- ***Access to or provision of alternative transport modes to and from the land.***
- *The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.*
- *The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.*
- *Any other matter specified in a schedule to the Parking Overlay.*
- *Any other relevant consideration.*

These factors are considered below.

4.2.4. Local Traffic Management

As discussed previously, an 'office' use is one land-use that is particularly conducive (and important to target) in achieving a mode shift away from private cars to public transport, cycling, walking, etc. This also applies to staff parking for most commercial businesses.

This is particularly the case as journey to work trips for office uses are typically made during the commuter peak hours and predominantly involve single occupant vehicles. The timing of these trips has the greatest impact on traffic congestion on the road network and occurs when public transport services operate at high frequencies (and offer express services in some cases).

The lower provision of car parking assists in reducing the traffic impacts of the development on the local and broader road network and encourages sustainable transport choices. If provided with the full statutory office requirement, traffic generation by the development would be significantly higher than what is proposed.

4.2.5. Availability of Alternative Transport Modes

As detailed in Section 3.3.1, the site is well served by efficient public transport services that are within an appropriate walking distance of the development site. These services include Richmond Railway Station and tram services along Swan Street and Church Street.

Bicycle parking is provided above the statutory requirements set out at Clause 52.34 of the Planning Scheme, as detailed in Section 4.3. This encourages the use of bicycles as a mode of transport for staff and customers. The site is well served by bicycle infrastructure and there are many local destinations that are readily accessible by bicycle.

Alternatively, there are many local destinations that are also readily accessible via a short walk. This includes a dense local catchment of workers and residents that can access the site by walking.

There are several car share pods in the vicinity of the site that provide staff with the opportunity to use a car for work-based business trips (which means staff do not need to drive to work just because they needed their car for a business trip).

Given the above, the development site represents an excellent location to support the reduced rate of car parking.

4.2.6. Availability of Car Parking

As detailed in Section 3.2.3, Traffix Group has undertaken a car parking inventory of the surrounding area to establish a profile of parking restrictions in the area. The result of the inventory indicates that there is a very high demand for car parking in the area, with on-street car parking effectively fully utilised.

Importantly, there were very limited unrestricted car parking spaces located within approximately 250m from the site, meaning that there would be no opportunities for staff to park their car nearby to the site during the day. Furthermore, the presence of a significant amount of 'Permit Zone' car parking in the area, protects on-street parking for existing residents of the area during evenings.

Staff will be ineligible for car parking permits to exempt them from on-street parking restrictions, and the lack of long-term on-street parking in the area means that staff will not be able to reasonably park a car on-street in the nearby area. Staff will use alternative transport modes available to the site, or alternatively pay for off-street car parking, and will not impact on the availability of on-street car parking.

This also applies to patrons of the hotel / serviced apartments that are not allocated car spaces, as they will not practically be able to park on-street in the nearby area.

4.2.7. Other Items – Council Supported Overlay

Yarra City Council previously engaged Traffix Group to undertake a detailed study of the parking constraints around the suburb of Cremorne. Given the constraints related to the Cremorne area, the following car parking rates (as part of a new Parking Overlay) were proposed to supersede the existing requirements as part of Clause 52.06-5 (Column B):

- The Office car parking rate is set at a **maximum** parking rate of 1.0 car spaces per 100m^2 NFA.
- A retail car parking rate will be introduced, setting a **maximum** parking rate of 1.0 car spaces per 100m^2 LFA.

All other uses will remain under the minimum Column B parking rates of Clause 52.06-5 which currently apply to Cremorne.

While the above parking rates have not been formally adopted, Council has endorsed the report supporting the provision of lower car parking rates for commercial uses.

Under the above assessment, the office would not require a statutory car parking reduction, but rather a maximum of 6 car spaces would be required, which the site complies with.

4.2.8. Summary

Based on the decision factors of Clause 52.06-7, we are satisfied that the proposed level of car parking for this development is acceptable and that providing fewer car spaces on the site than required under Clause 52.06-7 (including no car parking) is supported for the following reasons:

- The site represents an excellent opportunity to support Council's local policies that prioritise sustainable transport modes,
- The lack of provision of car parking is in line with Local Traffic Management Policies to assist with congestion in the local area,
- The site is well served by public transport and alternative transport modes and provides a high level of bicycle parking,
- Staff and hotel / serviced apartment patrons will not be able to use on-street parking given the local parking restrictions and inability to access parking permits, and
- The Council endorsed proposal to limit car parking in Cremorne.

4.3. Bicycle Parking Provision

Clause 52.34 of the Planning Scheme specifies bicycle parking requirements for new developments. The purpose of Clause 52.34 is to:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

The development provides bicycle parking 35 secure bicycle spaces on-site under the following arrangements:

- 14 x wall mounted 'Ned Kelly' style racks at Basement 1
- 16 x horizontal 'Flat Top Rails' at Basement 1
- 3 x horizontal 'Towel Rails' at ground level
- 2 x horizontal 'Flat Top Rails' at ground level

All spaces are provided in accordance with the design requirements of AS2890.3-2015.

The statutory bicycle parking requirement of the development under Clause 52.34 is set out in the table below.

Table 6: Statutory Bicycle Parking Assessment – Clause 52.34

Use	Size/No.	Statutory Bicycle Parking Requirement		No. Bicycle spaces required
		Employee	Visitor/Customer	
Office	661m^2	1 to each 300m^2 of net floor area if the net floor area exceeds 1000m^2	1 to each 1000m^2 of net floor area if the net floor area exceeds 1000m^2	0 employee 0 visitor
Residential building other than specified	95	1 space per 10 rooms	1 space per 10 rooms	10 staff 10 visitors
TOTAL				**25 spaces**

Based on the above, the provision of 35 bicycle spaces satisfies the bicycle parking provision requirements of Clause 52.34.

Clause 52.34 also requires consideration of end-of-trip facilities and the design of the bicycle parking spaces. The table below reviews the design and provision of these facilities.

Table 7: Design of Bicycle Parking

Requirement	Assessment	Design Response
End of Trip Facilities - Table 2 & 3 of Clause 52.34-5		
If 5 or more employee bicycle spaces are required, 1 one shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.	✓	Two shower / change rooms are required, which we understand will be included in the hotel gym area, however are not currently shown on the plans. A condition of any permit issued should require the details of these end of trip facilities to be included on the plans.
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.	✓	The changeroom will be combined with the shower.

Based on the above, we are satisfied that the provision of bicycle parking accords with the requirements of Clause 52.34.

4.4. Review of Carpark Layout and Vehicle Access Arrangements

Traffix Group has provided design advice to the project architect to achieve a satisfactory carpark layout. The proposed parking layout has been assessed under the following guidelines:

- Clause 52.06-9 of the Planning Scheme (Design Standards for car parking),
- AS2890.1-2004 – Part 1: Off-Street Car Parking (where relevant), and
- AS2890.6-2022 – Part 6: Off-Street parking for people with disabilities.

Swept path diagrams demonstrating access to all critical car spaces are attached at Appendix C.

An assessment against the relevant design standards of the Planning Scheme and Australian Standards (where relevant) is provided in the table below.

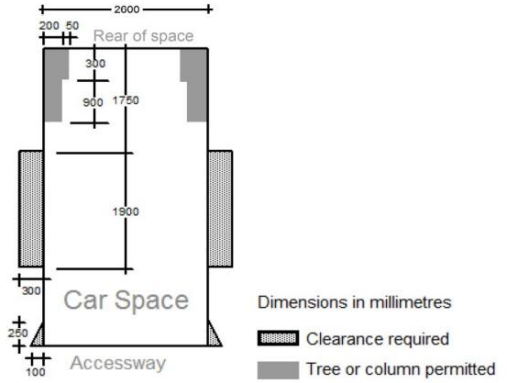
Table 8: Carpark Layout and Access Assessment

Requirement	Assessment	Design Response
Clause 52.06-9 Design Standard 1 – Accessways		
Must be at least 3m wide	✓	Accessways are greater than 3m in width
Have an internal radius of at least 4m at changes of direction or intersection or be at least 4.2m wide.	✓	Access along ramps has been checked utilising the B99 Design Vehicle.
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forwards direction with one manoeuvre.	N/A	Not a public carpark.
Provide at least 2.1m headroom beneath overhead obstructions, calculated for a vehicle with a wheelbase of 2.8m.	✓	Complies.
If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.	✓	Cars can exit from all spaces in a forward direction.
Provide a passing area at the entrance at least 6.1m wide and 7m long if the accessway serves ten or more car parking spaces and is either more than 50m long or connects to a road in a Transport Zone 2 or Transport Zone 3.	✓	The single-width section of ramp is 24m long (i.e. less than 50m), and accordingly, a passing area is not strictly required. The use of a single-width ramp is discussed in further detail in Section 4.6.1.

Requirement	Assessment	Design Response
Have a corner splay or area at least 50% clear of visual obstructions extending at least 2m along the frontage road from the edge of an exit lane and 2.5m along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	✓	Access is directly to a laneway, which is not expected to carry any substantial pedestrian traffic and vehicles are moving at low speed. Accordingly, we consider that sight triangles are not necessary in this instance.
If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6m from the road carriageway.	✓	Complies.
If entry to the car space is from a road, the width of the accessway may include the road.	N/A	No car spaces accessed directly from road.
Clause 52.06-9 Design Standard 2 – Car Parking Spaces		
Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2 under Clause 52.06-9.	✓	All standard car spaces comply with these requirements.

Angle of car spaces to accessway	Accessway width	Car park width	Car park length
Parallel	3.6 m	2.3 m	6.7 m
45°	3.5 m	2.6 m	4.9 m
60°	4.9 m	2.6 m	4.9 m
90°	6.4 m	2.6 m	4.9 m
	5.8 m	2.8 m	4.9 m
	5.2 m	3.0 m	4.9 m
	4.8 m	3.2 m	4.9 m

Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).

Requirement	Assessment	Design Response
A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than: • A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. • A structure, which may project into the space if it is at least 2.1 metres above the space. **Diagram 1 Clearance to car parking spaces** 	✓	All car spaces adjacent to obstructions are provided with the required clearance.
Car spaces in garages/carports must be at least 6m long and 3.5m wide for a single space and 5.5m wide for a double space measured inside the garage/carport.	N/A	No garages proposed.
Where parking spaces are provided in tandem, an additional 0.5m in length must be provided between each space.	✓	500mm additional length provided for tandem spaces.
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	✓	All spaces are under cover.
Disabled car parking spaces must be designed in accordance with AS2890.6-2009 and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 0.5m. A minimum headroom of 2.5m is to be provided above the disabled car space in accordance with AS2890.6-2009.	✓	DDA car parking space is provided in accordance with AS2890.6-2022.

<table>
<tr><th>Requirement</th><th>Assessment</th><th>Design Response</th></tr>
<tr><td colspan="3">Clause 52.06-9 Design Standard 3 - Gradients</td></tr>
<tr><td>Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage.
This does not apply to accessways serving three dwellings or less.</td><td>o</td><td>From the property boundary, there is a flat section for 3m, followed by a 1:8 grade for 2m. Give access is to a ROW with low expected pedestrian volumes, we consider that this arrangements is acceptable.</td></tr>
<tr><td>Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.
<table>
<tr><th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr>
<tr><td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr>
<tr><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr>
<tr><td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr>
<tr><td>longer than 20 metres</td><td>1:5 (20%)</td></tr>
</table></td><td>✓</td><td>A maximum grade of 1:4 is provided, which is acceptable, given that the carpark is private.</td></tr>
<tr><td>Where the difference in grade between two sections of ramp or floor is greater that 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.</td><td>✓</td><td>Ramp transitions comply with the required grade changes.</td></tr>
<tr><td>Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority</td><td>✓</td><td>Complies.</td></tr>
<tr><td colspan="3">Clause 52.06-9 Design Standard 4 – Mechanical Parking</td></tr>
<tr><td>At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle height of at least 1.8 metres.</td><td>N/A</td><td>No mechanical parking proposed.</td></tr>
<tr><td>Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.</td><td>N/A</td><td>No mechanical parking proposed.</td></tr>
<tr><td>The design and operation is to the satisfaction of the responsible authority.</td><td>N/A</td><td>No mechanical parking proposed.</td></tr>
</table>

Requirement	Assessment	Design Response
Clause 52.06-9 Design Standard 5 – Urban Design		
Ground level car parking, garage doors and accessways must not visually dominate public space.	N/A	These matters are more related to urban design, rather than specifically traffic engineering.
Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.		
Design of car parks must take into account their use as entry points to the site.		
Design of new internal streets in developments must maximise on street parking opportunities.	N/A	No internal streets proposed
Clause 52.06-9 Design Standard 6 – Safety		
Car parking must be well lit and clearly signed.	N/A	Car parking is all private for use by staff and we are satisfied that signage is not strictly required. Adequate lighting will be provided within the carpark
The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	N/A	No ground level car parking provided.
Pedestrian access to car parking areas from the street must be convenient.	✓	Separated pedestrian entrances are provided to Chestnut Street and the rear ROW, with each ground floor tenancy also having its own separate entrance.
Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓	Because the carpark has a low capacity we are satisfied that separated pedestrian walkways are not required for this low level of traffic.

Requirement	Assessment	Design Response
Clause 52.06-9 Design Standard 7 - Landscaping		
The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	N/A	These requirements are not strictly related to traffic engineering matters.
Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.		
Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.		

4.5. Loading and Waste Collection Arrangements

Clause 65.01 of the Planning Scheme states that the Responsible Authority must consider a number of matters as appropriate including:

- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

4.5.1. Loading

Loading activities associated with the proposed office will, in practice, be undertaken by smaller type vehicles, such as vans within the nearby on-street parking areas.

Loading for the hotel can occur within the site setback on the ROW, where there is a direct connection to the hotel deliveries area.

We are satisfied that the proposed loading arrangements are acceptable.

4.5.2. Waste Collection

A Waste Management Plan has been prepared by our office (Ref: G33350-04C (WMP)), detailing the waste collection arrangements for the proposed development.

It is proposed that waste collection will occur within the on-site setback of the ROW. A private contractor will be engaged to collect the waste via a loading waste vehicle (typically 6.4m long and 2.1m high).

The private contractor will prop temporarily within the rear laneway adjacent to the waste bin room whilst the bins are emptied and exit the laneway in a forward's direction.

We are satisfied that these waste collection arrangements are acceptable given the widened laneway.

4.6. Traffic Impacts

Given the reduced rate of car parking proposed for the development (i.e. 20 car spaces in total, all allocated to the hotel / serviced apartments), we consider that a first-principles approach is most appropriate in this instance.

We consider that during the peak period for the hotel / serviced apartments that 30% of spaces would generate a trip. This is a highly conversative measure, as traffic would likely be spread across the morning and afternoon/evening periods, rather than concentrated in a single hour.

In any event, based on the provision of 20 car spaces, we expect that the site will generate in the order of 6 vehicle trips to/from the basement carpark during each peak hour period.

This level of traffic is low and represents 1 vehicle trip every 10 minutes.

We are satisfied that this level of traffic can be accommodate by the surrounding road network without any adverse impact to its operation.

The proposal will widen the ROW between Balmain Street and the site's northern boundary, facilitating convenient passing in the ROW.

We are satisfied that the proposed widening of the ROW represents an improvement from a traffic capacity perspective compared to existing conditions.

4.6.1. Use of a Single Traffic Lane for Two-Way Traffic

The site has a single-width ramp between ground level and Basement 1, and between Basement 1 and Basement 2.

Given the tight circulation movements between basement levels, passing is practically only possible in the area south of the core in Basement 1, and within Basement 2.

Accordingly, drivers would have to wait in these areas if an oncoming vehicle is approaching along the ramp.

As outlined above, a total of 6 vehicle movements are expected in the peak hours.

Clause 3.2.2 of AS2890.1-2004 provides guidelines for the provision of passing areas along low volume driveways and connecting roadways, which provides some guidance on determining the need for a vehicle passing area where an accessway connects to a local street. This Clause states:

> *As a guide, 30 or more movements in a peak hour (in and out combined) would usually require provision for two vehicles to pass on the driveway, i.e. a minimum width of 5.5 metres. On long driveways, passing opportunities should be provided at least every 30 metres.*
>
> *Reversing movements to public roads shall be prohibited wherever possible.*
>
> *When two-way traffic volumes exceed 30 vehicles per hour, passing areas should be provided to accommodate simultaneous two-way traffic flow.*

Accordingly, the level of traffic expected to be generated is well below the 30 vehicles per peak hour outlined in this guideline.

It is also important to note that the above guide is a general rule of thumb rather than relevant to specific uses, and considers circumstances where traffic is generally evenly split between conflicting entry and exit movement.

In this instance we expect that traffic would be highly bias to out movements in the morning (i.e. check out time), and in movements in the afternoon / evening (i.e. check-in time).

In any event, a stop-go system is proposed, with holding lines to be included at the top and the base of the ramp, which will allow vehicles to prop while another vehicle exits the ramp, and passes the stationary vehicle.

Swept path diagrams showing the proposed passing arrangements are attached at Appendix C.

We are satisfied that these arrangements are appropriate, and will adequately manage any potential vehicle conflicts associated with the single-width ramp to the basement carpark.

4.6.2. Drop off and Pick up Activities

In addition to the on-site traffic generation, it is expected that there will be some amount of drop-off and pick-up activities generated by the hotel in the form of taxi and ride share services (such as Uber, DiDi, etc.).

These vehicles will park nearby in the area, given that no dedicated on-site area is provided for these activities. Traffic impacts are expected to be largely limited to Chestnut Street and Balmain Street, which can readily accommodate the drop-off and pick-up activities.

5. Conclusions

Having undertaken a detailed traffic engineering assessment of the proposed commercial development at 79-83 Balmain Street & 116-122 Chestnut Street, Cremorne, we are of the opinion that:

a) the proposed development has a statutory car parking requirement of 19 car spaces under Clause 52.06-5, plus any additional car parking required by the Responsible Authority for the serviced apartments / residential hotel,

b) the provision of 20 serviced apartment / hotel spaces results in a shortfall of 19 office spaces, plus any additional parking required by the Responsible Authority for the serviced apartments / residential hotel,

c) the Car Parking Demand Assessment indicates that there are very limited opportunities to use on-street parking for long-term parking during business hours and staff / hotel patrons without a car space will be required to utilise alternative transport modes,

d) the required reduction in parking under Clause 52.06-7 is supported on the following grounds:

   i) the site represents an excellent opportunity to support Council's local policies that prioritise sustainable transport modes,

   ii) the lack of provision of car parking is in line with Local Traffic Management Policies to assist with congestion in the local area,

   iii) the site is well served by public transport and alternative transport modes and provides a high level of bicycle parking,

   iv) staff / hotel patrons will not be able to drive to work using on-street parking given the local parking restrictions and inability to access parking permits, and

   v) the Council endorsed proposal to limit car parking in Cremorne.

e) bicycle parking is provided above the minimum requirements set out at Clause 52.34 of the Planning Scheme,

f) the proposed parking layout and vehicle access arrangements generally accord with the requirements of the Planning Scheme, Australian Standards (where relevant) and current practice,

g) loading and waste collection arrangements are acceptable,

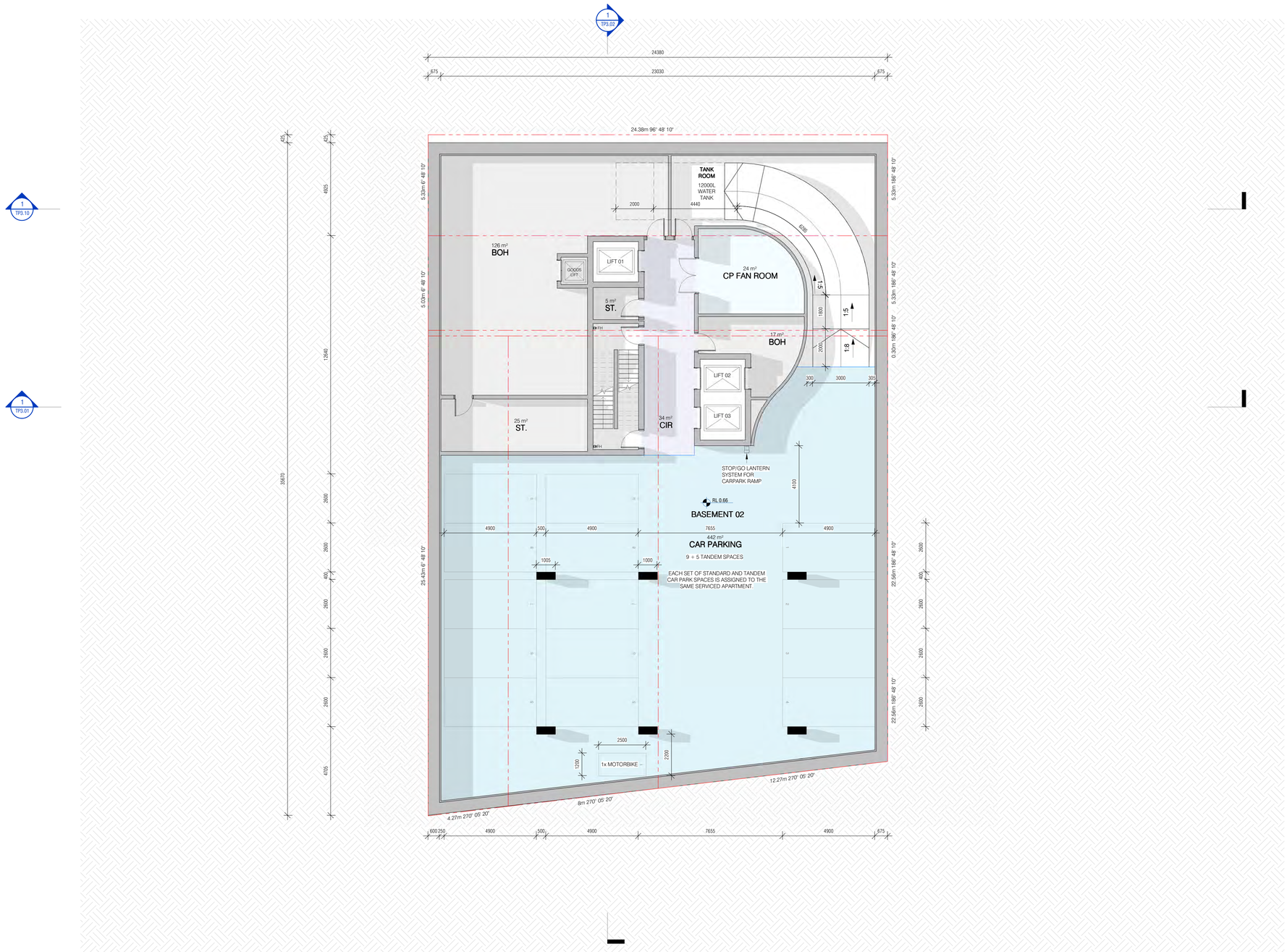
h) the level of traffic generated by the proposal can be accommodated without any adverse impacts to the operation of the local road network, and

i) there are no traffic engineering reasons why a planning permit for the proposed commercial development at 79-83 Balmain Street & 116-122 Chestnut Street, Cremorne should be refused, subject to appropriate conditions.

Appendix A

Development Plans

Traffix Group G33350R-03D



GENERAL LEGEND

- PROPERTY BOUNDARY
- APPROVED ENVELOP OUTLINE
- EXISTING TREES TO REMAIN
- PROPOSED PLANTER

1 FLOOR PLAN - BASEMENT 02

1 : 100

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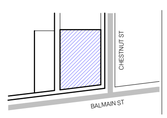
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



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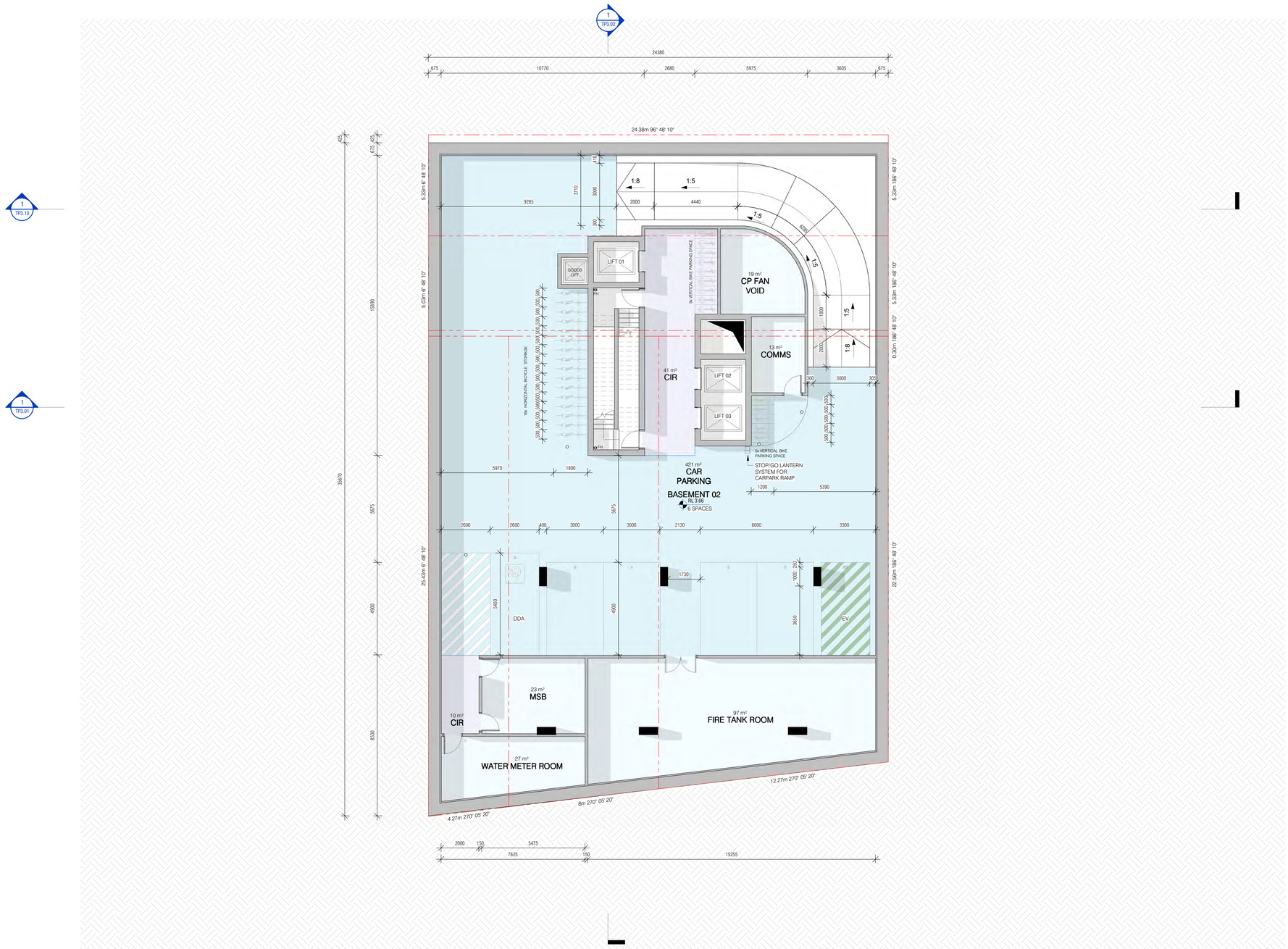
CLIENT: Franzé Developments
DRAWING SCALE: As indicated
DRAWING DATE: 17/04/2025
SHEET SIZE: A1
CHECK: SA
PROJECT NO: 289
DRAWN: HZ

HACHEM

TOWN PLANNING

DRAWING TITLE: FLOOR PLAN - BASEMENT 02
PROJECT NAME: CREMORNE TOWER
REVISION: C
BUILDING_ATTRIBUTE: 37°49'48"S 144°59'41"E
DRAWING NO.: TP1.01



GENERAL LEGEND

- PROPERTY BOUNDARY
- APPROVED ENVELOP OUTLINE
- EXISTING TREES TO REMAIN
- PROPOSED PLANTER

1 FLOOR PLAN - BASEMENT 01

1 : 100

TOWN PLANNING

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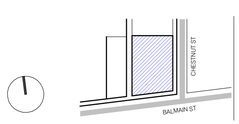
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



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CLIENT: Franzé Developments	DRAWING DATE: 17/04/2025	CHECK: SA	DRAWN: HZ	

HACHEM

DRAWING TITLE: FLOOR PLAN - BASEMENT 01	REVISION: C	BUILDING / ASTRIBUTE: 37°49'46"S 144°59'41"E	
PROJECT NAME: CREMORNE TOWER	DRAWING NO.: TP1.02		



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B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025

TOWN PLANNING

PROJECT LOCATION	DRAWING SCALE	SHEET SIZE	PROJECT NO	DRAWING TITLE	REVISION
79-93 BALMAIN ST & 116-122 CHESTNUT ST, CREMORNE	As indicated	A1	289	FLOOR PLAN - GROUND	C
CLIENT	DRAWING DATE	CHECK	DRAWN	PROJECT NAME	BUILDING / ATTRIBUTE
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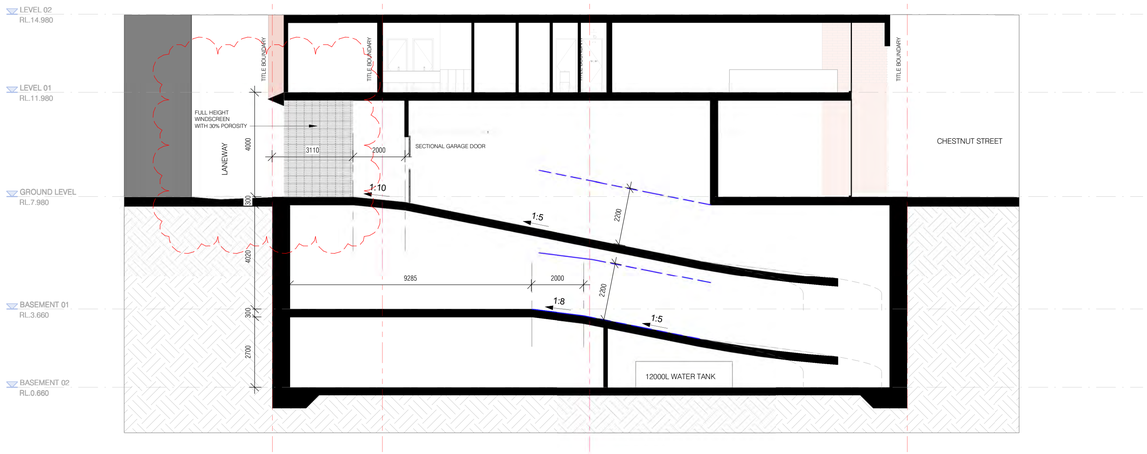
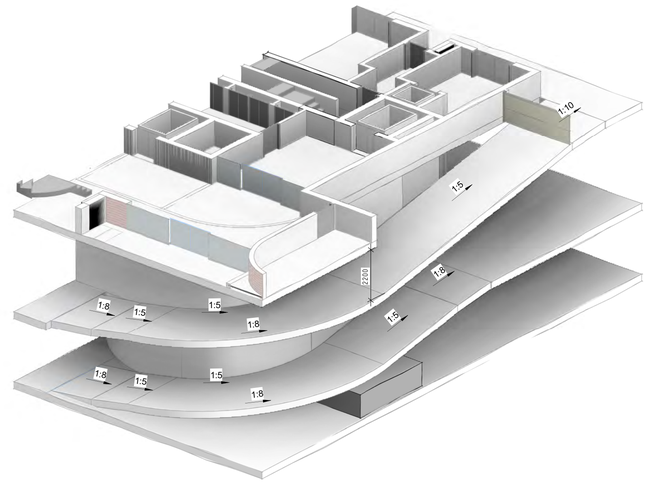
HACHEM

DRAWING NO.
TP1.03



1 EAST - WEST SECTION - 02

1 : 100



2 VEHICULAR RAMP ISO VIEW

TOWN PLANNING

HACHEM ARCHITECTURE INTERIOR MARKETING

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INFO@HACHEM.COM.AU
STUDIO +61 1300 734 560

183 WESTON STREET
BRUNSWICK EAST 3057
VICTORIA, AUSTRALIA

6 BATTERY ROAD, #07-01,
SINGAPORE 049909

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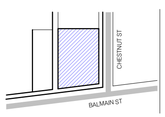
C:\Users\sina\Documents\289_CREMORNE TOWER_R24_sinaNWBRZ.rvt
5/09/2025 3:22:24 PM

REV.	DESCRIPTION	DATE
C	RESPONSE TO DTP RFI	02/09/2025
B	DFP REVIEW	05/06/2025
A	TOWN PLANNING	17/04/2025



PROJECT LOCATION
79-93 BALMAIN ST &
116-122 CHESTNUT ST,
CREMORNE

DRAWING SCALE
1 : 100

SHEET SIZE
A1

PROJECT NO.
289

CLIENT
Franzé Developments

DRAWING DATE
17/04/2025

CHECK
SA

DRAWN
HZ

HACHEM

DRAWING TITLE
ENLARGED SECTION - 01

REVISION
C

BUILDING + ATTRIBUTE
37°49'48"S
144°59'41"E

PROJECT NAME
CREMORNE TOWER

DRAWING NO.
TP3.10

Appendix B

Car Parking Inventory

Traffix Group G33350R-03D

GRP33305
79-83 Balmain Street 116-122 Chestnut Street, Cremorne
Parking Surveys

Traffix Group

Surveyed By: Sarah Stephenson **Survey Dates & Times:** See below

Location		Restriction	Capacity Min - Max	Thursday, 6th July, 2023
				3pm
ON-STREET CARPARKING				
Map Ref.	**BALMAIN STREET**			
	North			
A	Gwynne Street to Stephenson Street	No Stopping	-	0
B	Stephenson Street to Green Street	No Stopping	-	0
C	Green Street to Chesnut Street	No Stopping	-	0
		2P 7am-7pm Mon-Sat & Public Holidays	3	3
		No Stopping	-	0
D	Chestnut Street to Church Street	No Stopping	-	0
		2P 7am-7pm Mon-Sat & Public Holidays	12	12
		2P 7am-7pm Mon-Sat & Public Holidays	5	3
		No Stopping	-	0
	South			
E	Church Street to Walnut Street	No Stopping	-	0
		2P 7am-7pm Mon-Sat & Public Holidays	3	3
		No Stopping	-	0
		2P 7am-7pm Mon-Sat & Public Holidays	2	2
		2P 7am-7pm Mon-Sat & Public Holidays	5	5
		2P 7am-7pm Mon-Sat & Public Holidays	2	1
		2P 7am-5pm Mon-Sat Permit Zone Other Times	5	5
		No Stopping	-	0
	Walnut Street to Chesnut Street	No Stopping	-	0
		1/2P 7am-7pm	3	1
		No Stopping	-	0
F	Chesnut Street to Green Street	No Stopping	-	0
		2P 7am-7pm Mon-Sat & Public Holidays	5	3
		No Stopping	-	0
G	Green Street to Palmer Parade	No Stopping	-	0
H	Palmer Parade to Gwynne Street	No Stopping	-	0
BALMAIN STREET		**Capacity**	**45 - 45**	**45**
		Total Number of Cars Parked		**38**
		Total Number of Vacant Spaces		**7**
		Percentage Occupancy		**84%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

GRP33305
79-83 Balmain Street 116-122 Chestnut Street, Cremorne
Parking Surveys

Traffix Group

Surveyed By: Sarah Stephenson **Survey Dates & Times:** See below

Location		Restriction	Capacity Min - Max	Thursday, 6th July, 2023
				3pm
Map Ref.	**ADELAIDE STREET**			
	North			
I	Green Street to Chestnut Street	No Stopping	-	0
		4P 7am-7pm	1	1
		No Stopping	-	0
		4P 7am-7pm	1	1
		No Stopping	-	0
J	Chesnut Street to Church Street	No Stopping	-	0
		4P 7am-7pm	2	2
		No Parking	-	1
		4P 7am-7pm	12	9
		No Stopping	-	0
	Side of Road			
K	Church Street to Chesnut Street	No Stopping	-	0
L	Chesnut Street to Green Street	No Stopping	-	0
		4P 7am-7pm	2	2
		No Stopping	-	0
ADELAIDE STREET		**Capacity**	**18 - 18**	**18**
		Total Number of Cars Parked		**16**
		Total Number of Vacant Spaces		**2**
		Percentage Occupancy		**89%**
Map Ref.	**CHESTNUT STREET**			
	East			
M	Gordon Street to Balmain Street	No Stopping	-	0
		2P 7am-7pm Mon-Sat & Public Holidays	2	2
		No Stopping	-	0
N	Balmain Street to Adelaide Street	No Stopping	-	0
		2P 7am-7pm Mon-Sat & Public Holidays	11	11
		2P 7am-7pm Mon-Sat & Public Holidays	8	6
		No Stopping	-	0
O	Adelaide Street to William Street	No Stopping	-	0
		4P 7am-7pm	9	9
		No Stopping	-	0
	West			
P	William Street to Adelaide Street	No Stopping	-	0
		Permit Zone	7	6
		No Stopping	-	0
Q	Adelaide Street to Balmain Street	No Stopping	-	0
		2P 7am-5pm Mon-Sat Permit Zone Other Times & Public Holidays	6	6
		2P 7am-5pm Mon-Sat Permit Zone Other Times & Public Holidays	6	5
		No Stopping	-	0
R	Balmain Street to Gordon Street	No Stopping	-	0
CHESTNUT STREET		**Capacity**	**42 - 42**	**42**
		Total Number of Cars Parked		**39**
		Total Number of Vacant Spaces		**3**
		Percentage Occupancy		**93%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

GRP33305
79-83 Balmain Street 116-122 Chestnut Street, Cremorne
Parking Surveys

Traffix Group

Surveyed By: Sarah Stephenson **Survey Dates & Times:** See below

Location		Restriction	Capacity Min - Max	Thursday, 6th July, 2023
				3pm
Map Ref.	**GORDON STREET**			
	North			
S	Chestnut Street to Walnut Street	2P 7am-7pm Mon-Sat & Public Holidays	1	0
	Walnut Street to Church Street	No Stopping	-	0
		2P 7am-7pm Mon-Sat & Public Holidays	7	5
		No Stopping	-	0
	South			
T	Church Street to Walnut Street	No Stopping	-	
		2P 7am-7pm Mon-Sat & Public Holidays	3	0
		Works Zone 7am-6pm Mon-Fri 9am-3pm Sat	1	3
		Permit Zone	1	2
		P Disabled	1	2
		Permit Zone	1	0
		No Stopping	-	1
	Walnut Street to Chestnut Street	No Stopping	-	0
GORDON STREET		**Capacity**	**12 - 12**	**12**
		Total Number of Cars Parked		**8**
		Total Number of Vacant Spaces		**4**
		Percentage Occupancy		**67%**
Map Ref.	**GREEN STREET**			
	East			
U	Adelaide Street to Balmain Street	No Stopping	-	0
		2P 8am-11pm	7	10
		No Stopping	-	0
		2P 8am-11pm	2	2
		No Stopping	-	0
V	Balmain Street to Electric Street	No Stopping	-	0
		4P 7am-7pm	1	2
		No Stoping	-	0
		2P 7am-7pm Mon-Sat	2	2
		No Stopping	-	0
		4P 7am-7pm	5	5
		No Stopping	-	0
		4P 7am-7pm	5	4
		No Stopping	-	0
	West			
W	Electric Street to Balmain Street	No Stopping	-	0
		4P 7am-7pm	8	3
		No Stopping	-	0
		4P 7am-7pm	6	5
		No Stopping Metro Vehicle expected	-	1
		4P 7am-7pm	4	4
		No Stopping	-	0
X	Balmain Street to opposite Adelaide Street	No Stopping	-	0
		2P 8am-11pm	1	1
		No Stopping	-	2
		2P 8am-11pm	4	4
		No Stopping	-	0
		2P 8am-11pm	12	11
		No Stopping	-	0
GREEN STREET		**Capacity**	**57 - 57**	**57**
		Total Number of Cars Parked		**55**
		Total Number of Vacant Spaces		**2**
		Percentage Occupancy		**96%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

GRP33305
79-83 Balmain Street 116-122 Chestnut Street, Cremorne
Parking Surveys

Traffix Group

Surveyed By: Sarah Stephenson **Survey Dates & Times:** See below

Location		Restriction	Capacity Min - Max	Thursday, 6th July, 2023
				3pm
Map Ref.	**STEPHENSON STREET**			
	East			
Y	Opposite ROW to Balmain Street	No Stopping	-	0
	West			
Z	ROW to Balmain Street	No Stopping	-	0
		4P 7am-7pm Mon-Fri	3	3
		No Stopping	-	0
STEPHENSON STREET		**Capacity**	**3 - 3**	**3**
		Total Number of Cars Parked		**3**
		Total Number of Vacant Spaces		**0**
		Percentage Occupancy		**100%**
Map Ref.	**PALMER PARADE**			
	East			
AA	Balmain Street to speed hump	No Stopping	-	0
		Reserved Bay	15	10
	West			
BB	Balmain Street to speed hump	No Stopping	-	0
		Reserved Bay	5	3
PALMER PARADE		**Capacity**	**0 - 0**	**0**
		Total Number of Cars Parked		**0**
		Total Number of Vacant Spaces		**0**
		Percentage Occupancy		**0%**

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

GRP33305
79-83 Balmain Street 116-122 Chestnut Street, Cremorne
Parking Surveys

Traffix Group

Surveyed By: Sarah Stephenson **Survey Dates & Times:** See below

Location		Restriction	Capacity Min - Max	Thursday, 6th July, 2023 3pm
Map Ref.	**GWYNNE STREET**			
	East			
CC	Opposite NB Wilson Carpark to Balmain Street	No Stopping	-	0
		4P 7am-7pm	10	11
		No Stopping	-	0
DD	Balmain Street to Opposite Bent Street	No Stopping	-	0
		2P 7am-7pm Mon-Sat and public holidays	12	10
		No Stopping	-	
	West			
EE	NB Wilson Carpark to Balmain Street	Unrestricted	8	7
		No Stopping	-	0
FF	Balmain Street to Opposite Bent Street	No Stopping	-	0
		Permit Zone	7	5
		No Stopping	-	0
GWYNNE STREET		**Capacity**	**28 - 28**	**28**
		Total Number of Cars Parked		**28**
		Total Number of Vacant Spaces		**0**
		Percentage Occupancy		**100%**
SUMMARY => ON-STREET CARPARKING				
Car Parking Supply			**205 - 205**	**205**
Total Number of Cars Parked				**187**
Total Number of Vacant Spaces				**18**
Percentage Occupancy				**91%**
OFF-STREET CARPARKING				
Map Ref.	**Wilson Parking Gwynne Street**			
GG	Whole Carpark	Reserved Bay	12	9
		Unrestricted	87	32
Wilson Parking Gwynne Street		**Capacity**	**87 - 87**	**87**
		Total Number of Cars Parked		**32**
		Total Number of Vacant Spaces		**55**
		Percentage Occupancy		**37%**
Map Ref.	**Green Street public parking**			
HH	Whole Carpark	Reserved Bay	8	8
		Unrestricted	58	57
Green Street public parking		**Capacity**	**58 - 58**	**58**
		Total Number of Cars Parked		**57**
		Total Number of Vacant Spaces		**1**
		Percentage Occupancy		**98%**
SUMMARY => ON-STREET CARPARKING				
Car Parking Supply			**145 - 145**	**145**
Total Number of Cars Parked				**89**
Total Number of Vacant Spaces				**56**
Percentage Occupancy				**61%**

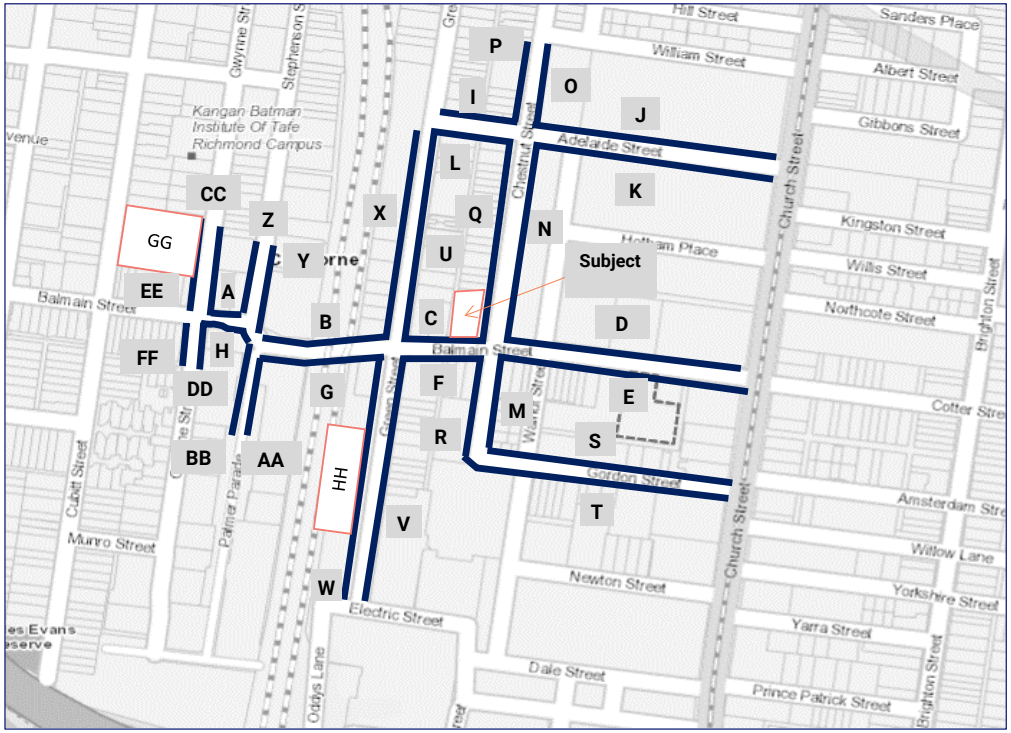
Note: Public parking includes spaces that are available to the general public and excludes 'No Stopping', 'Loading Zones' and 'No Parking' areas, etc., during the relevant enforcement

LEGEND:
- Public Parking
- Not available to the general public
- Not Available, illegally parked cars included in analysis
- No Stopping/ Other No Parking

Nb/Sb - Northern/Southern Property Boundary
Eb/Wb - Eastern/Western Property Boundary
Mid pt - Mid point
ROW - Right of Way

GRP33305
79-83 Balmain Street 116-122 Chestnut Street, Cremorne
Parking Survey Area

Traffix Group

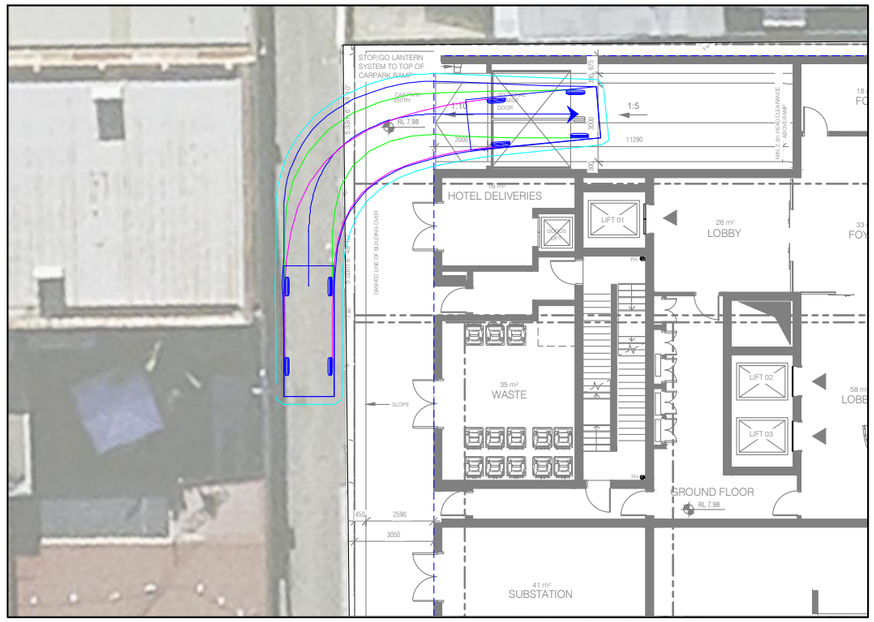


Appendix C

Swept Path Diagrams

Traffix Group G33350R-03D

B99 PROPPED PASSING AT SITE ENTRANCE - INGRESS



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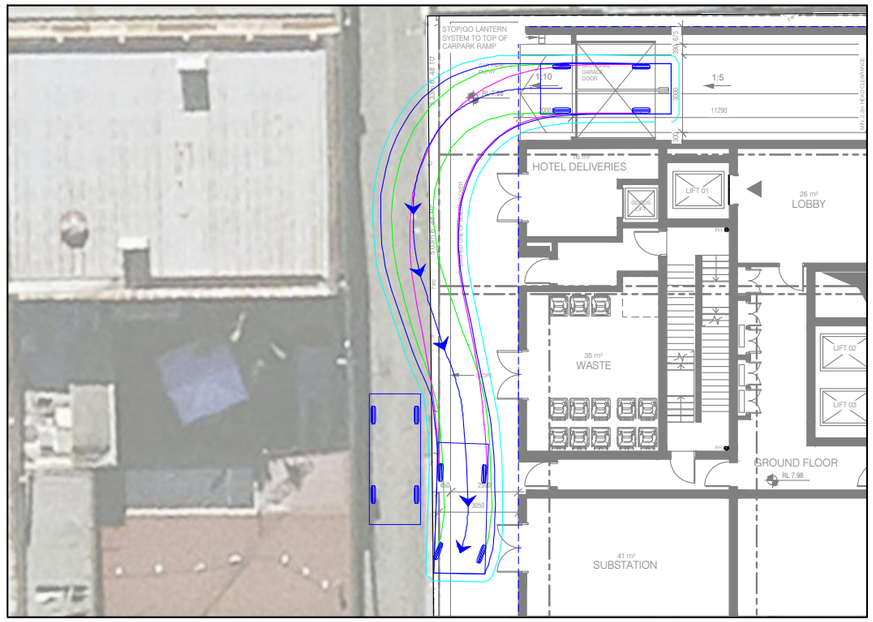
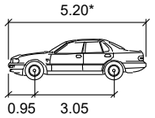


VEHICLE PROFILE

VEHICLE USED IN SIMULATION
(VEHICLE SPEED - 5KM/H)



99th percentile
(AS/NZS 2890.1:2004)

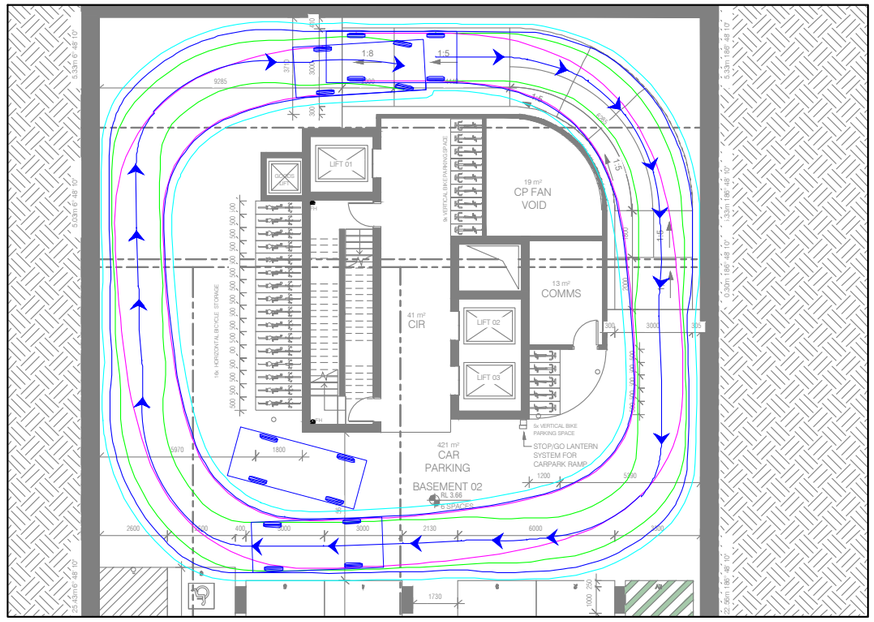
Width	:	1.94
Track	:	1.84
Kerb to Kerb Radius	:	12.5m

* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

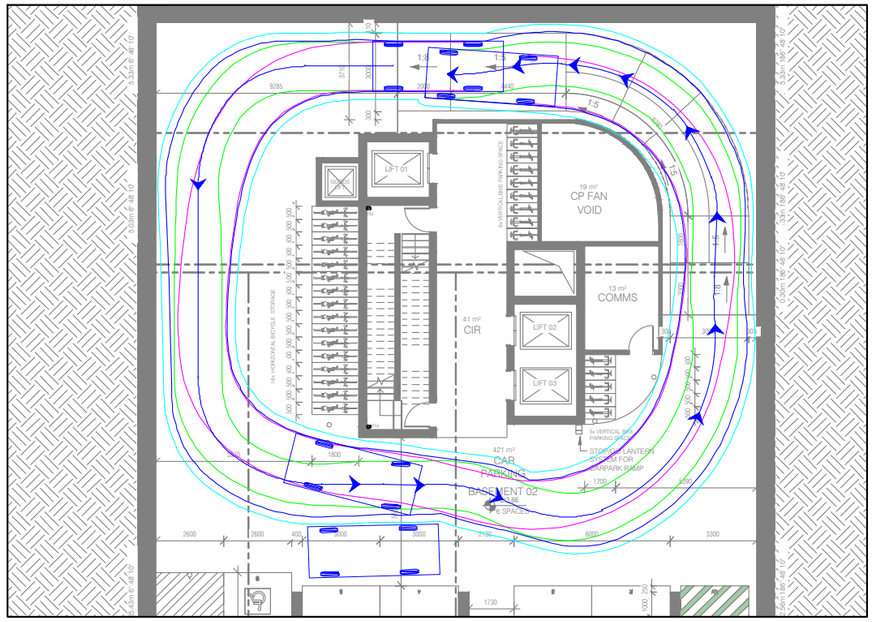
LEGEND

REAR WHEELS — VEHICLE BODY
FRONT WHEELS — BODY CLEARANCE

B99 BASEMENT 1 CIRCULATION - INGRESS



B99 BASEMENT 1 SITE CIRCULATION - EGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	16/04/2025	TOWN PLANNING	L.GREEN	L.FURNESS
B	08/09/2025	UPDATED	L.GREEN	L.FURNESS

116-122 CHESTNUT STREET & 79-83 BALMAIN STREET, CREMORNE
PROPOSED COMMERCIAL DEVELOPMENT

GENERAL NOTES:
DRAWINGS BY: FIELDWORK PROJECTS PTY LTD

FILE NAME: G33350-02
SHEET NO.: 01

SCALE: 1:200 (A3)
0 2 4

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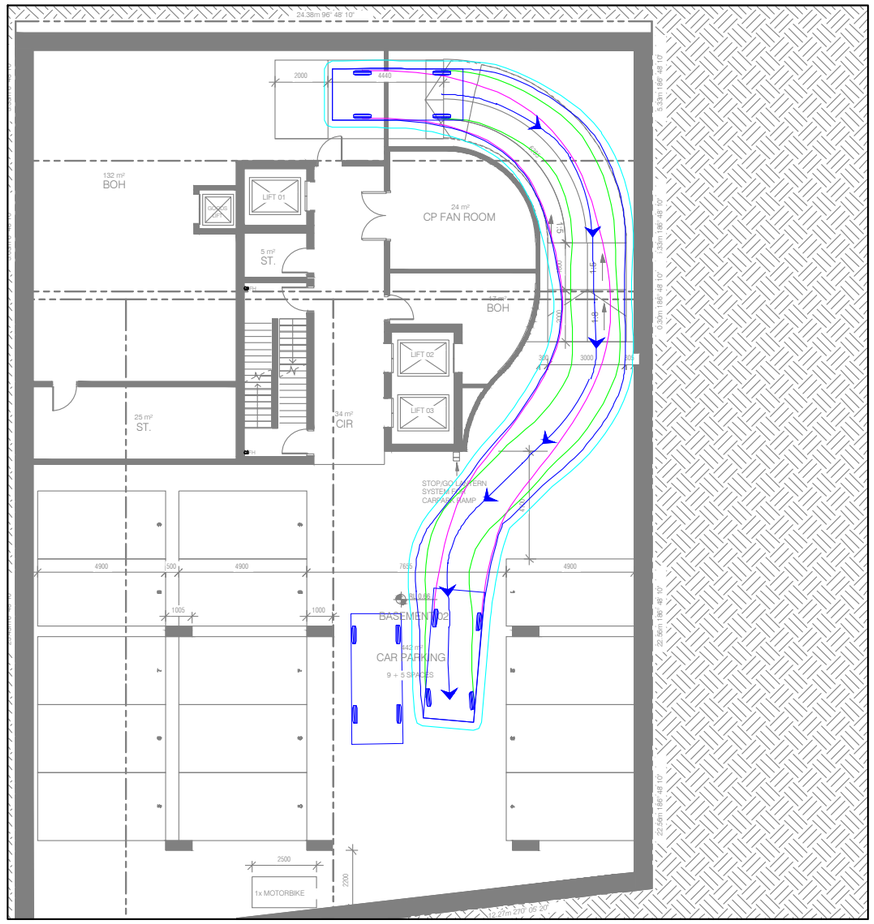
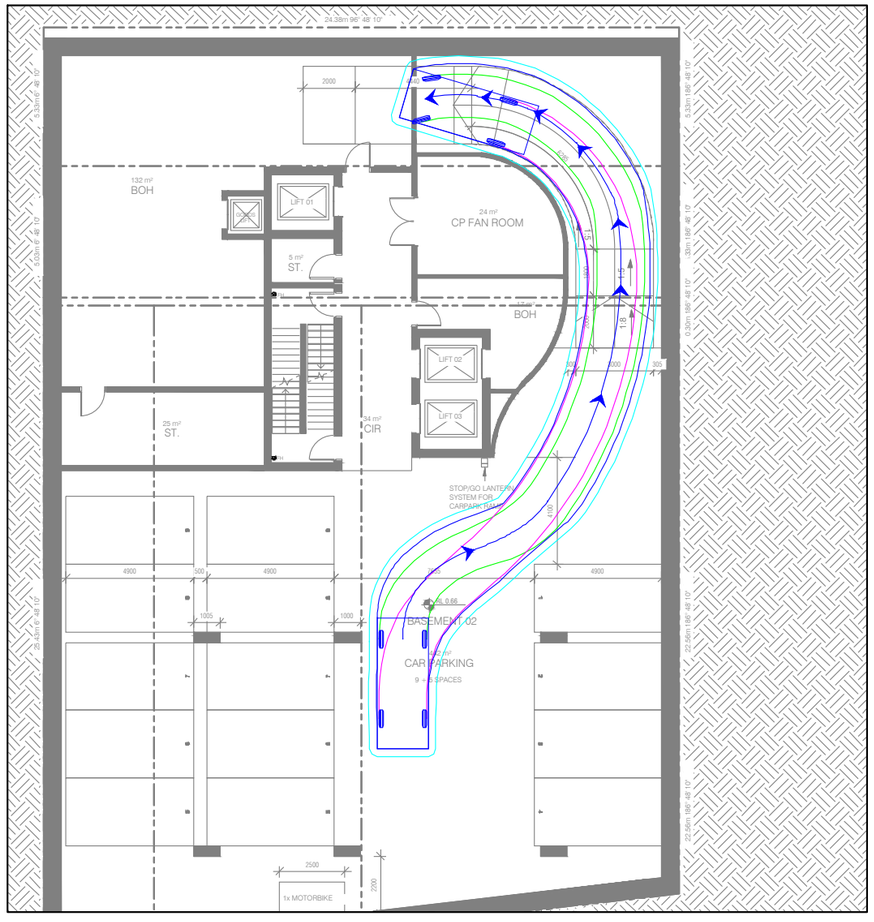
T: (03) 9822 2888
www.traffixgroup.com.au

B99 PROPPED PASSING BASEMENT 2 - INGRESS



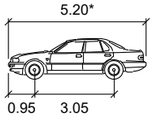
B99 PROPPED PASSING BASEMENT 2 - EGRESS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



99th percentile
(AS/NZS 2890.1:2004)

Width	:	1.94
Track	:	1.84
Kerb to Kerb Radius	:	12.5m

* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

LEGEND

REAR WHEELS — VEHICLE BODY
FRONT WHEELS — BODY CLEARANCE

REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	16/04/2025	TOWN PLANNING	L.GREEN	L.FURNESS
B	08/09/2025	UPDATED	L.GREEN	L.FURNESS

116-122 CHESTNUT STREET & 79-83 BALMAIN STREET, CREMORNE

PROPOSED COMMERCIAL DEVELOPMENT

GENERAL NOTES:

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FILE NAME: G33350-02

SHEET NO.: 02

N

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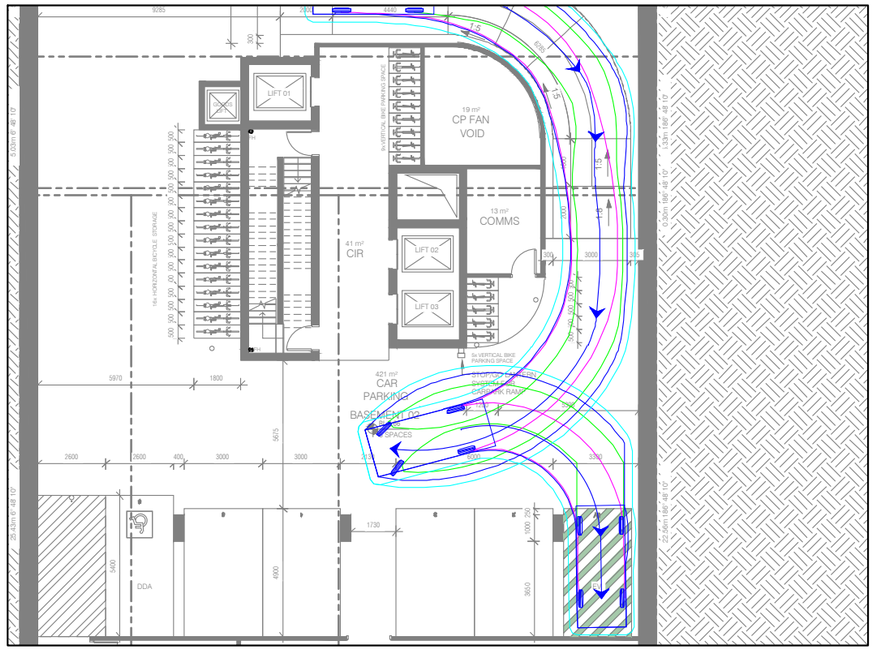
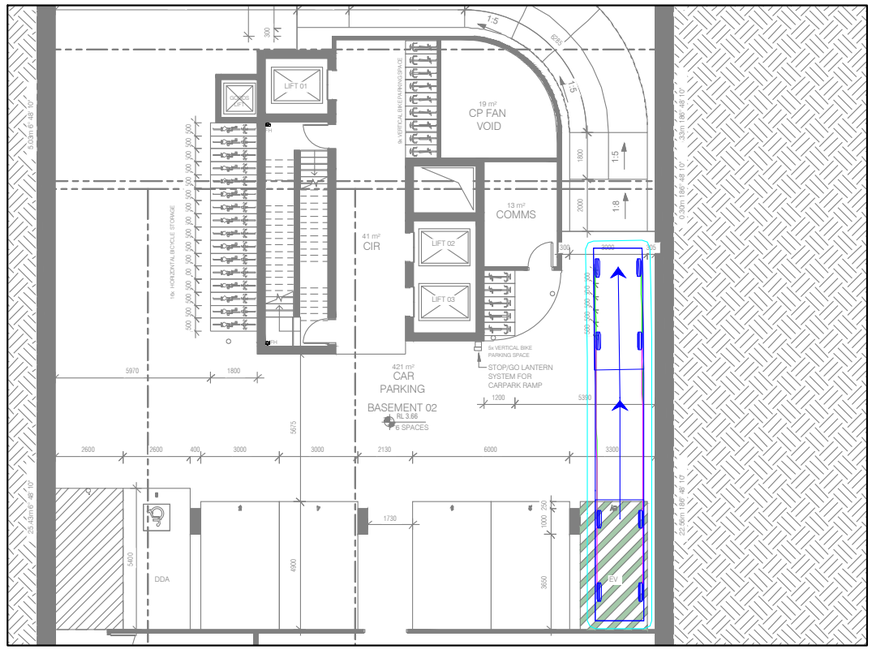
B1 CAR SPACE 1 - INGRESS



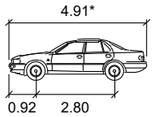
B1 CAR SPACE 1 - EGRESS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



85th percentile
(AS/NZS 2890.1:2004)

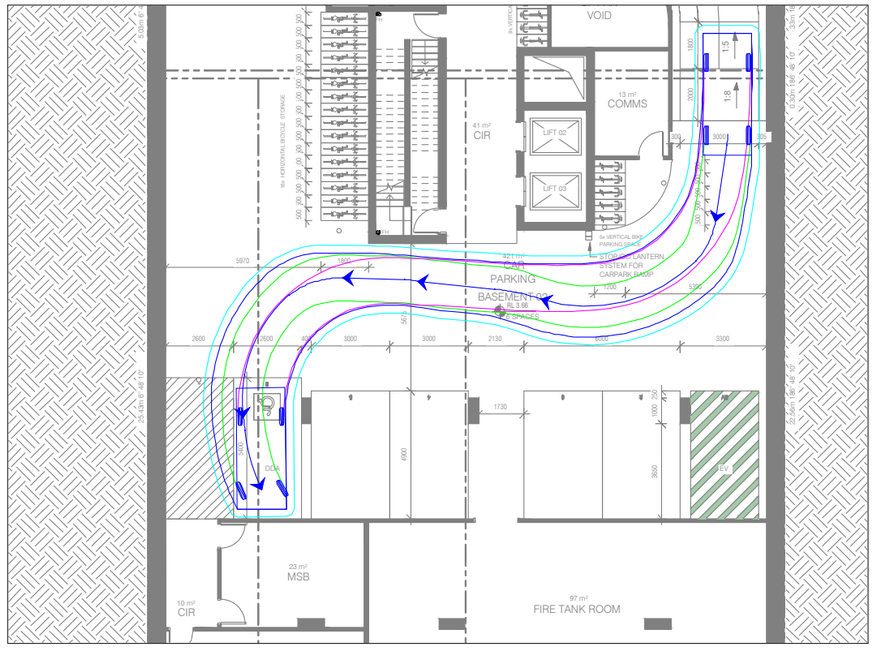
Width	:	1.87m
Track	:	1.77m
Kerb to Kerb Radius	:	11.5m

* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

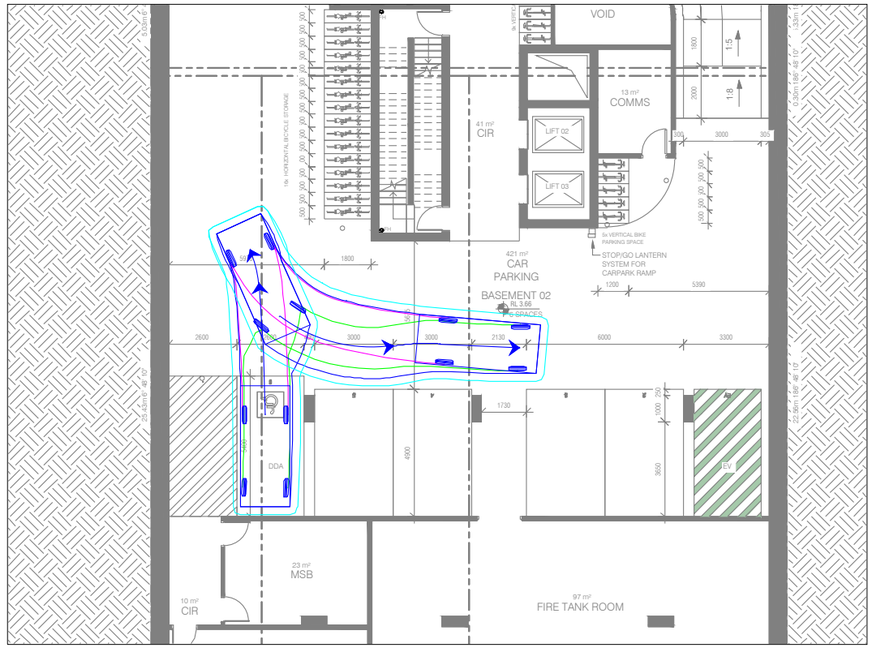
LEGEND

REAR WHEELS — VEHICLE BODY
FRONT WHEELS — BODY CLEARANCE

B1 CAR SPACE 6 - INGRESS



B1 CAR SPACE 6 - EGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	16/04/2025	TOWN PLANNING	L.GREEN	L.FURNESS
B	08/09/2025	UPDATED	L.GREEN	L.FURNESS

116-122 CHESTNUT STREET & 79-83 BALMAIN STREET, CREMORNE

PROPOSED COMMERCIAL DEVELOPMENT

GENERAL NOTES:

DRAWINGS BY: FIELDWORK PROJECTS PTY LTD

FILE NAME: G33350-02

SHEET NO.: 03

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SCALE: 1:200 (A3)

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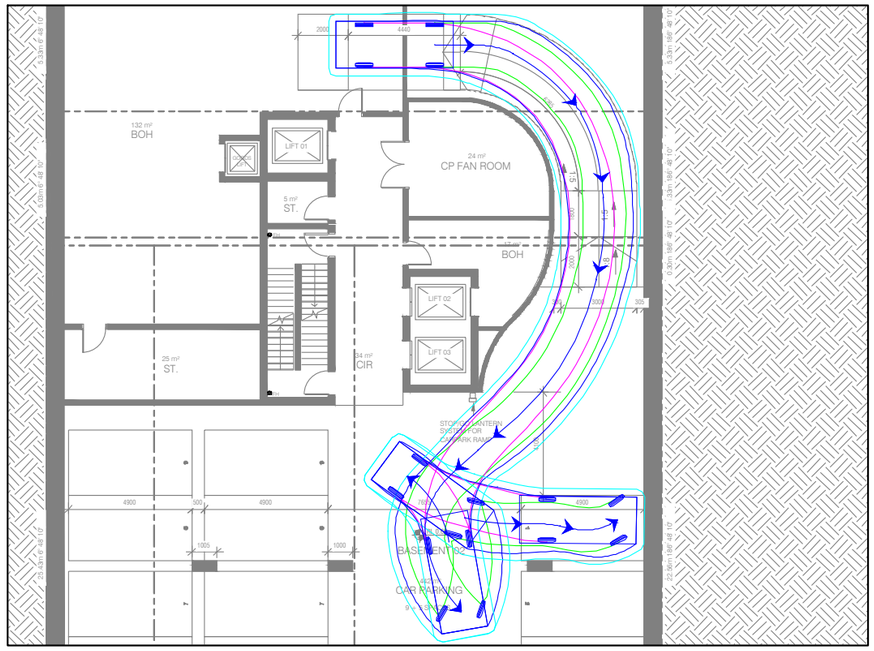
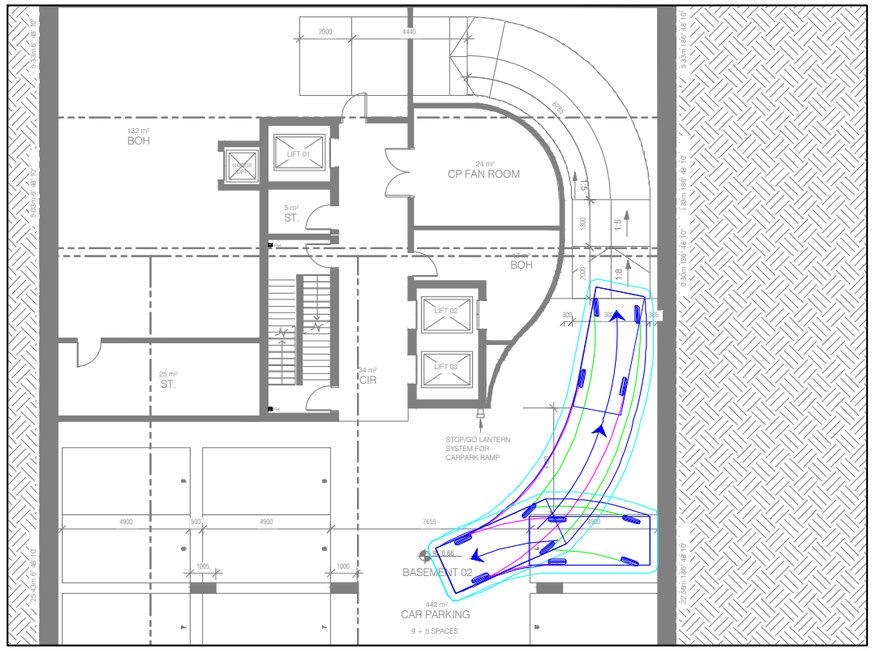
B2 CAR SPACE 1 - INGRESS



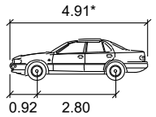
B2 CAR SPACE 1 - EGRESS



VEHICLE PROFILE

VEHICLE USED IN SIMULATION

(VEHICLE SPEED - 5KM/H)



85th percentile
(AS/NZS 2890.1:2004)

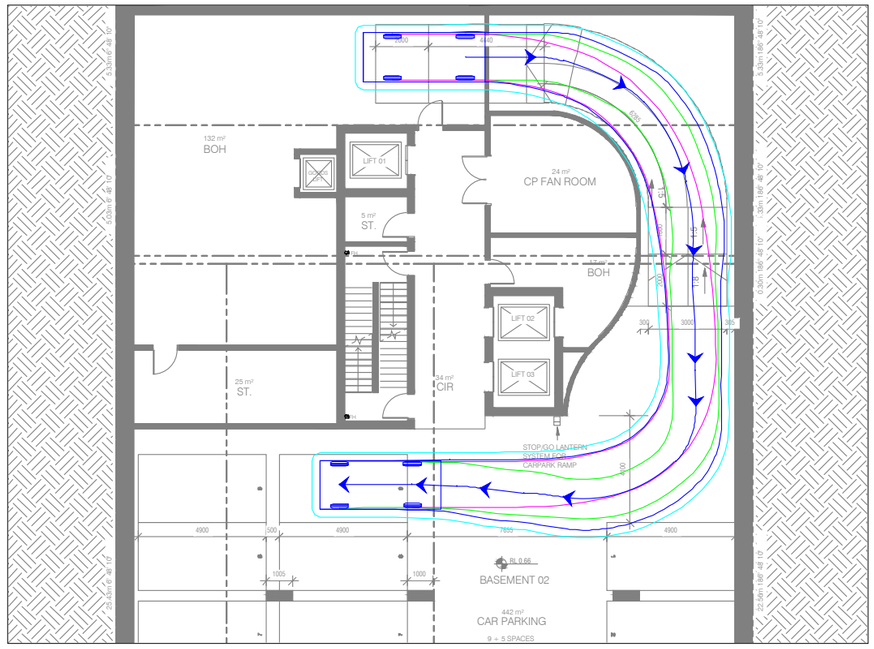
Width	:	1.87m
Track	:	1.77m
Kerb to Kerb Radius	:	11.5m

* actual template based on 'relevant longitudinal dimensions that affect swept path' as set out in Section B2.1 of AS/NZS 2890.1:2004

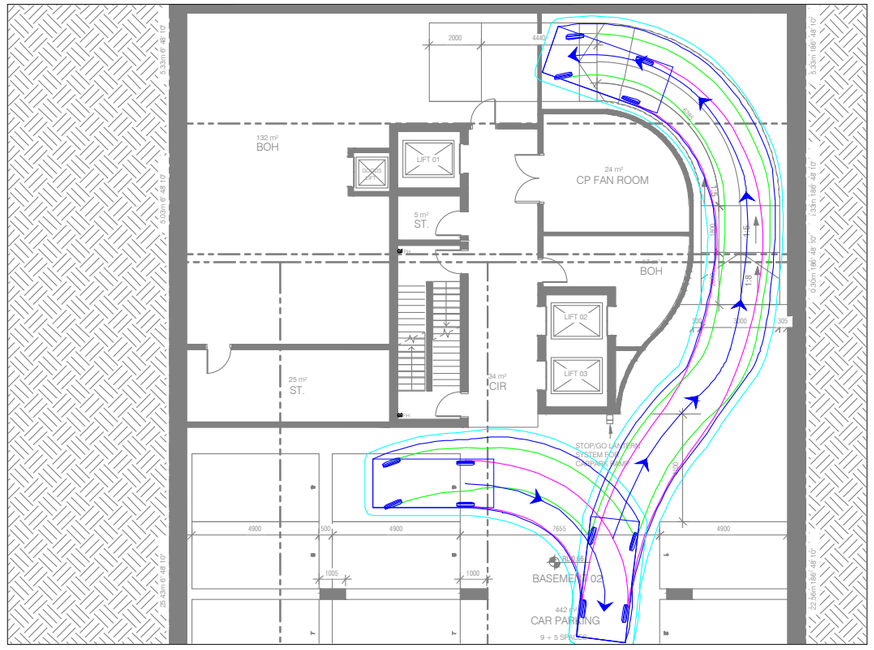
LEGEND

REAR WHEELS — VEHICLE BODY
FRONT WHEELS — BODY CLEARANCE

B2 CAR SPACE 5 - INGRESS



B2 CAR SPACE 5 - EGRESS



REV	DATE	NOTES	DESIGNED BY	CHECKED BY
A	16/04/2025	TOWN PLANNING	L.GREEN	L.FURNESS
B	08/09/2025	UPDATED	L.GREEN	L.FURNESS

116-122 CHESTNUT STREET & 79-83 BALMAIN STREET, CREMORNE

PROPOSED COMMERCIAL DEVELOPMENT

GENERAL NOTES:

DRAWINGS BY: FIELDWORK PROJECTS PTY LTD

FILE NAME: G33350-02

SHEET NO.: 04

N

SCALE: 1:200 (A3)

0 2 4

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Urban Design
Formal Referral Response

Application Information:

Referral Officer:	Hayley McNicol and Christian Lundh
Officer:	Erryn Megennis
Council Reference:	PPE25/0774
Address:	79 Balmain St, Cremorne VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D25/471689: IREF25/01800 - 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:	

Recommendation

The proposal is **not** supported in its current form.

Comment Summary

- Comments on the application from an Urban Design perspective are requested on the following:
  - Height and massing
  - Architecture and materiality
  - Public realm interface
  - Landscape Plan (IREF25/01802)
  - Public Realm and Streetscape Improvement Plan
  - Street Tree Contribution
- Comments are provided below and based on the following documents:
  - Architectural Plans, prepared by Hachem, REV D dated 31 October 2025; and
  - Landscape Plans, prepared by Florian Wild, dated April 2025

Height and Massing

- Policies under Clause 15.01-2L – Building design include:
  - *Ensure the height of new buildings respond to the building height requirements set out in the planning scheme, adjoining development building height or where there are no specified building height requirements, have regard to the physical and strategic context of the site.*

- The site is covered by DDO52. In Section 2.6, the site is classified as Precinct Area 'R-C'. The following height and massing controls apply to the site:

Area R-C	Preferred requirement	Mandatory requirement
Maximum building height	28m	None specified

Maximum and minimum street wall setback	80-82 Balmain Street - Retain existing heritage setback Elsewhere - None specified	None specified
Maximum street wall height	80-82 Balmain Street - Retain heritage street wall Elsewhere - 12m	None specified
Minimum upper level setback	80-82 Balmain Street - Green Street frontage – 7m; Balmain Street frontage – 5m Elsewhere - 3m	None specified
Maximum boundary wall height	20m	None specified

- The proposed development is 39.8m in height which is significantly higher than the 28m preferred height limit and does not complement the preferred future built form character for this area as set out in DDO52 and the Cremorne UDF. The height is therefore not supported from an urban design perspective – a significant reduction is required to bring it in line with DDO52.
- Although the upper floors of the development peels back from the south-west corner, overall the development does not provide a defined street wall to Balmain and Chestnut Streets with upper floor setbacks – not supported and does not meet the above DDO52 requirements. It is recommended to provide a more distinct street wall and upper level setbacks, as well as an improved street wall design (see following section). The street wall should be four storeys and incorporate appropriate transition down to the heritage property to the west and lower scale residential properties to the north.
- It is acknowledged that a previous approval has been granted for a building in excess of these requirements, however we understand that DDO52 has been implemented in the scheme since the previous approval and provides specific built form controls for the site. In our view the latest proposal does not justify the excessive height increase.

Architecture and materiality

- Policies under Clause 15.01-2L – Building design include:
  - *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*
  - *Make a positive contribution to the streetscape through high quality architecture and urban design.*
- Policies under DDO52 include:
  - *To reinforce the fine grain industrial character of the precinct through a mix of well-designed new buildings which focusses on the cluster of heritage buildings at the Green and Balmain Streets intersection.*
  - *Achieve urban design and architectural excellence.*
  - *Reinforce the industrial character of the precinct through robust and durable materials which reference industrial typologies.*
  - *Discourage facade treatment which create unacceptable glare to the public realm and neighbouring properties.*
  - *At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing*
- The lower levels of the development feature a mix of design treatments and materials, including extensive glazing. It is recommended that the streetwall design present a stronger, more cohesive frontage that complements the surrounding industrial character. This should incorporate robust materials (such as brick) and achieve a balanced ratio of solid and void elements. The streetwall should maintain a simple, unified design that reflects the fine-grain industrial character of the broader area.
- The façade design and materiality of the upper levels currently appear as two distinct sections with little visual relationship. It is recommended that a more integrated and cohesive design approach be adopted for these levels. If differentiation between sections is desired, a unifying concept should be introduced to ensure the building reads as a connected whole.

Public Realm Interface

- Policies under DDO52 includes:
  - *To ensure development enhances the public realm and contributes to a network of pedestrian orientated streets through street activation, human scale development, sunlight access to Balmain Street and open spaces, comfortable wind conditions, and street setbacks at ground level.*

The development achieves design excellence through each of the following:

- *Provide safe and generous ground level setbacks and publicly accessible spaces to enhance the public realm and accommodate building entrances, spaces for outdoor dining, landscaping or street level bicycle parking*

Street walls should:

- *Include architectural detailing such as high quality tactile materials and depth and articulation to provide visual interest to pedestrians.*
- *Expand the public realm through inset building entrances and integrated seating with foot clearance, where appropriate.*

Development should locate sub-stations underground, where possible, and access should be provided from right of ways, laneways or located off the primary street.

Vehicle ingress and egress into development, including loading facilities and building servicing, should be designed to retain the continuity of the public realm by:

- *Ensuring a high standard of pedestrian amenity.*
- *Limiting potential conflict between vehicle movements and pedestrian activity.*
- *Avoiding wide crossover points.*

Pedestrian and bicycle design requirements

- *Development should ensure pedestrian entrances are clearly visible, secure and have an identifiable sense of address.*
- *Visitor and staff bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses.*

The following design modifications should be considered to improve the surrounding public realm interfaces:

Balmain Street

- Previous scheme presented both building corners to Balmain Street as generous curvilinear corners, as the proposed scale of the building will generate increased pedestrian usage, the east corner of the building should be modified to achieve a more generous curvilinear / chamfered corner accommodating increased pedestrian usage and improving the sense of address linking to the main building entrance from Chestnut Street.
- Glazing should be continued around the building corner, extended into the laneway.
- The building setback should be reintroduced, a minimum 1000mm setback should be considered.
- The existing crossover along Balmain Street is to be removed and reinstated with footpath paving.
- One (1) new on-road tree to be integrated between the parallel parking bays.

Chestnut Street

- In lieu of the redundant crossover the existing kerb outstand in the southeast corner of the intersection to Balmain Street is to be extended (to north). The extended kerb outstand to accommodate additional paved footpath space, low cover planting and one (1) additional tree (if feasible).
- Three (3) parallel car parking bays as per existing conditions are to be integrated along the street frontage.
- One (1) additional on road street tree is to be integrated between the parallel parking bays.

Laneway

- The laneway widening is in principle supported from an Urban Design Perspective, as the current condition of the laneway is a single carriage way, a widening to the Balmain Street interface is not supported and crossover widths should be reduced if feasible.
- The crossing into Balmain Street to be asphalt to visually create a continuous pedestrian footpath and with have bluestone kerb and pitcher channel to match adjacent existing conditions to Council satisfaction.

- The tree visitor bike parking along the building wall is not supported as they are not in visible location in proximity to any building entrance and with minimal passive surveillance. Bike hoops to be relocated to a more prominent publicly accessible location within the subject site.
- Utility cabinet doors for substation to open at 180-degrees and be latched onto the building wall when in service.
- The proposed substation should be located underground, and in lieu expand the ground floor F&B and glazing along the laneway.
- The solid building street wall along the laneway interface is not supported, visual permeability from within the building should be maximised for improved public realm safety and egress doors to integrate glazing or similar.
- The sectional car park roller door to be relocated to be aligned with the building to remove the setback space that may result in loitering and anti-social behaviour.
- The view-line to the north from Balmain Street along the setback space creates an opportunity into integrate element of visual delight. As the property boundary extends beyond the proposed building envelope, the unused space should be replaced with a planter, and the proposed grey painted wind screen reconfigured to accommodate climbing plants. The windscreen / plant climbing structure to extend the full height of the setback space.
- The narrow sliver between the proposed building footprint / subject site and 114 Chestnut Street will not be safely accessible, its inaccessibility will result in accumulation of debris and potential place for vermin. The narrow space should closed off with built form element and gates removed (not required), side faces should be designed to be integrated and match the architectural features of the proposed building.
- The booster lacks detail. Booster to be well integrated with the built form and ground floor planter boxes.

Landscape Plan

The landscape concept plan provides minimal information to allow for a complete review. Should the development be approved then a details landscape plan must be submitted for Council review and approval.

The landscape plan must be separate to the Streetscape and Public Realm Improvement Plan.

The Landscape plan must be modified to include any changes as noted under this memo.

Landscape Plan and Plant Schedule

- The proposed plant species is in principle supported, for a building this scale and reliance on successful greenery to achieve the design vision, the proposed three (3) in total plant species should be increased for more variety.
- Ensure plant species are not on the list of environmental weeds in Victoria.

Landscape Details and Irrigation

- Show minimum planter widths, ideally minimum 400mm.
- Delineation between public and private land to be highlighted with a stainless steel flush edge.
- Provide details of any proposed plant climbing frame or structure.
- Clear reference should be made to irrigation system on all relevant landscape details.
- Irrigation and drainage should be integrated into the built form/roof slabs ie no exposed pipework.
- Soil volume for trees and other planters not provided.
- Soil volume to be achieved with increased planter height, mounding of soil in planters is not acceptable.

Landscape Maintenance

Main concern around the landscape plan for this development is related to maintenance of planter boxes on upper levels and how safe maintenance access be achieved.

- While officers generally support vertical green elements, preference is not to have maintenance by abseiling, and confirmation is required how safe access will be achieved for qualified maintenance crews to access any elevated landscaped areas safely.
- Maintenance information provided is not sufficient and detailed maintenance requirements for all planting on the site including responsibility and frequency must be provided.
- Provide a detailed maintenance program and schedule for all works.

Public Realm and Streetscape Improvement Plan

Streetscape enhancements in form of new street trees and modified kerb extensions must be detailed on a Public Realm and Streetscape Improvement Plan.

The plan must be provided to responsible authority satisfaction, review and approval. The Public Realm and Streetscape Improvement Plan must include, but not limited to:

- Property boundary clearly defined;
- Layout plan indicating all existing and proposed features and surface levels;
- Show all existing and proposed streetscape infrastructure including (but not limited to) light poles, drains, kerbs, channels, paving, edges, existing and new street trees, parking bays and street signs;
- Consider drainage and overland flow, to mitigate any risk of overland flow from the public realm into the subject site;
- Any proposed drainage upgrades;
- Clear dimensions of existing and proposed footpath widths;
  - Demonstrate a seamless / DDA compliant levels transition across all proposed footpaths pavements;
  - Demonstrate a seamless / DDA accessible transition from the public realm into proposed building ground floor entrances.
  - Any ground level modifications required for DDA compliance must be accommodated for within the subject site.
- Any required ramps, landings, tactiles or handrails located within private title and not protruding into public realm or ground floor setback intended for unobstructed and DDA compliant access;
- Reconstruction of all footpaths adjacent to the property in accordance with Council standards and Department of Transport's requirements;
- Any existing and proposed service pits within the footpath area must be adjusted to match the reconstructed footpath grades; and
- Include notes on plans;
  - *"Standard City of Yarra road tree cutout, protective hoop and tree planting to be delivered by Council's tree planting contractor."*
  - *"Standard City of Yarra footpath tree cutout and tree planting to be delivered by Council's tree planting contractor."*

Street Tree Contribution

Plans should indicate the location of new street on Balmain Street one (1) and Chestnut Street two (2) to be planted by Council with developer contribution.

- All trees to be planted by Council with developer contribution.
- All street tree planting is to be undertaken by Council's tree planting contractor.
  - The applicant is requested to contribute to the cost of planting new street trees, which would cover the cost of tree sourcing, planting and 24 months of establishment maintenance.
  - Figure of total sum of street tree contribution to be confirmed pending extent of streetscape improvements around the subject site.
- Developer contribution for three (3) no. street trees is (at the date of preparation of this memo) is $ 7,051.00 (ex GST) per tree
- Council refers the right to increase the rate as per current inflation at its discretion.
- Council's tree planting contractor will source and plant the street trees.
- Final tree species and locations are to be confirmed by Council's arborist prior to construction.
- Council to be kept updated as the project progresses so when the plans are approved Council can ensure trees are placed on order in time for completion.
- All other works associated with the implementation of the public realm plan including but not limited to, drainage works, paving, road -re sheeting, relocation of services, installation of imported topsoil, mulch and low cover planting are to be completed by the developer at the developers cost to the satisfaction of the responsible authority.
- Any low cover planting to have minimum 24 months (two summers) maintenance at the cost of the developer (if developer installed the trees then these are subject to the same maintenance requirements).
- The developer to advise on completion of any works in accordance with Council general requirements for completion of public realm works.

Capital Works:

There are no known planned / approved capital works around the site being led by the Urban Design Team.

Urban Designer: Hayley McNicol and Christian Lundh
Date: 15 December 2025

Strategic Planning
Formal Referral Response

Application Information:

Referral Officer:	Jean Zhang
Officer:	Erryn Megennis
Council Reference:	PPE25/0774
Address:	79-83 Balmain St, Cremorne VIC 3121 and 116-122 Chestnut Street Cremorne VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: D25/471620 - IREF25/01798 - 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: • Clause 17.01-1L Employment • Schedule 52 to the Design and Development Overlay Cremorne Enterprise Precinct – Railway Precinct (DDO52), interim built form controls • Proposed Clause 11.03-6L-01, part of Amendment C318yara • Proposed Schedule 3 to Clause 45.09 Parking Overlay, part of Amendment C318yara. They do not provide commentary on other sections of the Planning Scheme or assess the internal amenity of the application.

Prev. Responses:	Previous pre-application advice for this development can be viewed here. The proposed site has an active planning permit for the construction of a 10-storey mixed use building (permit reference PLN23/0659).

Development Details:

Relevant amendment and status:	**Amendment C317yara – interim planning controls** Notice of approval was published in the Victorian Government Gazette for C317yara on 25 September 2025 and applies the DDO52 on an interim basis until 29 January 2027. **Amendment C318yara – permanent controls** Public exhibition concluded on 8 December 2025.
Existing and proposed controls:	**Existing controls** DDO5 DDO52 (interim controls) **Proposed controls** Clause 11.03-6L Cremorne Precinct DDO52, Schedule 3 to the Parking Overlay, Clause 11.03-6L. The proposed controls available to view here
Subject Site Plan:	Record D25/471495: PPE25/0774 - 79-83 Balmain St & 116-122 Chestnut St Cremorne - Plans

Strategic Planning Comments and Recommendations

Strategic Planning recommend that the Department of Transport and Planning (DTP) do not grant a permit for this proposal in its current form.

- The proposed height of 13-storey (39.8m) is in direct conflict with the vision set out in the Cremorne Urban Design Framework and DDO52.
- The proposed primary use as a residential hotel will not sufficiently contribute to the function and purpose of the Cremorne major employment precinct and its role as an enterprise precinct with genuine concerns of the adaptability of the design for future commercial uses.
- The proposal does not comply with the DDO52, with unacceptable non-compliances with building height, street wall setbacks, upper level setbacks, building separation and overshadowing of the southern footpath of Balmain Street and the future proposed small local open site
- The built form and massing will produce an unacceptable outcome through excessive visual bulk, visually overwhelm the adjacent/nearby heritage buildings (Bryant and May site and Olinda House).

This referral recommends:

1. Overall building height to be reduced in accordance with DDO52.
2. Street wall height of the corner of Balmain Street and Chestnut Street be reduced in accordance with DDO52.
3. Upper level setbacks be increased in accordance with DDO52.
4. Building separation setbacks be increased as follows:
    a. For the west interface the upper levels above 20m be setback greater than 4.5m.
    b. For the north interface the upper levels above 28m be setback greater than 4.5m.
5. The design be amended to not overshadow the southern footpath of Balmain Street in accordance with DDO52 and to minimise overshadowing of a potential open space on the Bryant and May site.
6. Floor to ceiling heights are increased to support a range of uses over time and a floor plan layout that would allow for different employment generating uses.

Assessment of compliance with built form requirements

DDO Requirement	Interim DDO52	PPE25/0774	Compliance with DDO52
Overall building height	28m	39.8m (excluding site services)	**Does not comply.** It is recommended the height be reduced to align with DDO52.
Street wall height and setback	12m	Balmain Street: 10m steps to 33.2m Chestnut Street: 33.2m	**Complies at southern street wall** (Balmain Street). **Does not comply at eastern street wall** (Chestnut Street). It is recommended that the street wall on the corner of Balmain and Chestnut be reduced to align with DDO52.
Upper level setback	Balmain Street 5m Chestnut Street 3m	Balmain Street 3.6m at 12th storey Chestnut Street 2m at 12th storey	**Does not comply.** It is recommended that the upper level setbacks be increased to align with DDO52.
Building separation	Maximum boundary wall height: 20m Building separation: 4.5m above mandatory building height.	Boundary wall: • West: 33.2m • North: 34.2m Setback: • West: 2.3m • North: 1.82m	**Does not comply.** It is recommended: • For the west interface the upper levels above 20m be setback greater than 4.5m. • For the north interface the upper levels above 28m be setback greater than 4.5m.
Overshadowing	No additional overshadowing to southern footpath of Balmain Street between 10am-2pm on 22 Sep	Additional overshadowing expected.	**Does not comply.** It is recommended that the design be amended to not overshadow the southern footpath of Balmain Street in accordance with DDO52 and to minimise overshadowing of a potential open space on the Bryant and May site.

Building design	Refer to Schedule 52 of the Design and Development Overlay.	Refer to commentary below.	**Generally complies with some non-compliance.** It is recommended that floor to ceiling heights are increased to support a range of uses over time and a floor plan layout that would allow for different employment generating uses.

Strategic Planning full comments

Local policy (Clause 13.01-6L Cremorne Precinct)

The proposed use as a residential hotel is **does not align with Clause 11.03-6L** due to the following reasons:

It is questionable whether a residential hotel will compliment Cremorne's role as a Major Employment Precinct, especially considering the recently approved hotel on the north side of the Bryant and May site.

The proposed Local Policy seeks to encourage a range of creative and innovative businesses with more diverse mix of uses seen on sites like the Richmond Maltings.

The proposal includes a number of elements that conflict with direction of the Local Policy:

- Low floor to ceiling heights that do not support future conversion of uses.
- Floor plan layouts that will make future conversion difficult.
- A number of three bedroom hotel rooms are designed as apartments rather than hotel accommodation.

Building height requirements

The proposed height does not comply and exceeds the preferred maximum height listed (**Figure 1**). The application does not meet the criteria to exceed the preferred height as it does not provide a greater building separation than required and is therefore not accepted. Additionally it fails to respond to the context of the nearby heritage building at 75 Balmain Street and the future open space within the Bryant and May site (**Figure 2 and 3a/b)**.

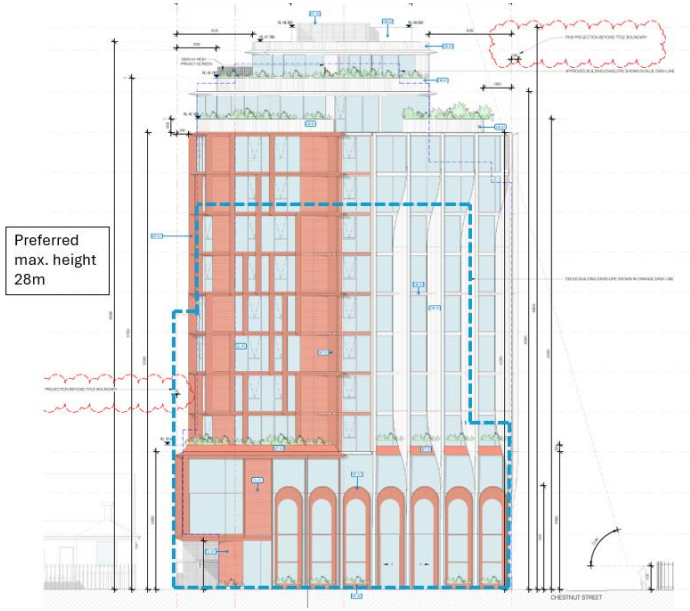


Figure 1 – Proposed building height with mark-up of preferred maximum building envelope shown in blue

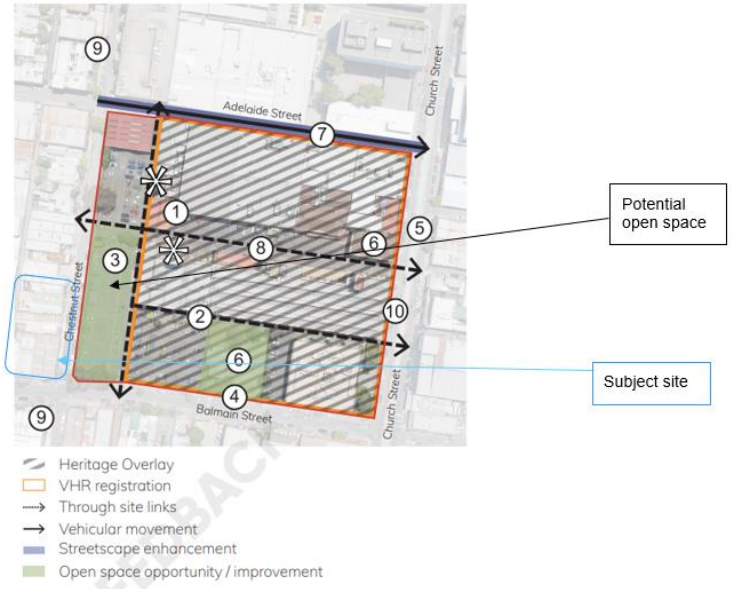


Figure 2 – Bryant and May site and potential open space in relation to the subject site. Source: p129 of revised Cremorne Urban Design Framework



Figure 3a: View facing western elevation from Olinda House at 75 Balmain Street (heritage site)



Figure 3b: View facing western elevation from Olinda House at 75 Balmain Street (heritage site), adapted by Strategic Planning

Street wall height and setback requirements

The proposal's street wall height and setbacks partially comply with the preferred minimum setbacks listed.

The street wall height:

- **complies** at the southern street wall (Balmain Street).
- **does not** comply at the eastern street wall of Chestnut Street and northern street wall of Balmain Street (**Figure 4**).

The application does not meet the criteria to exceed the preferred street wall site at the eastern street wall as it does not respond to the design objectives listed at Clause 1.0, including human scale development, sunlight access to Balmain Street and open spaces, street setbacks. The street wall height at Chestnut Street produces an unacceptable design outcome when viewed from the street as it visually overwhelms the area (**Figure 5**)

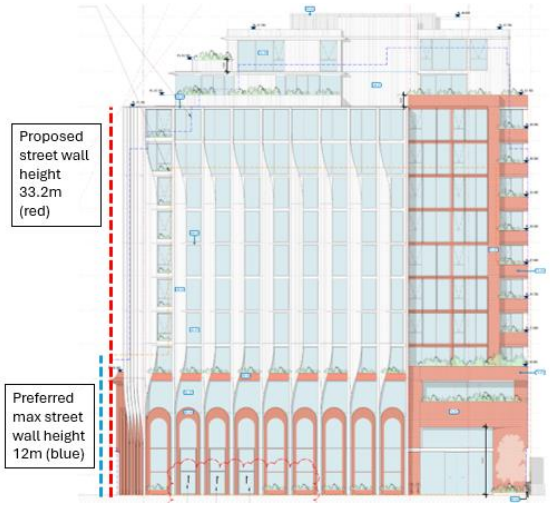


Figure 4: Preferred maximum street wall height (blue) and proposed height (red) at eastern street wall



Figure 5: View of proposal from Chestnut Street, presenting dominantly from pedestrian view

Upper level setback requirements

The proposed upper level setbacks **do not comply** with the preferred minimum setbacks listed for Balmain Street (**Figure 6**) and for Chestnut Street (**Figure 7**)

The application does not meet the criteria to reduce the minimum setback and will create overwhelming visual impact when viewed from the street in conjunction with the excessive building height.

The proposal is not designed or setback to sensitively respond to heritage buildings (Olinda House at 75 Balmain Street and the Bryant and May site) (**Figure 3**). The lack of upper level setback along Chestnut Street create an overly dominant visual presence in comparison to these places.

Upper level setbacks are also required to properly managing overshadowing impacts to Balmain Street and to a potential future open space on the Bryant and May site.

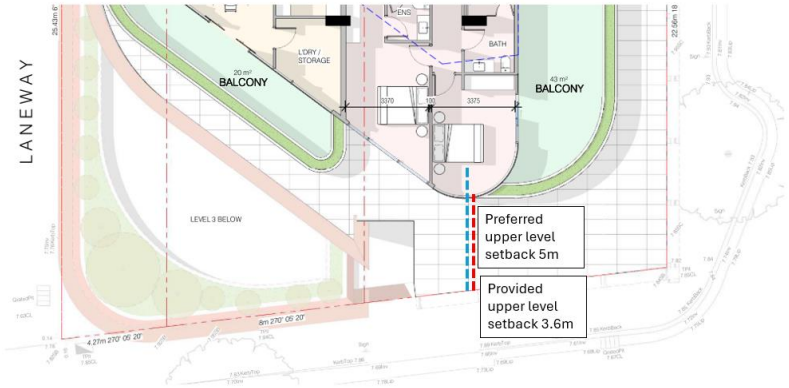


Figure 6: Preferred upper level setback (blue) and provided setback (red) at Balmain Street

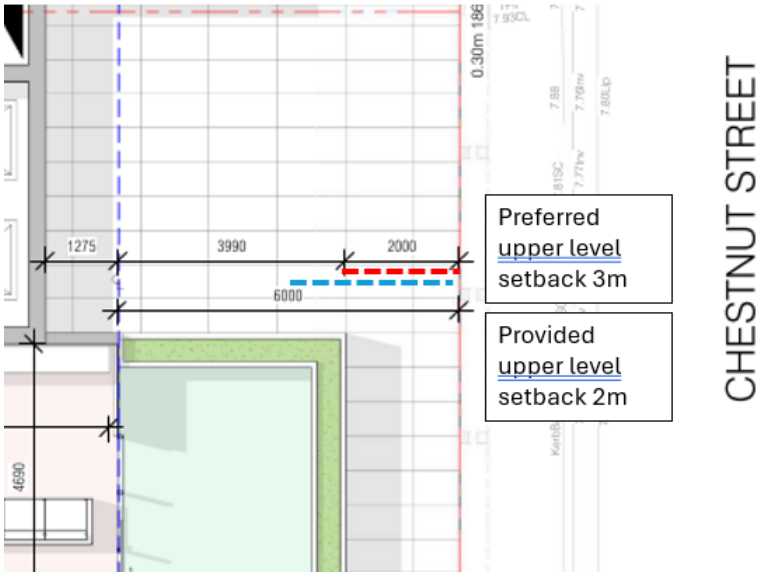


Figure 7: Preferred upper level setback (blue) and provided setback (red) at Balmain Street at Chestnuut Street

Building separation requirements

The proposal does not comply with the building separation requirements set out in DDO52 both on the west and north interface.

The boundary wall height for both interfaces is 20m, after which development should be setback 4.5m from the title boundary (north) or centre point of the lane (west). As the site has a frontage greater than 20m all sides must be setback.

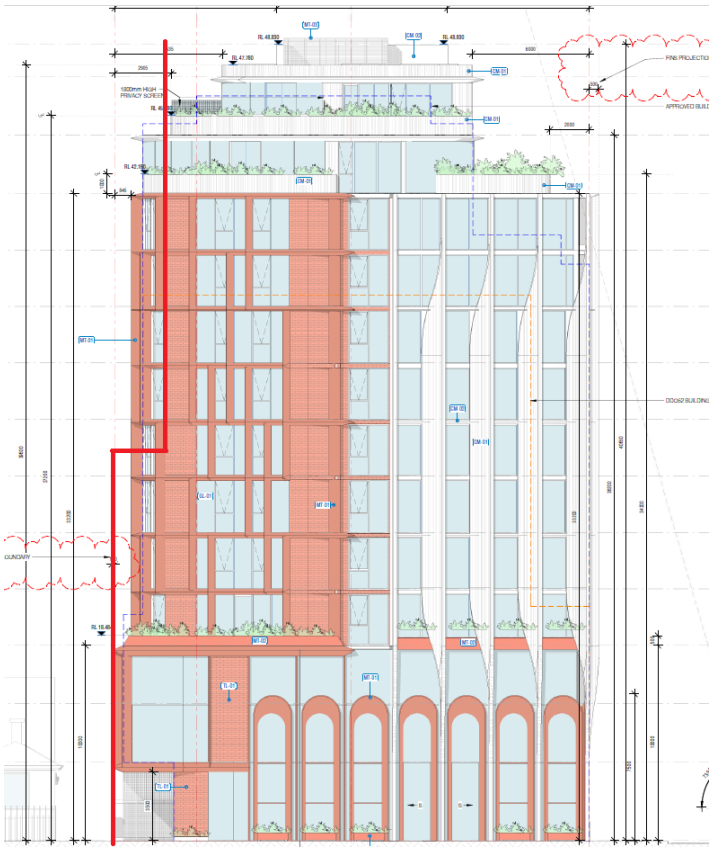


Figure 8: Proposed building separation distance (red) to the western boundary

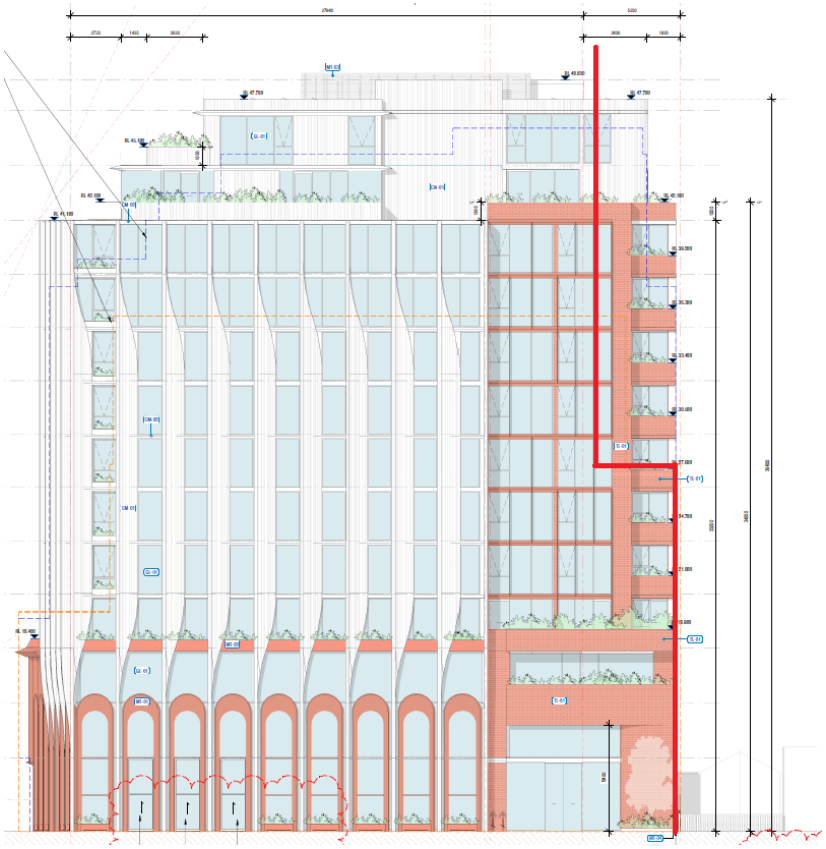


Figure 9: Proposed building separation distance (red) to the northern boundary

Western interface

The referral does commend the design detail on the western interface and does not present as a blank wall from oblique angles. A greater setback should be provided in excess of the requirement consider the scale of the proposal. A lesser setback may be considered if significant reduction in height was proposed due to the development context to the west (heritage building) and laneway separation (ground floor separation).

It is recommended that the upper levels above 20m be setback greater than 4.5m.

North Interface

A greater setback should be provided in excess of the requirement consider the scale of the proposal.

In considering the site context to the north, due to the narrowness of the sites (Figure ##) its likely that a future development will be built on the boundary for one side (less than 20m frontage building separation requirement DDO52). It is logical that the site (114 Chestnut Street) would choose its southern boundary. Therefore, a variation in the building separation requirements could be considered.

It is recommended that upper levels above 28m be setback greater than 4.5m.

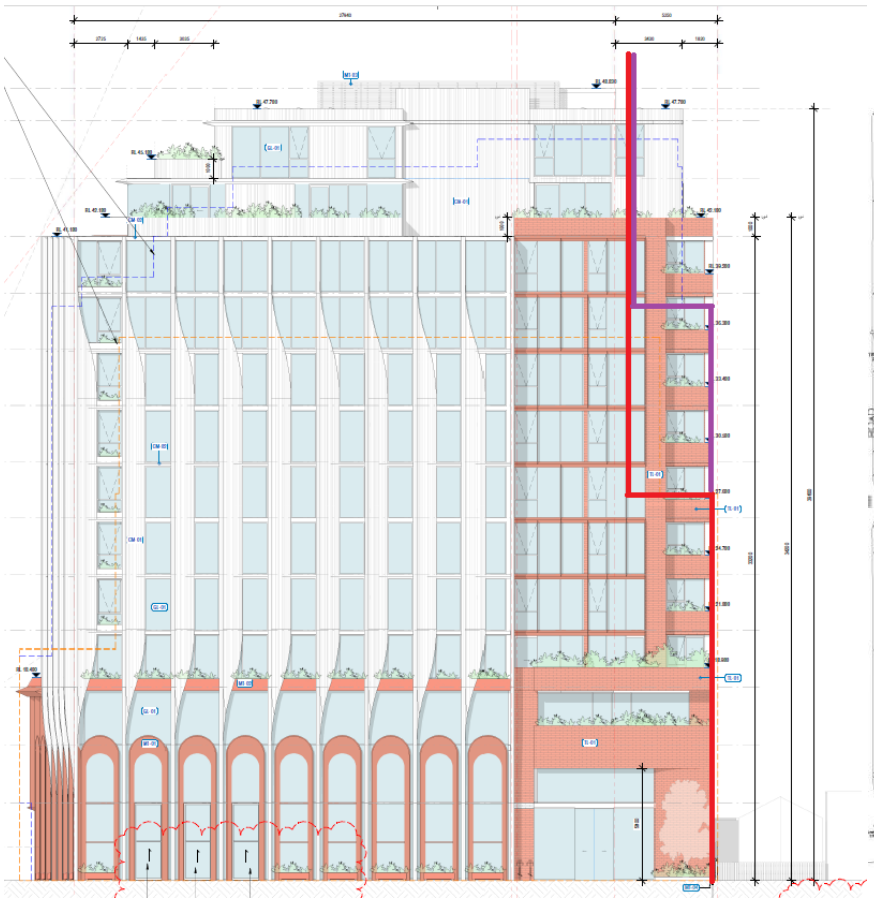


Figure 10: Proposed building separation for site (red) with potential variation (purple) considering site context.

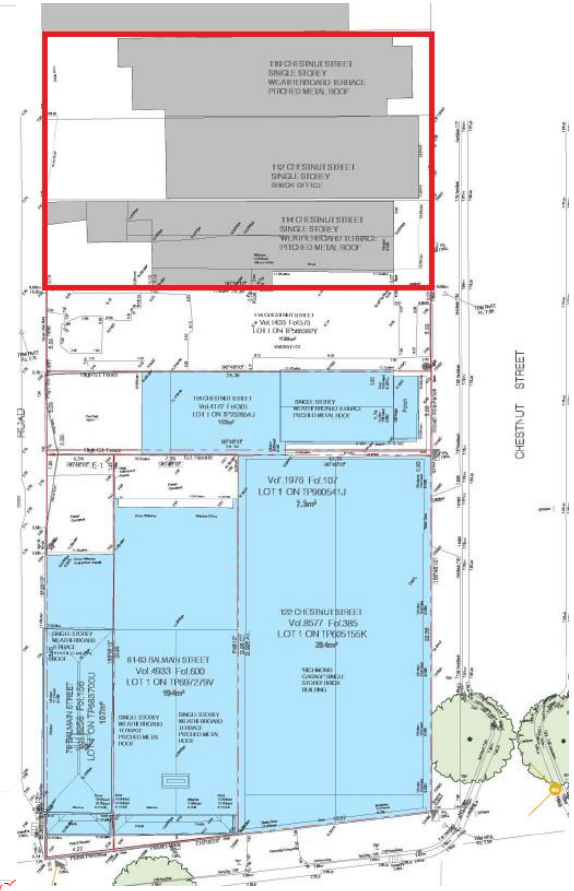


Figure 11: 110, 112 and 114 Chestnut Street properties that have a frontage less than 20m.

Overshadowing requirements

The proposal does not comply with the overshadowing requirements within DDO52.

The proposal will create additional overshadowing onto the southern footpath of Balmain Street and does not comply with the mandatory requirements (**Figure 12**).

Figure 13 shows the indicative impacts on a potential future new local space at the Bryant and May site, which is identified in the Cremorne UDF and Local Planning Policy. The proposal would be greatly impacted by the development in the afternoon (2-3pm 22 September).

It is considered that the additional overshadowing on Balmain Street and the future new local space will lead to unacceptable amenity impacts.

The proposal exceeds both building height and upper level setbacks which has resulted in the overshadowing of Balmain Street. Balmain Street is identified as being a part of the "primary access network" and "local circulation" which means it's a key street connecting key destinations. This street was also identified through the built form review as a street that should include overshadowing controls due to its characteristics as a high traffic street.

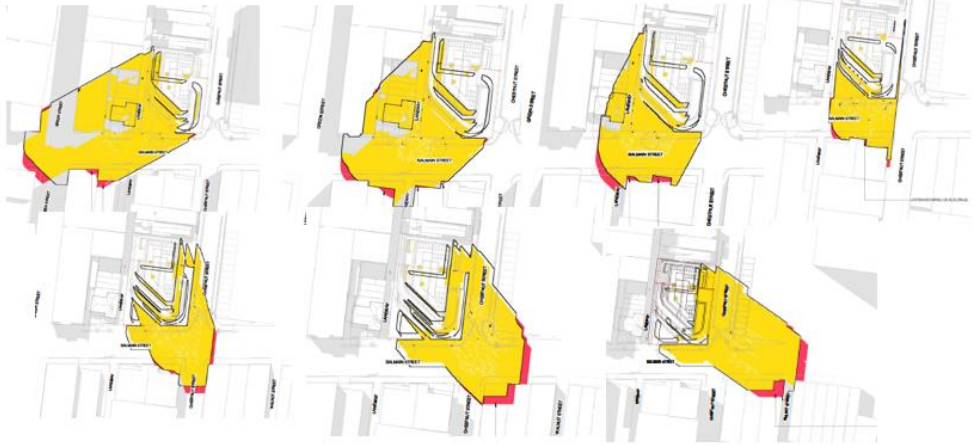


Figure 12: Shadow diagrams hourly, 9am to 3pm September 22



Figure 13: Shadow diagram 2pm September 22 and impact on indicative location of future new local space at the Bryant and May site.

Building design requirements

The proposal partially achieves the building design requirements. It is noted that it generally achieves good design at ground floor. However, the proposal must reduce its visual prominence and bulk through reduction of overall building heights, increase its upper floor setbacks and building separation setbacks.

There are opportunities to improve the northern interface through increase visual interest of the upper most levels when viewed from Chestnut Street to reduce impacts of the blank wall (**Figure 15**).

There are serious concerns about the floor to ceiling heights of levels which range between 2.9-3m. These limit the adaptability of alternative employment generating uses overtime. The floorplan layouts are not conducive for alternative uses either.

It is recommended that floor to ceiling heights are increased to support a range of uses over time and a floor plan layout that would allow for different employment generating uses.

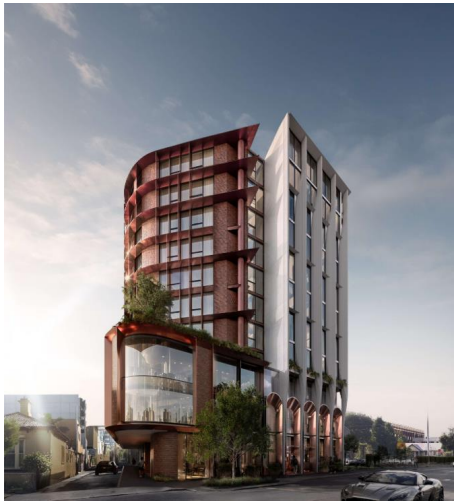


Figure 14 (left): View of proposal from Balmain Street



Figure 15 (right): View of proposal from Chestnut Street



Figure 16: View of ground floor interface from Balmain Street

Vehicle access and laneway requirements

The proposal achieves the listed requirements.

Pedestrian and bicycle design requirements

The proposal achieves the listed requirements.

Proposed Schedule to Parking Overlay requirements

The schedule to the parking overlay introduces reduced minimum parking rate for office and retail. It is noted that these apply for these uses only.

Use and minimum parking rate	Required number of car parking spaces	Number of car parks proposed
Office	661sqm, 6 spaces	20

1 per 100sqm		
Retail 1 per 100sqm	272sqm, 2 spaces	
Residential hotel *No specified rate*	95 rooms, car parking spaces to the satisfaction of the responsible authority	

The proposed residential hotel use will generate more demand for car parking compared to office and retail uses. The proposal does not provide any on-site drop-off arrangements and should be clarified given the existing on-street parking constraints at Balmain Street. Additionally, there is a risk that the residential hotel use may be converted into residential apartment use which will further generate on-site parking demand within the enterprise precinct.

The proposal should be referred to the Transport team for further comment to ascertain an acceptable parking reduction for the residential hotel use.

Further clarity is required to justify a reduction in parking for the residential hotel use and to clarify the traffic impacts for the lack of arrangements for hotel drop-off services.

Strategic Planner: Kyle Everett
Date: 18 December 2025

Development Engineering Formal Referral Response

Application Information:

Referral Officer:	Erryn Megennis
Officer:	Mark Pisani
Council Reference:	PPE25/0774
Referral Number:	IREF25/01803
Address:	79-83 Balmain Street & 116-122 Chestnut Street, Cremorne
Proposal:	DTP - Notice of Application
Comments Sought:	Reduction in car parking; traffic; access arrangements; internal layout design; infrastructure.
Disclaimer:	Council's Development Engineering unit provides the following advice based on information provided in the referral request memo referenced above.

Engineering Referral Details

Council's Engineering Referral team has reviewed the drawings and documents provided by the Statutory Planning department, as outlined in ***Table 1*** below.

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
City of Yarra	Planning Permit PLN23/0659		30 July 2024
Hachem Architecture	TP1.01 *Floor Plan - Basement 02* TP1.02 *Floor Plan - Basement 01* TP1.03 *Floor Plan - Ground* TP1.04 *Floor Plan - Level 01* TP2.01 *Building Elevation - North* TP2.02 *Building Elevation - South* TP2.03 *Building Elevation - East* TP2.04 *Building Elevation - West* TP3.01 *Building Section - East West* TP3.02 *Building Section - North South* TP3.10 *Enlarged Section - 01*	D D D D D D D D D D D	31 October 2025 31 October 2025 31 October 2025 31 October 2025 31 October 2025 31 October 2025 31 October 2025 31 October 2025 31 October 2025 31 October 2025 31 October 2025
Traffix Group	Traffic Engineering Assessment	D	8 September 2025

Author / Consultant	Drawing No. or Document	Revision	Dated
	Traffic Memorandum		9 July 2025
	G33350-02 Sheet 05 Swept Path Diagrams	C	30 October 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	The vehicle crossing servicing the north-south aligned laneway must be reconstructed and widened to accommodate the setback area (adjacent to the laneway).	Update the drawings (including an annotation).
2	The applicant is to prepare a cross sectional drawing for the widened vehicle crossing fronting Balmain Street. Information in relation to preparing the vehicle crossing section drawings is appended to this memo (Appendix A). A ground clearance check is to be undertaken for the vehicle crossing using the B99 design vehicle to confirm that vehicles can enter and exit the development without scraping or bottoming out.	Provide a cross sectional drawing for the widened vehicle crossing, together with a ground clearance check using the B99 design vehicle.
3	Provide a functional layout plan (FLP) for all proposed works within the public realm areas, required as part of the development. The FLP must include all civil and landscape aspects within the public realm, indicating general dimensions and providing annotations where relevant. The FLP must be consistent with the details outlined in the relevant sheets of the architectural plans and must comprise all Council requirements.	Provide a FLP of the proposed works within the public realm areas. The FLP must be reviewed and approved by Council prior to endorsement of Condition 1 plans.

SECTION 2: Engineering Conditions – Planning Permit

The conditions outlined in ***Table 3*** below must be included in the Planning Permit to ensure the specific engineering requirements are complied with.

Note: further conditions may be required if any of the items in Table 2 are not fulfilled prior to the issuing of the Planning Permit.

Table 3 - Engineering conditions to be included in the Planning Permit

Condition related to…	Engineering condition
VC: *Design*	Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a vehicle crossing design must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate compliance with City of Yarra's, *Vehicle Crossing Information Sheet*.
VC: *Construction*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority.
VC: *Reinstatement*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as footpath, verge (if applicable), and kerb and channel: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority.

Condition related to…	Engineering condition
Public Realm: *Footpath specific*	Before the building/s is/are occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Balmain Street and Chestnut Street frontages must be reconstructed in asphalt: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority(s).
Public Realm: *Kerb & channel specific*	Before the building/s is/are occupied, or by such later date as approved in writing by the Responsible Authority, the kerb and

Condition related to…	Engineering condition
	channel along the property's XXXX and XXXX frontage/s must be reconstructed: (a) at the permit holder's cost; *and* (b) to the satisfaction of the Responsible Authority(s).
Public Realm: *Functional layout plan* *[High level details]*	Concurrent with the submission of Condition 1 plans, or by such later date as approved in writing by the Responsible Authority, a Public Realm Plan of all public realm improvements associated with the development must be prepared, submitted and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must show, but not be limited to, the following: (a) The reconstructed and widened vehicle crossing servicing the north-south aligned laneway; (b) Footpath works in Balmain Street and Chestnut Street; (c) Any streetscape works; (d) at the permit holder's cost; *and* (e) to the satisfaction of the Responsible Authority.
Public Realm: *Detailed design plans*	Before the development commences (excluding site preparations, demolition and bulk excavation), or by such later date as approved in writing by the Responsible Authority, detailed engineering design drawings of the works approved under the Public Realm Plan (as required by Condition XX) addressing all road infrastructure works (including soft/hard landscaping), must be submitted to and approved by Council's Civil Engineering Department. Once approved, the detailed design drawings will be endorsed and will then form part of the permit.
Public Realm: Construction & handover	Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition XX) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

Condition related to…	Engineering condition
Reinstatement of damages caused during development works	Within 2 months of the completion or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated: (a) In accordance with Yarra Standard Drawings | Yarra City Council (b) at the permit holder's cost; and

Condition related to…	Engineering condition
	(c) To the satisfaction of the Responsible Authority.
Public lighting: Design	Before the use and/or development commences, or by such later date as approved in writing by the Responsible Authority, a Public Lighting Plan must be submitted to and approved by Council's Civil Engineering Department. When approved, the Public Lighting Plan will be endorsed and will form part of this permit. The Public Lighting Plan must be designed: (a) address lighting along the Balmain Street and Chestnut Street frontages and the entrance to the approved building. (b) to comply with uniformity, access and maintenance requirements as per standard AS1158.3.1; (c) to control light spillage in accordance with the requirements of AS 4282 – 2019," *Control of the obtrusive effects of outdoor lighting*"; *and* (d) to the satisfaction of the Responsible Authority.
Public lighting: *Construction*	The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority.
Public lighting: *Temporary lighting*	Before any existing public lighting is removed a temporary lighting plan to the satisfaction of the Responsible Authority must be submitted and approved by Council's Civil Engineering Department. The temporary lighting plan is to be installed at the permit holder's cost and must remain operational until a new permanent lighting scheme is installed and operational 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.

Note related to…	Engineering note
Redundant stormwater outlets	All redundant property drain outlets are to be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.
Service infrastructure adjustment to suit finished grades, alignments, etc.	Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly: (a) at the permit holder's cost; and (b) to the satisfaction of the Responsible Authority.
Existing parking infrastructure	No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.
Private utility assets	Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Council property will be accepted.
Adjusting utility infrastructure	Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.
Existing parking infrastructure	Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.
Parking sensors	The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

SECTION 3: Engineering Detailed Assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	661 m^2	3.0 spaces per 100 m^2 of net floor area	19	0
Residential Hotel	87 rooms	Rate not specified in Clause 52.06-5	To the satisfaction of the Responsible Authority	20
Serviced Apartments	8 rooms			
		Total	**19 spaces + parking for the residential hotel**	**20 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 the Office Use	As the office will not be providing any on-site car parking, employees will need to make other travel arrangements to commute to and from the site, such as taking public transport or riding a bicycle. Council has approved office developments without on-site car parking. Approved offices without on-site parking include the following sites: ▪ 187-195 Langridge Street, Collingwood ▪ 100-102 Islington Street, Collingwood ▪ 35 Rose Street, Fitzroy The provision of no on-site parking for the office would encourage employees to use more sustainable forms of transport since the surrounding road network has a scarcity of available long-stay car parking.

Parking Demand Consideration	Details
Parking Demand for the Residential Hotel and Serviced Apartments	The statutory car parking rate for residential hotels is not specified in Clause 52.06-5. The car parking for this use would need to be provided to the satisfaction of the Responsible Authority. Residential Hotels can be classified as tourist accommodation facilities. In terms of parking provision for this type of accommodation, the NSW Roads and Maritime Services' *Guide to Traffic Generating Developments* version 2.2 provides a parking rate of one off-street space per four bedrooms (0.25 spaces per one-room apartment). The subject sit would be providing on-site car parking at a rate of 0.21 space per room, which is considered appropriate. Guests to the residential hotel would know upfront that the premises contains limited on-site car parking. It is expected that guests would arrive by taxi, Uber, private driver services and public transport. Providing 20 on-site parking spaces for the residential hotel is considered acceptable in this part of Cremorne.
Availability of Public Transport in the Locality of the Land	The following public transport services can be accessed to and from the site by foot: ▪ Church Street trams – 180 metre walk ▪ Swan Street trams - 720 metre walk ▪ East Richmond railway station – 500 metre walk ▪ Richmond railway station - 1,000 metre walk
Multi-purpose Trips within the Area	Customers and clients to the development could combine their visit by engaging in other activities or business whilst in the area.
Convenience of Pedestrian and Cyclist Access	The site is very well positioned in terms of pedestrian access to public transport nodes, shops, supermarket, places of employment and education and other essential facilities. The site also has good connectivity to the on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

Consideration	Details
Availability of Car Parking	The demand for on-street parking in the Cremorne area is very high and is often close to saturation point. All the streets in the area contain time based parking restrictions. The introduction of parking sensors along Cremorne Street and nearby roads would facilitate the parking turnover of short-stay bays. The high parking demand in Cremorne would be a disincentive to visitors, customers or employees to drive.
Relevant Local Policy or Incorporated Document	In terms of transport, the proposed development is considered to be in line with the objectives contained in Council's *Moving Forward – Yarra's Transport Strategy 2022-32*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking

From a traffic engineering perspective, the car parking provision for the residential hotel and the waiver of parking for the office use, are considered appropriate in the context of the development and the surrounding area.

The operation of the development should not adversely impact on the existing on-street parking conditions in the area.

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

TRAFFIC IMPACT

Trip Generation

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

Proposed Use	Adopted Traffic Generation Rate	AM Peak Hour	PM Peak Hour
Residential Hotel (20 spaces)	03 trips per space in each peak hour	6 trips	6 trips

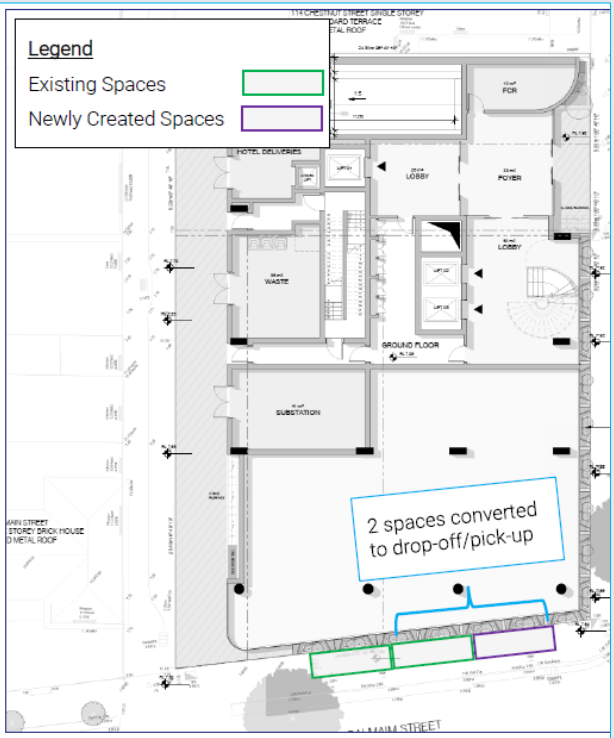
The level of traffic generated by this development is not unduly high. It is agreed that the magnitude of this traffic should d not adversely impact on the traffic operation of the laneway or the surrounding road network.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The 3.69 metre wide entrance satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Visibility	The development entrance is set back from the east alignment of the laneway by 3.05 metres. The likelihood of pedestrians walking in front of the development entrance would be remote. A motorist exiting the development would have some visibility of traffic conditions in the laneway - a low speed environment. It is agreed that pedestrian sight triangles for this entrance are not required.
Headroom Clearance	A minimum headroom clearance of 2.2 metres has been provided, which satisfies AS/NZS 2890.1:2004.
Internal Ramped Accessways	The single lane ramped accessways have carriageway widths of 3.0 metres with additional 300 to 410 mm wide kerbs, which satisfy AS/NZS 2890.1:2004.
Car Parking Modules	
At-grade Parking Spaces	The dimensions of the parking spaces (2.6 to 3.0 metres by 4.9 metres) satisfy *Design standard 2: Car parking spaces* of Clause 52.06-9.
Accessible Parking Space	The dimensions of the accessible parking space and shared area (each 2.6 metres by 5.4 metres) satisfy the Australian/New Zealand Standard AS 2890.6:2022.
Aisles	The aisle widths range from 5.675 to 7.655 metres satisfy *Table 2: Minimum dimensions of car parking spaces and accessways* of Clause 52.06-9.
Column Depths and Setbacks	Columns have depths of 1000 mm and are set back 250 mm from the aisles and are positioned outside of parking space clearance envelopes as required by *Diagram 1 Clearance to car parking spaces* in Clause 52.06-9.
Clearances to Walls	Spaces adjacent to walls have been provided with ample clearances that exceed the 300 mm required by *Design standard 2.*
Gradients	
Ramp Grade for the first 5.0 metres inside the Property	For the first 5.0 metres inside the development, the ramp profile from the property line comprises a 3.0 metre flat section followed by a 2.0 metre long 1 in 8 transition grade. The average gradient of the ramp for the first 5.0 metres satisfies *Design standard 3: Gradients*.
Ramp Grades and Changes of Grade	The ramp grades and changes of grade satisfy *Table 3 Ramp Gradients* of Clause 52.06-9.
Motorcycle Spaces	The dimensions of the motorcycle space (1.2 metres by 2.5 metres) satisfy AS/NZS 2890.1:2004.

Item	Assessment
Swept Path Assessment	
Vehicle Entry and Exit Movements Development Entrance G33350-02***** Sheet 01	The swept path diagrams of a B99 design vehicle entering and exiting the development entrance via the north-south aligned laneway, are considered satisfactory.
Vehicle Circulation Basement 01 Car Park G33350-02 Sheet 01	The swept path diagrams of a B99 design vehicle circulating the internal ramped accessway and the aisles in Basement 01 car park, are considered satisfactory.
Vehicle Passing Movements Basement 02 Car Park G33350-02 Sheet 02	The swept path diagrams of a B99 design vehicle negotiating the ramped accessway and passing a stationary vehicle, are considered satisfactory.
Vehicle Turning Movements Basement 01 Car Park G33350-02 Sheet 03	The swept path diagrams of a B85 design vehicle entering and exiting the EV charging space and the accessible parking space in Basement 01 car park, are considered satisfactory.
Vehicle Turning Movements Basement 02 Car Park G33350-02 Sheet 04	The swept path diagrams of a B85 design vehicle entering and exiting the parking spaces in Basement 02 car park, are considered satisfactory.
Small Rigid Vehicle Movements North-South Aligned Laneway G33350-02 Sheet 05	The swept path diagrams of a 6.4 metre long small rigid vehicle entering the laneway (and setback area) at Balmain Street and exiting onto Adelaide Street, are considered satisfactory. The swept path diagram of a small rigid vehicle traversing over the setback area adjacent to the waste collection area, is considered satisfactory.
Other Items	
Residential Hotel - Drop-off/Pick-up of Guests	The Traffix Group memorandum has highlighted that attempting to provide a porte cochère on the ground floor would occupy a considerable area. In addition, the southbound traffic operation of Chestnut Street would not be a route used by taxis, Uber of other driver services when accessing the site (it is agreed that these vehicles would originate/use Balmain Street). The removal of the redundant vehicle crossing on the north side of Balmain Street would potentially provide opportunity for a new car parking space. Traffix Group suggested that the new space, and the existing space immediately to the west could be converted to short-stay parking spaces, as shown in their diagram below:

Item	Assessment
	 *Figure 3: Potential On-Street Parking Arrangements* There may be merit in providing the above arrangement. Comment on the provision of two short-stay parking spaces on Balmain Street should be sought form Council's Parking Management unit and Council's Strategic Projects, Parks and Open Spaces team (Urban Design).
Widening of Laneway	The applicant proposes to provide a widened carriageway width of the laneway (essentially, the construction of a setback area). The building above would extend to the western property boundary. The setback area must be constructed in a material that is different to the laneway and remain in private ownership. The vehicle crossing servicing the north-south aligned laneway must be reconstructed and widened.
Loading Arrangements	Deliveries for the residential hotel would be undertaken in the setback area by small van or commercial vehicles. There is no objection to this arrangement.
Traffic Signal System	The single lane accessways interconnecting the basement levels would be provided with a traffic signal system to help regulate internal traffic movements. There is no objection to the use a traffic signal system for this development.

Item	Assessment
Vehicle Crossing Ground Clearance	The widened vehicle crossing section servicing the setback area adjacent to the laneway must be tested using a vehicle ground clearance check. The applicant is to prepare a cross sectional drawing for the proposed vehicle crossing. Information in relation to preparing the vehicle crossing section drawing is appended to this memo. A ground clearance check is to be undertaken for the vehicle crossing using the B99 design vehicle to confirm that vehicles can enter and exit the property via Balmain Street without scraping or bottoming out.

INFRASTRUCTURE ITEMS AND CONSTRUCTION ACTIVITIES

Item	Details
General	
Impact on Council Road Assets during Construction	The construction of the new buildings/retrofitting of existing buildings, the provision of underground utilities and construction traffic servicing and transporting materials to the site will impact on Council assets. Trenching and areas of excavation for underground services invariably deteriorates the condition and integrity of footpaths, kerb and channel, laneways and road pavements of the adjacent roads to the site. It is essential that the developer rehabilitates/restores laneways, footpaths, kerbing and other road related items, as recommended by Council, to ensure that the Council infrastructure surrounding the site has a high level of serviceability for employees, visitors and other users of the site.
Chestnut Street and Balmain Street Frontages	
Footpath Reconstruction	The footpaths in front of the development in Balmain Street and Chestnut Street are to be reconstructed in asphalt to the satisfaction of Council and in accordance with the Department of Transport and Planning's *Accessibility (DDA) Guidelines*. All redundant driveways abutting the development in Balmain Street and Chestnut Street are to be removed and the footpath and kerb and channel is to be reconstructed in accordance with Council standards and DDA guidelines.
Flooding	
Flood Mapping and Flood Levels	Previous referral comments prepared by Council's Civil Engineering team advised the following: *Part of Balmain Street, Chestnut Street and the lane have been identified as subject to flooding during a 1 in 100 year rain event. The applicant must undertake flood mapping of the*

Item	Details
	lane, Balmain Street and Chestnut Street to ascertain the flood levels around the building. The applicant must also ensure that habitable room floor levels are a minimum of 300 mm above the flood level. Basement entry points and garage floor levels must be a minimum of 150mm above the flood level.
Detailed Engineering Design	
Civil Engineering Design	Any Council infrastructure including road pavement, footpath, kerb and channel and parking and traffic signage in Chestnut Street, Balmain Street or the lane is damaged during construction works the Council infrastructure must be reconstructed/replaced to the satisfaction of Council and in accordance with Council engineering standards. Civil works construction plans to the satisfaction of Council must be submitted to and approved by Council before civil works commence. The building's property line surface levels must match the existing surface levels in Balmain Street, Chestnut Street and the lane.
Public Lighting	
Public Lighting around the Site	Street lighting must be in accordance with Council standards.

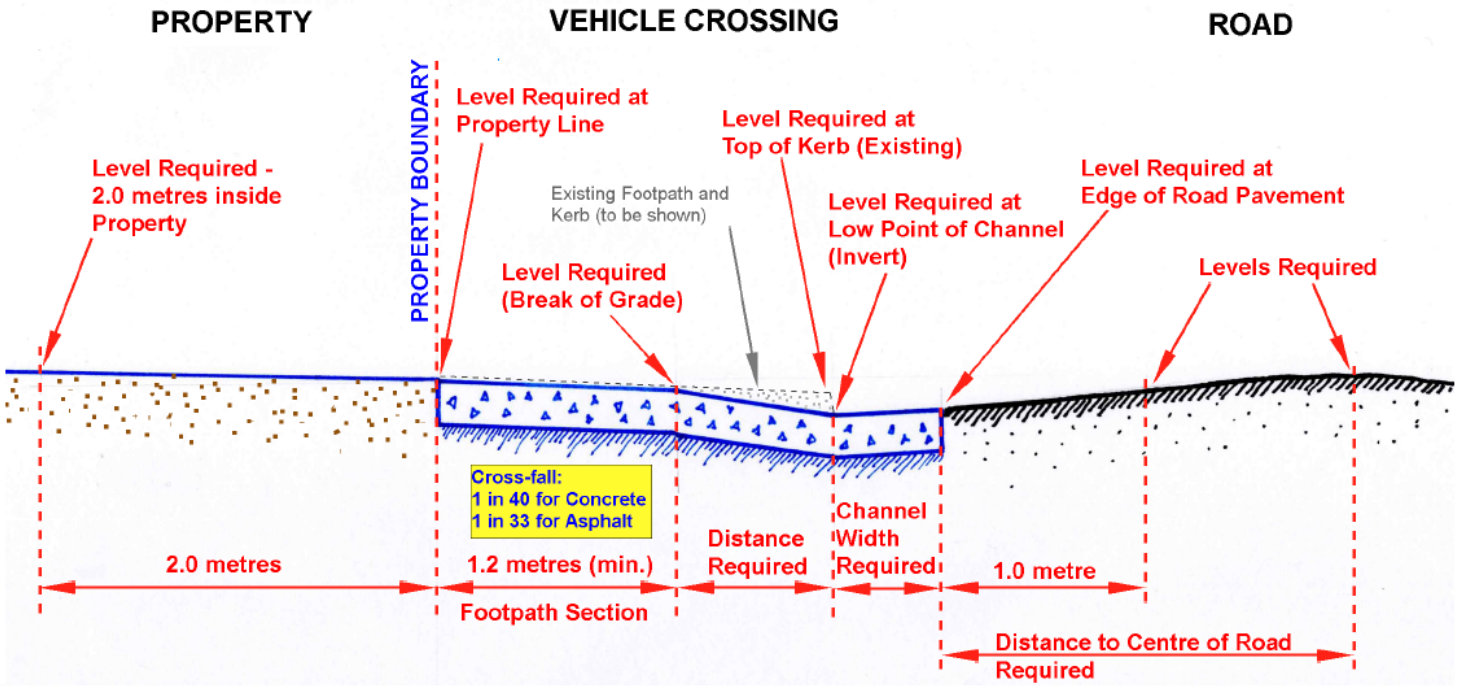
SECTION 4: Acknowledgement

Engineer: Mark Pisani

Signature: 

Date: 15 December 2025

Appendix A - Vehicular Access - Cross Sectional Drawing Information to be Provided



The Cross Sectional Drawing must provide the following:
- All Levels (to three decimal places) as shown above.
- All Dimensions to points/levels as shown above.
- Ground clearance check using the B85 design vehicle (domestic)* or B99 design vehicle as per AS/NZS 2890.1:2004.
- The existing footpath and kerb to be shown (as a dashed line).
- The existing Top of Kerb level should be shown.
- The property boundary must be shown/labelled.

* Domestic - one to three residential units.

ESD Formal Referral Response

Application Information:

Referral Officer:	Euan Williamson
Officer:	Erryn Megennis
Council Reference:	PPE25/0774
Address:	79 Balmain St, Cremorne VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D25/471865: IREF25/01804 - 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:

- DTP - Response to previous comments

In assessing this application, the following documents were reviewed:

- SMP prepared by Hip V Hype dated 29/08/2025
- Architectural plans prepared by Hachem dated 17/04/2025

Comments

The standard of the submitted ESD does not meet Council's Environmentally Sustainable Design (ESD) standards.

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met:

1. Applicant ESD Commitments
   - Energy and water submetering system connected to Building Management System.
   - Building User's Guide including efficiency measures distributed to all building users, and resident's welcome pack.
   - WELS rated water efficient taps, fixtures and fittings.
   - Drought tolerant plant species.
   - Fire test water reused onsite.
   - A minimum 550m^2 of roof area collecting runoff to a 12,000 litre rainwater tank connected to toilets for flushing onsite.

- Building envelope to exceed NCC2019 thermal energy efficiency standards by at least 10%.
- All electric appliances.
- Energy efficient LED lighting.
- A rooftop solar array of at least 10kW.
- All regularly occupied spaces to receive mechanical fresh air delivery rates 50% above the minimum AS1668 rates.
- Double glazing to all rooms.
- Low VOC paints, sealants, adhesives and carpets.
- Low formaldehyde levels in all engineered timber.
- 35 bicycle parking spaces.
- 1 EV charging space.
- 80% of construction and demolition waste recycled or reused.
- FOGO waste streams incorporated into building design.

2. Application ESD Deficiencies
   - Room R.08 on each level has an internal bedroom without an external window (Lvl 3-10; 8 in total). This is totally unacceptable given the use of residential hotels can be often be long term, and possibly sold as residential dwellings over the life of the building.
   - **Recommend reconfigure floor plan to remove all internal bedrooms, ensuring all habitable rooms have an external window.**
   - Some habitable rooms in the residential hotel appear to only have fixed glazing. Fixed glazing is not acceptable to residential hotels that can be used for extended stays. Fixed glazing implies complete reliance on mechanical air supply which raises the real risk of heat stress, injury or death during heat waves where residents cannot open the windows.
   - **Recommend an operable window to all living areas and bedrooms in the residential hotel spaces, clearly marked on plans and elevations.**

3. Outstanding Information
   - The daylight modelling uses non-residential daylight factor metric, where residential daylight factors should be used to assess a residential hotel.
   - **Recommend resubmit the daylight modelling using BESS residential daylight factors, and assumptions, demonstrating that best practice in daylight can be achieved.**

Recommendations

The applicant is encouraged to address the items above in an amended set of documents.

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

Euan.

ESD Advisor: Euan Williamson
Date: 16 December 2025

Strategic Transport Formal Referral Response

Application Information:

Referral Officer:	Philip Mallis
Officer:	Erryn Megennis
Council Reference:	PPE25/0774
Address:	79-83 Balmain St & 116-122 Chestnut St, Cremorne VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Comments on the application from a Strategic Transport perspective are requested on the following: • Access and Safety • Bicycle Parking Provision • Adequacy of car parking / bicycle parking spaces provided (and waiver/reduction sought) • Design and location of bicycle parking spaces and facilities • Impact on Yarra's key bicycle corridors • Impact on Yarra's bicycle lanes
Disclaimer:	Council's Strategic Transport unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	-

Comments

Access and Safety

No issues identified.

Bicycle Parking Provision

Statutory Requirement

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

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (other than specified in the table)	661 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	0 employee spaces	0 employee spaces
		1 visitor space to each 1000 sqm of net floor area if the	0 visitor spaces.	0 visitor spaces.

		net floor area exceeds 1000 sqm		
Residential building (other than specified in the table)	95 lodging rooms	In developments of four or more storeys, 1 resident space to each 10 lodging rooms	10 resident spaces	30 resident spaces
		In developments of four or more storeys, 1 visitor space to each 10 lodging rooms	10 visitor spaces.	5 visitor spaces
Bicycle Parking Spaces Total			**10 resident spaces**	**30 resident spaces**
			10 visitor spaces	**5 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**0 showers / change rooms**	**2 showers / change rooms**

The development provides a total of 20 additional resident spaces and 5 less visitor spaces than the requirements of the Scheme.

Adequacy of visitor spaces

Number of spaces

The provision of 5 visitor spaces is inadequate for the following reasons:

- The proposal provides 5 less visitor spaces than the requirements of the planning scheme. **(inadequate)**
- Pursuant to Clause 15.01-02 of the Planning Scheme, bicycle parking provision is to be provided in line with CASBE requirements. CASBE requirements for the development are as follows:
    - *For Residential Hotel developments:* No applicable CASBE requirement.
    - *For office developments:* 1 visitor space per 500sqm of net leasable office area. Given a total net leasable office floor area of 661sqm, this equates to a total requirement of 1 visitor space.

  The above results in a grand total requirement of 1 visitor space. The provision of 5 visitor spaces does exceeds this requirement. **(adequate)**

Design and location of visitor spaces

The design of the visitor spaces is inadequate for the following reasons:

- In accordance with AS2890.3, all visitor bicycle parking is required to be in an external area easily accessible to the public. The proposed visitor parking are easily accessed from Chestnut Street and the rear laneway. **(adequate)**
- Pursuant to Clause 52.34-5, all visitor spaces are to be provided at a bicycle rail. All 5 visitor spaces are provided by horizontal bicycle rails. **(adequate)**
- Visitor space dimensions are required to be identified on the architectural plans in accordance with AS2890.3 and Yarra City Council's Standard Drawings. No

dimensions are shown on the provided plans to confirm they meet the necessary requirements. **(inadequate)**

Adequacy of resident spaces

Number of spaces

The provision of 30 resident spaces is adequate for the following reasons:

- The proposal provides 20 additional resident spaces over the requirements of the planning scheme. **(adequate)**
- Pursuant to Clause 15.01-02 of the Planning Scheme, bicycle parking provision is to be provided in line with CASBE requirements. CASBE requirements for the development are as follows:
    - *For Residential Hotel developments:* No applicable CASBE requirement.
    - *For office developments:* 1 employee space per 100sqm of net leasable office area. Given a total net leasable office floor area of 661sqm, this equates to a total requirement of 7 employee spaces.

  The above results in a total requirement of 7 employee spaces. There is no specific bicycle parking provision for employees identified on the plans however, this requirement can be accommodated within the 30 provided resident spaces. **(adequate)**

Design and location of resident spaces

Resident spaces are inadequately located and designed for the following reasons:

- In accordance with AS2890.3, more than 20% of resident spaces should be provided as floor level, horizontal spaces. Based on the provided plans, 16 horizontal spaces and 14 vertical spaces are provided. This represents approximately >50% of the total provision of bicycle spaces, which would satisfy the standard. **(adequate)**
- Resident bicycle parking is generally in accordance with the dimensional requirements of AS2890.3. **(adequate)**
- Pursuant to Clause 52.34 of the Planning Scheme, all resident and employee parking must be provided by bicycle locker or within a lockable compound. The resident bicycle parking spaces provided on Basement 2 are not within a secure, lockable compound or provided by bicycle lockers. **(inadequate)**
- The EOT facilities on Level 1 are easily accessible from the lift core. **(adequate)**

Yarra's key bicycle corridors

The site is located approximately 200 metres west of the C2 strategic cycling corridor on Church Street, and less than 400 metres north of the C1 strategic cycling corridor, Main Yarra Trail.

Yarra's Bicycle Lanes

From the aerial imagery review, it was identified that bike lane stencils are provided on Balmain Street at the site's frontage and Church Street to the east. There is no existing bicycle parking infrastructure close to the development site.

Recommendations

The following should be shown on the plans before endorsement:

1. Provide a minimum of 10 visitor bicycle parking spaces in accordance with the Planning Scheme.
2. Identify on the architectural plans the dimensions of visitor bicycle parking spaces to confirm they are in accordance with AS2890.3 and Yarra City Council's Standard Drawings.
3. Provide all resident and employee bicycle parking within secure, lockable compounds or with bicycle lockers in accordance with AS2890.3.

Sustainable Transport Planner (Strategic Transport Unit): Philip Mallis

Date: 17/12/2025

Megennis, Erryn

From: Wedding, Asher
Sent: Friday, 12 December 2025 8:53 AM
To: Megennis, Erryn
Subject: PPE25/0774 - 79-83 Balmain St & 116-122 Chestnut St, Cremorne

Arborist (Further information)

- Supplied Greenscene report needs to be titled appropriately Example (Tree Protection Specification (TPS) or Tree Protection Plan (TPP).
    - Add reference to *AS 4970–2025: Protection of Trees on Development Sites (superseding AS 4970–2009)*
    - Explicitly state address *79-83 Balmain St & 116-122 Chestnut St, Cremorne*

- Tree 2 requires a Arboricultural Impact Assessment (AIA) (one page is acceptable) that states the following:

    - Encroachment Level: Minor (<10%), Moderate (10–20%), Major (>20%)
        - Percentage of Notional Root Zone (NRZ) impacted

    - A short paragraph explaining:
        - Why the tree will remain viable despite encroachment
        - Reference mitigation measures (e.g., root protection, hand excavation, mulching)

General further information

- Labelled map with:
    - Proposed access to site
    - Storage locations for skip bins, materials etc
    - Parking location for vehicles, supply trucks, cranes etc
    - Brief summary of equipment using this access point (excavators, trucks etc)

Asher Wedding
Principal Tree Management - Open Spaces Services

City Works Team

PO BOX 168 Richmond VIC
ABN 98 394 086 520

E Asher.Wedding@yarracity.vic.gov.au
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Follow us on Facebook, Instagram and Twitter

Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra. We recognise their continuing connection to culture, land, water and community. 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.

We acknowledge people have diverse backgrounds, circumstances and needs.

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Erryn Megennis
Council Reference:	PPE25/0774
Address:	79 Balmain St, Cremorne VIC 3121
Proposal:	DTP - Notice of Application
Comments Sought:	Click here to view referral memo: Record D25/471928: IREF25/01805 - 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 116-122 Chestnut Street & 79-83 Balmain Street, Cremorne by Traffix Group and dated 8/9/2025 is not satisfactory from a City Works Branch's perspective.

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

1. The collection methodology has specified that bins will be collected from the laneway twice weekly for each stream however there is no setback as per previous plans so this may cause issues for surrounding properties, please provide more information on how this can be managed including estimated time for each collection The preferred method would be an internal collection for this location or the reinstatement of the setback.
2. Diverter chutes are very limited in achieving satisfactory waste separation outcomes. An appropriate dual chute system should be provided.
3. A swept path diagram must be provided in the plan to clearly show entry and exit paths for the collection vehicle.

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:16/12/2025

Megennis, Erryn

From: Middleton, Warrick
Sent: Tuesday, 16 December 2025 8:50 AM
To: Megennis, Erryn; Sanchez, John Antonio
Subject: RE: IREF25/01936 Urgent referral from statutory planning - 79-83 Balmain St & 116-122 Chestnut St Cremorne

Hello Erryn,

We are well and I hope you are too.

I have had a look at this for your and we could accommodate an additional space if the crossover is converted back to kerb and channel during the construction of the hotel.



The 8.4- 8.7m space is still ok for visibility for the south bound traffic out of Chestnut Street.

I hope this helps.

Regards