

Agenda

Planning Decisions Committee Meeting

6:30 pm, Tuesday 24 March 2026

Richmond Town Hall

www.yarracity.vic.gov.au

Planning Decisions Committee

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

Addressing the Committee

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

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

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

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

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

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

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

Arrangements to ensure our meetings are accessible to the public

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

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

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

Order of Business

1. Acknowledgement of Country....4
2. Attendance, apologies and requests for leave of absence....4
3. Declarations of Conflict of Interest....4
4. Confirmation of Minutes....5
5. Planning Committee Reports....6
    5.1. PLN25/0629 - 430-444 Brunswick St Fitzroy....6
    5.2. PLN24/1074 - 246 Nicholson Street, Fitzroy....323
    5.3. PLN25/0499 - 14/53 Coppin Street Richmond....459
    5.4. PLN24/0350 - 1-5 Sanders Place, Richmond....507
6. DTP Applications....837
    6.1. PPE26/0075 - 77 Noone Street and 11, 23 and 25 Rutland Street, Clifton Hill....837
    6.2. PPE26/0074 - 159 - 167 Johnston Street & 329 Napier Street & 146 - 152 Argyle Street, Fitzroy....1030

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
- Narelle Jennings — Manager Statutory Planning (Acting)
- Danielle Connell — Senior Coordinator Statutory Planning
- John Theodosakis — Principal Planner
- Katrina Thomas — Planning Appeals Advocate

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 24 February 2026, be confirmed.

5. Planning Committee Reports

PLN25/0629 – 430-444 Brunswick Street, Fitzroy

Author	Erryn Megennis – Principal Planner
Authoriser	General Manager City Sustainability and Strategy - Mary Osman

Executive Summary

Property	430-444 Brunswick Street Fitzroy
Ward	MacKillop
Application number	PLN25/0629
Proposal	Demolition and buildings and works for a 7 storey (plus basement and roof terrace) mixed use building comprising an Office, Shop and Dwellings (planning permit not required for commercial uses).
Zoning & Overlay/s	• Clause 34.01 - Commercial 1 Zone • Clause 43.01 - Heritage Overlay – Schedule HO311 • Clause 43.02 - Design and Development Overlay – Schedule 2 • Clause 44.05 – Special Building Overlay • Clause 45.03 – Environmental Audit Overlay • Clause 45.06 – Development Contributions Plan Overlay – Schedule 1
Strategic setting	• Moderate Change Area; • Brunswick Street Major Activity Centre; and • Core Entertainment Precinct.
Submissions	59 objections
Key reasons for support	• There is strong strategic support for this type of development in Fitzroy • Based on amended plans and recommended permit conditions, the proposal generally complies with the built form requirements of the Zone, Overlays, Particular Provisions and Local Policies and would make a positive contribution to the area. • The car parking provision is acceptable; • The dwellings will receive a good level of internal amenity; • The proposal will not result in unreasonable adverse amenity impacts to surrounding properties

Recommendation	That Council: Issues a Notice of Decision to Grant a Planning Permit, with conditions. Key conditions include: • Additional diagrams to address overlooking; • Amended acoustic report to demonstrate compliance with Clause 53.06 – Live Music and Entertainment Venues • Increased bicycle parking; • Amended species selections for landscaping; • Additional articulation of northern boundary wall; and • Amended fenestration to podium west elevation.
Contact Officer	Erryn Megennis, Principal Planner

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN25/0629 at 430-444 Brunswick Street, Fitzroy for:

Control	Clause	Matter for which the permit has been granted
Commercial 1 Zone	34.01-1	To use the land for Dwellings
Commercial 1 Zone	34.01-4	To construct a building and carry out works
Heritage Overlay	43.01-1	To demolish a building
Heritage Overlay	43.01-1	To construct a building and carry out works
Design and Development Overlay	43.02-2	To construct a building and carry out works
Special Building Overlay	44.05-2	To construct a building and carry out works

subject to the following conditions:

Development

1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and must be generally in accordance with the decision plans prepared by Pandolfini Architects, Drawings TP090; TP012 Revision B, dated 6 November 2025; TP098 Revision A dated 4 August 2025; TP099 – TP106 Revision B dated 6 November 2025; TP107 revision A dated 4 August 2025; TP200 – TP203; TP220 – TP222; TP250 – TP252; TP400; TP600; TP700 – TP702 Revision B dated 6 November 2025; TP703 Revision A dated 4 August 2025; TP704 – TP715 Revision B dated 6 November 2025; and TP716, Revision A dated 8 August 2025 but modified to show:

(a) The material of BR2 included in the elevation materials legend and materials schedule;

(b) Consistent, vertically proportioned fenestration along the ground floor Brunswick Street frontage and the incorporation of a stall-riser across the entire width of the frontage;

(c) Removal of the planter projections from the Apt 107 and 109 balconies with all planters and associated structures contained entirely within the property boundary;

(d) The continuous awning along Brunswick Street designed to ensure existing street trees are not compromised, with the setback of the awning from street trees dimensioned;

(e) Dimension the clearance between the underside of the Brunswick Street awning and the footpath;

(f) Additional articulation of the northern boundary wall to provide visual interest to the satisfaction of the Responsible Authority;

(g) Replacement of one, on-street bicycle hoop with a bench seat and relocation of the remaining bicycle hoop in a location in front of Tenancy 2 to Council's satisfaction;

(h) Notation to confirm new street tree planting locations and species on Cecil Street are indicative only and subject to further coordination with the Responsible Authority;

(i) Internal east and west elevations of the northern light court;

(j) Notate the material of the 1.7m high privacy screen in the northern courtyard, with this to be no more than 25% transparent;

(k) Notation to confirm corridor windows at Levels 1-4 will be operable;

(l) Diagrams (and provision of any screening as necessary) to demonstrate there will be no unreasonable overlooking for:

  (i) Apts 202 and 203 east-facing balconies to SPOS at 101 Cecil St;

  (ii) Apts 102, 103, 104 east-facing balconies to west-facing kitchen/living room windows at 101 Cecil St; and

  (iii) Apts 101, 102, 201 and 202, east-facing balconies to SPOS at 104 Alexandra Pde;

(m) The extended section of the laneway within the eastern title boundary to have a different material treatment to the original laneway;

(n) Provision of external lighting to the pedestrian entrance on the eastern laneway, to be appropriately baffled from sensitive interfaces;

(o) The fire booster cupboard doors on Brunswick Street and substation doors on Cecil Street to be able to open 180 degrees and be latched to the building when open;

(p) The width of the car park entrance door dimensioned;

(q) The widths of car spaces dimensioned;

(r) Clarify ramp grades along the access ramp between Basement 1 and Basement 2 and ensure consistency;

(s) Provide an additional swept path diagram showing passing movements within the basement levels of a B99 vehicle;

(t) Indicative locations of bicycle parking wayfinding signage, in accordance with Clause 52.34-7;

(u) Provision of a minimum of 35 residential bicycle parking spaces, with dimensions provided in accordance with AS2890.3 and including a proportion of spaces for horizontal parking and space for cargo bikes. Car parking spaces may be reduced to accommodate the additional bicycle parking;

(v) All visitor bicycle parking spaces provided 'at grade';

(w) Provision of a minimum of 10 employee bicycle parking spaces at ground level. The employee bicycle parking spaces must be in a separate, secure storage area adjacent to the existing visitor bicycle parking room;

(x) Dimensions of visitor and employee bicycle parking spaces to comply with AS2890.3;

(y) Provision of a minimum 10sqm sitting/dining area on the Level 5 communal terrace;

(z) The addition of a south-facing window to the southern bedroom of Apts 104 and 402;

(aa) Relocation of the bedroom window of Apt 108 and incorporation of operable panes to provide a minimum ventilation flow path of 15m and the Clause 58 summary table updated accordingly;

(bb) Operable panes to the SPOS of Apts 108 and 109 reversed to achieve a minimum 3m separation to adjacent SPOS windows and the Clause 58 summary table updated accordingly;

(cc) The following details to demonstrate compliance with Standard D18 of Clause 58.05-1:

  (i) Apt 106 1.2m wide path to be clear of all obstructions, including furniture;

  (ii) For Type A bathrooms with toilets adjacent the shower, show a minimum 700mm long nib wall or otherwise relocate the toilet to the corner of the room;

  (iii) Apts 306, 405 and 503 to show a 1.2m wide path that connects the dwelling to the main bedroom, an adaptable bathroom and the living area and be clear of obstructions, including furniture;

(dd) The following details to demonstrate compliance with Standard D20 of Clause 58.05-3 (Private Open Space):

  (i) The minimum width of Apt 107's balcony dimensioned; and

  (ii) Apt 601 provided with an area of 12sqm with a minimum dimension of 2.4m;

(ee) Apartment types correctly labelled on the Clause 58 plans, including where referenced within each living room;

(ff) Standard D26 compliance claims removed from the Clause 58 summary table for Apts 206 – 208, 301, 305, 404 and 502 in relation to the living rooms. A notation may confirm that these apartments still meet the objective;

(gg) Standard D27 room depth compliance claim removed from Apts 306, 405 and 503 and instead clarify that only the objective is met;

(hh) Show taps and drainage points to all balconies/terraces;

(ii) "Standard City of Yarra road tree cutout, protective hoop and tree planting to be delivered by Council's tree planting contractor" and "Standard City of Yarra footpath tree cutout and tree planting to be delivered by Council's tree planting contractor" notated on the ground floor plan;

(jj) Any changes as a result of the Façade Strategy (Condition 5);

(kk) Any changes as a result of the Public Realm Functional Layout Plan (Condition 6)

(ll) Any changes as a result of the amended Sustainability Management Plan (Condition 9);

(mm) Any changes as a result of the amended Landscape Plan (Condition 12);

(nn) Any changes as a result of the amended Acoustic Report (Condition 14);

(oo) Any changes as a result of the amended Waste Management Plan (Condition 18); and

(pp) Any changes as a result of the amended Wind Report (Condition 21).

(qq) Any changes required to meet Melbourne Water's conditions (Condition 43).

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

4. As part of the ongoing consultant team, Pandolfini 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.

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) Details of the ground floor frontage;

(d) Details of all services proposed along Brunswick Street and Cecil Street, with these to be integrated into the overall design of the building;

(e) Images or coloured renders drawings outlining colours, materials and finishes.

(f) Confirmation that the glazing materials used on all external walls will be of a type that does not reflect more than 20% of visible light, when measured at an angle of 90 degrees to the glass surface; and

(g) Information about how the façade will be maintained, including any vegetation.

Public Realm

6. 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) Consistency with the Condition 1 plans and Landscape Plan;

(b) The property boundary clearly defined;

(c) Existing and proposed features and surface levels;

(d) Existing and proposed streetscape infrastructure including (but not limited to) light poles, drains, kerbs, channels, paving, edges, existing and proposed street trees, parking bays, kerb outstands and street signs;

(e) Provision of two, horizontal, at grade bicycle hoops and one bench seat along the Brunswick Street frontage. One bicycle hoop is to be located opposite Tenancy 1 and one bicycle hoop is to located opposite Tenancy 2;

(f) Consideration of drainage and overland flow from the public realm into the subject site;

(g) Any proposed drainage upgrades;

(h) Dimensions of existing and proposed footpath widths showing:

(i) Seamless / DDA-compliant levels transition across all proposed footpath pavements; and

(ii) Seamless / DDA-compliant 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;

(i) Any required ramps, landings, tactiles or handrails must be located within the title and not protrude into the public realm or ground floor setback intended for unobstructed DDA-compliant access;

(j) Reconstruction of all footpaths adjacent to the property in accordance with Council Standards and Department of Transport and Planning requirements;

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

(l) All public realm works must be delivered at the permit holder's cost and to the satisfaction of the Responsible Authority.

7. 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 design drawings of the works approved under the Public Realm Plan (as required by Condition 6) 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.

8. Before the building is occupied, all associated works shown on the endorsed detailed design plans for the public realm (as required by Condition 7) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

Sustainability Management Plan

9. 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 LID Consulting and dated 6 November 2025 but modified to include or show:

    (a) Consistency with the Condition 1 Plans;

    (b) Update BESS IEQ Credit 2.1 (Ventilation - Natural – Apartments to accurately reflect the number of compliant dwellings;

    (c) Daylight modelling updated as follows:

        (i) Update Visual Light Transmittance (VLT) value to more accurately reflect the range of glazing specifications (i.e. Solar Heat Gain Coefficients) used in preliminary NatHERS assessments

    (d) Include potable water connection for rainwater tanks or otherwise clarify how having no potable water supply is suitable, having regard to the expected irrigation demand and tank capacity;

    (e) Clarify (and show on development plans) whether at least one car space includes an electric vehicle charging station, to support the claim of BESS Transport Credit 2.1 or otherwise remove this claim;

    (f) Clarify (and show on development plans) inclusion of taps on each balcony/terrace by showing water supply and drainage points;

    (g) Remove claim of BESS Urban Ecology Credit 2.2 (Green Roofs);

    (h) Ensure the amount of communal space claimed in BESS aligns with areas shown on the plans and only include usable spaces, not transitory spaces;

    (i) Any other changes required to maintain a minimum BESS score of 53%.

10. 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.

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

Landscape Plan

12. 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 Dangar Barin Smith and dated 4 November 2025, Revision B but modified to include (or show):

    (a) Plant species amended to ensure none are on the Victorian Advisory List of Environmental Weeds;

    (b) *Melaleuca lancelota* (Black Tea Tree) replaced with a small growing tree species native to Victoria, suitable for podium planting;

    (c) *Sansivieria 'Uganda'* in ground level planters replaced with a combination of strappy leaf and cascading plant species (e.g. Prostrate Rosemary and Sedum SSP), suitable for the environmental conditions and to ensure a hardy, sustainable plant mix is installed;

    (d) *Dioon spinulosum* replaced with a mix of suitable small to medium-sized Victorian native tree species suitable for podium planting;

    (e) All other remaining palm species removed from the proposed landscaping, except for the following areas, which may include 3, Australian Dwarf Fan Palms (*Livistona muelleri*); in each planter section:

        (i) Level 1 northern planter;

        (ii) Level 2 south-west planter; and

        (iii) Level 5 communal terrace

    (f) Planter depths to be increased as required to achieve required soil volume. Mounding of planters must not be used;

    (g) Dimension widths of planters (minimum 400mm) to sustain vigorous plant growth;

    (h) All planters to have integrated irrigation and drainage with all pipework to be integrated into building / roof slabs;

    (i) Show indicative drainage outlet and irrigation connections on planter box landscape detail;

    (j) Remove details on Drawing LP17-D3925 referring to planting in natural ground;

    (k) Incorporation of additional fixed seats, lounges or tables in the Level 5 communal terrace, to occupy a minimum area of 10sqm; and

    (l) Provide a detailed maintenance program and schedule.

13. 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.

Acoustic Reports

14. Concurrent with the submission of Condition 1 Plans, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Metro Dynamics and dated 23 September 2025, but modified to include (or show, or address):

(a) The name and qualifications of the acoustic consultant;

(b) Consistency with the Condition 1 Plans;

(c) Demonstrate the compliance with Clause 53.06 (Live music and entertainment venues) of the Yarra Planning Scheme, including:

(i) An assessment of live music noise from the Royal Derby Hotel. The assessment is to be carried out on a night when live music is played at the hotel and is to be coordinated with the Hotel to ensure that worst case impacts are quantified;

(ii) Compliance with the Agent of Change provisions of the Noise Protocol (Clauses 103 and 104), if non-compliant levels of music are measured at the subject site;

(iii) An assessment of music noise to the potentially most impacted existing noise receiver/s within the Royal Derby Hotel is to be conducted by measurement if existing non-compliance is relied upon in the determination of acoustic treatments to satisfy Condition 14c(i); and

(iv) Non-compliance at existing Hotel Rooms within the Royal Derby Hotel must not be relied upon in the assessment;

(d) An assessment of patron voice noise against the Patron Noise criteria provided at Section 7.2.4 of the City Of Yarra, *Guidelines – Managing Noise Impacts in Urban Development (March 2022)*, including:

(i) Patron voice noise impacts from the Royal Derby Hotel beer garden, quantified to apartments within the proposed development. Measurements are to be conducted at a time when the venue outdoor patron area is operating at capacity. Coordination with the Royal Derby Hotel is recommended. If not coordinated with the venue, noise logging is to be conducted over two full weekends during suitable weather conditions.

(e) An assessment, including any recommended noise mitigation measures of the noise impacts of the kitchen exhaust flue at the Royal Derby Hotel;

(f) An assessment of road traffic and tram noise to the City of Yarra *Guidelines – Managing Noise Impacts in Urban Development (March 2022)*, including:

(i) Details of the times, durations and locations of road traffic and ambient noise measurements; and

(ii) The noise levels used in the assessment, including any corrections for long term and hourly averages and for location and shielding (if relevant); and

(g) An assessment of noise from the development to sensitive receivers, including:

(i) Details of the times and durations of background noise measurements. Commentary regarding the source of the measured levels should be provided to explain any anomalous results, should they occur;

(ii) Presentation of Noise Protocol zoning levels, measured background noise levels and calculated noise limits;

(iii) Consideration of noise impacts from the carpark entry door to nearby exposed dwellings (and habitable rooms) and specify maximum allowable noise levels from the door to achieve LAmax criteria (65 dBA external to windows) and Noise Protocol compliance;

(iv) A statement to the effect that a detailed review of noise from project mechanical plant is to be undertaken by a suitably qualified acoustical consultant during the design phase of the project to ensure that relevant EPA environmental noise requirements are met, including low frequency guidelines; and

(v) The statement that rubbish collection and deliveries to the basement carpark are to take place within the times permitted in EPA Victoria Publication 1254.

(h) Detailed information regarding any required noise control works required for achieving indoor design levels, including:

(i) Provision of a specification for the entire glazing systems (doors and windows) rather than for just the IGUs; and

(ii) If lightweight wall constructions are proposed for the project, details of constructions that will meet the specified Rw+Ctr ratings.

15. Before the building is occupied, 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, The Acoustic Report must include acoustic testing and must confirm the following:

(a) Compliance with 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) for:

(i) Rooftop plant and services to existing and proposed dwellings;

(ii) Car park entry gate to existing and proposed dwellings;

(iii) Proposed dwellings against live music and entertainment noise from the Royal Derby Hotel; and

(b) Compliance with the City of Yarra *Guidelines – Managing Noise Impacts in Urban Development (March 2022)* for:

(i) Proposed dwellings against patron noise from the Royal Derby Hotel outdoor beer garden; and

(ii) Proposed dwellings against road traffic and tram noise.

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

17. The use and development must at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.

Waste Management

18. 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 WGA and dated 11 November 2025 but modified to include:

(a) Consistency with the Condition 1 Plans; and

(b) An extract from the Condition 1 plans showing the size of the bin storage area and the total footprint of the proposed bins.

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

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

Wind Report

21. 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 VIPAC and dated 17 November 2025 but modified to include (or show):

(a) Consistency with the Condition 1 Plans;

(b) Clarify the distinction between relative increases in wind speed and absolute pedestrian outcomes in relation to the wind conditions along Brunswick Street and Cecil Street;

(c) Sitting comfort criteria achieved for the sitting / dining area on the Level 5 communal terrace;

(d) Clarification on the wind impacts to the outdoor beer garden of the Royal Derby Hotel and nearby secluded private open space, ensuring the safety criterion is met; and

(e) Wind conditions for the Brunswick Street and Cecil Street frontages, building entries, proposed balconies and terraces, Royal Derby Hotel beer garden and nearby secluded private open spaces confirmed by a Wind Tunnel Study.

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

Green Travel Plan

23. 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 employee, resident and visitor spaces including demonstration of their suitability for parking cargo bikes, electric bikes and recumbent bikes;

(i) Security arrangements to access the employee and resident bicycle storage spaces;

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

(k) Details of electric vehicle and electric bike charging infrastructure; and

(l) Provisions for the Green Travel Plan to be updated not less than every 5 years.

24. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Street Trees

25. 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 existing street trees along the Brunswick Street frontage:

(i) pre-construction;

(ii) during construction; and

(iii) post construction;

(b) A Tree Protection Specification per AS2970-2025 *Protection of trees on development sites;*

(c) The provision of any barriers;

(d) Any pruning necessary; and

(e) Watering and maintenance regimes,

To the satisfaction of the Responsible Authority.

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

27. Before the development commences, the permit holder must provide an Asset Protection Bond of $1500 (ex GST) per tree for the trees on Brunswick Street adjacent to the frontage of the development to the Responsible Authority. The security bond:

(a) Must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority;

(b) May be held by the Responsible Authority until the works are completed to the satisfaction of the Responsible Authority; and

(c) In accordance with the requirements of this permit; or

(d) Otherwise to the satisfaction of the Responsible Authority.

28. Before the development commences, the permit holder must make a one-off contribution of $6100 (inclusive of GST and subject to annual CPI increase) to the Responsible Authority to be used for the planting of three new street trees along the Cecil Street frontage.

Use

29. 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.

30. 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.

Car Parking

31. 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 tenancy / dwelling;

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

(c) Details of way-finding, cleaning and security of end of trip bicycle facilities;

(d) The number and allocation of storage spaces;

(e) Policing arrangements and formal agreements, if applicable;

(f) 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;

(g) 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 18; and

(h) Details regarding the management of loading and unloading of goods and materials.

32. 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.

33. 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. Refer to Notes (below) for lodgement details.

34. 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.

35. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

Engineering and Infrastructure

36. 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.

37. Before the building is occupied or by such later date as approved in writing by the Responsible Authority, the footpath along the property's Brunswick Street and Cecil Street frontages must be re-sheeted in asphalt:

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

    (b) 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 kerb and channel along the property's Brunswick Street and Cecil Street frontages must be reconstructed:

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

    (b) To the satisfaction of the Responsible Authority.

39. Before the building is occupied or by such later date as approved in writing by the Responsible Authority, the half-width of the road pavement along the property's Brunswick Street and Cecil Street frontages must be reconstructed:

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

    (b) To the satisfaction of the Responsible Authority(s).

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

41. Within 2 months of the completion of the development, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated

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

    (b) To the satisfaction of the Responsible Authority.

42. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 1 bicycle rack must be installed within the Brunswick Street frontage:

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

    (b) In a location and manner to the satisfaction of the Responsible Authority.

Melbourne Water

43. Prior to the development plans being endorsed, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must show:

    (a) Finished floor levels of visitor bike store area must be set no lower than 22.93 metres to AHD;

    (b) Finished floor levels of Tenancy 1 and 2 and the lobby area must be constructed no lower than 23.73 metres to Australian Height Datum (AHD) which is a minimum of 300mm above the applicable flood level of 23.43 metres to AHD;

(c) Finished floor levels of the electrical substation must be constructed no lower than 23.17 metres to AHD which is a minimum of 300mm above the applicable flood level of 22.97 metres to AHD;

(d) Finished floor levels of the visitor bike store area must be set no lower than 22.93 metres to AHD which is at the applicable flood level;

(e) The basement entrance/ exit must be set no lower than 23.19 metres to AHD which is a minimum of 300mm above the applicable flood level of 22.89 metres to AHD; and

(f) Any opening to the basement level including windows and vents etc. must be set no lower than 300mm above the applicable flood level.

Construction Management

44. 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.

45. 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

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

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

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

53. 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.

54. 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.

55. This permit will expire if:

    (a) The development is not commenced within three (3) years of the date of this permit; or

    (b) The development is not completed within five years (5) of the date of this permit;

    (c) The dwelling use is not commenced within five years (5) 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 33, please submit these to info@yarracity.vic.gov.au marked attention to Engineering Services.

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

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.

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

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

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

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

Any service poles, structures or pits located within the public realm areas that interfere with the proposal must be adjusted accordingly:
(a) At the permit holder's cost; and
(b) To the satisfaction of the Responsible Authority.

No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.

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

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.

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.

Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

History and Background

Section 50 Amendment

1. The application was amended pursuant to Section 50 of the *Planning and Environment Act* (1987) (the Act) on 12 November 2025 to amend plans and consultant reports in response to preliminary concerns raised by planning officers, and to respond to recommendations from referral departments and external referral consultants. The following key amendments were made:

   (a) Additional dimensions shown on plans and elevations;

   (b) Additional notations to clarify public realm works;

   (c) Increased upper level setback to Brunswick Street to address Heritage concerns;

   (d) Revised internal layouts to address deficiencies in Clause 58 – Internal Amenity objectives;

   (e) Inclusion of a continuous awning across the Brunswick Street frontage in response to Urban Design advice;

   (f) Changes to materials and finishes to improve definition between podium and tower forms in response to Urban Design advice;

   (g) Amended ground floor and basement floor levels in response to Melbourne Water referral comments; and,

   (h) Updated Wind Report, Sustainability Management Plan, Acoustic Report, Waste Management Plan, Traffic Report, Landscape Plan and Heritage Impact Statement.

Planning History

2. The site has no planning history of relevance to this application.

Planning Scheme Amendments

Amendment VC277

3. Amendment VC277 was gazetted on 18 December 2025 and makes changes to Clause 52.06 (Car parking) of the Yarra Planning Scheme. 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 apply to this application, and this is discussed in the assessment section of this report.

Amendment C271yara (Proposed)

4. Amendment C271yara seeks to apply built form controls to land in the Fitzroy and Collingwood Major and Neighbourhood Activity Centres permanently, delete redundant mapping, apply the Heritage Overlay to two places permanently, rezone several properties in the municipality and make other associated changes to the Yarra Planning Scheme.

5. Of relevance to this application, Amendment C271yara seeks to apply the Design and Development Overlay – Schedule 29 (DDO29) to the Brunswick Street Major Activity Centre, which includes the subject site. Proposed DDO29 includes built form controls for

heights, street walls, setbacks, overshadowing, amongst other design objectives. Specifically for the subject site, the following key controls would apply:

(a) Mandatory maximum building height of 20.8m / 6 storeys;

(b) Mandatory maximum street wall height of 8m / 2 storeys;

(c) Mandatory upper level setbacks to Brunswick Street of 8m and 6m to Cecil Street;

(d) Preferred eastern boundary wall height of 8m, with a mandatory upper level setback to the eastern boundary of a 45-degree angle;

(e) Must not overshadow the opposite footpath of Brunswick Street, measured as 3m from the relevant property frontage between 10am and 2pm on 22 September; and

(f) Preferred setback to northern boundary of 4.5m where habitable room windows are proposed.

6. Amendment C271yara was exhibited between 18 November 2024 and 25 February 2025. Following submissions from the community, Council considered them and resolved to submit the Amendment and submissions to an independent public hearing where all views would be considered. On 23 December 2025, the Minister for Planning referred the draft Amendment to the Standing Advisory Committee (SAC). Further, the Department of Transport and Planning (DTP), has been directed to translate the adopted Design and Development Overlay Schedules (DDOs) into the State's new Built Form Overlay Schedules (BFOs).

7. The SAC is scheduled to commence in the week on 8 April 2026.

8. Elements of proposed DDO29 / BFO12 are referenced in the assessment of this application. DDO29 and associated background documents have been publicly exhibited and adopted by Council in response to submissions on 14 October 2025 and again on 10 March 2026 to inform the position to the SAC Hearing. Due to having mirrored the regular scheme amendment process, C271 should be given some statutory weight, but it needs to be acknowledged that it is a "draft amendment" as per the SAC's Terms of Reference and does not form part of the Yarra Planning Scheme yet.

Amendment C331yara (Proposed)

9. Draft Amendment C331 proposes to update the Yarra Planning Scheme to designate live music precincts within the City of Yarra and give statutory effect to the findings within the *Live Music Precincts Background Issues, Opportunities and Actions (City of Yara, 2025)*. At its meeting on Tuesday, 16 December 2025, Council considered the proposed amendment and resolved to request that the Minister for Planning authorise the Amendment for public exhibition.

10. The subject site is located within a proposed live music precinct buffer area (within 50m of a live music venue). As this proposed amendment is in its early stages and has not yet gone through formal exhibition, it is not considered to be of sufficient weight to warrant further consideration as part of this assessment at this time. However current applicable policy and provisions relevant to the agent of change principles are addressed in this report and recommendations made in this regard.

Site Context

Subject site

11. The subject site is located on the north-east corner of the intersection of Brunswick Street and Cecil Street, in Fitzroy. Alexandra Parade is located approximately 17m to the north and Johnston Street is located approximately 470m south. The site has a frontage to Brunswick Street of 38.5m, a frontage to Cecil Street of 36.3m and an overall area of 1399sqm.

12. The site contains a single storey building which is now vacant. Previously the site was used for a retail premises. The building is constructed to the southern and western boundaries and partially along the eastern boundary, with a setback towards the north-east corner of the site which is used for carparking (accessed via roller doors from the eastern-abutting laneway). A roller door and crossover are also located on the southern boundary of the site, abutting Cecil Street.



Figure 1 - Subject site, from Brunswick Street (Planning Officer, February 2026)



Figure 2 - Subject site, from Cecil Street (Planning Officer, February 2026)

Title Information

13. The title submitted with the application does not show any covenants or easements.

Surrounds

14. The site is located in the Brunswick Street Major Activity Centre (MAC) and Core Entertainment Precinct (CEP). The MAC contains a variety of commercial uses, including retail premises, restaurants, bars, cafes, nightclubs and offices. A number of buildings also contain shop-top dwellings. Land further east is primarily low-rise residential and land to the west of Brunswick Street is mixed-use in nature, comprising a mix of residential and commercial uses and an emerging character of mid-rise development.

15. The Brunswick Street MAC is located in a Heritage Overlay and comprises rows of intact, Victorian-era buildings. These buildings are predominantly constructed with two-storey street walls fronting Brunswick Street and have rear access via laneways, which are primarily used for deliveries and waste collection. Residential properties also have rear abuttal to these laneways.



Figure 3 - Brunswick Street, looking south (Planning Officer, February 2026

16. New developments along Brunswick Street include No. 380-394 Brunswick Street (PLN17/0941), a 4 storey mixed use development. There are also examples of older infill development, including No. 429-431 Brunswick Street and No. 435 Brunswick Street. These buildings are one and two storeys in height.



Figure 4 - No. 380-394 Brunswick Street, from Leicester Street (Planning Officer, February 2026)

17. The land located between Brunswick Street and Nicholson Street is undergoing rapid change with an emerging mid-rise form of 6-8 storeys. These developments are characterised by commercial uses at ground level and residential apartments above, and are constructed with robust, 2-4 storey street walls with recessive upper levels. Examples include:

    (a) PLN18/0990 – No. 419 Fitzroy Street – 8 storey Residential Hotel (Constructed);

    (b) PLN19/0922 – No. 82 Westgarth Street – 6 storey apartments (Constructed);

    (c) PLN20/0509 – No. 88 Kerr Street, 71-75 Argyle Street & 380 Fitzroy Street – 7 storey mixed use development (Approved, not yet under construction); and

    (d) PLN24/0738 – No. 74-84 Rose Street – 7 storey mixed use development (Approved, not yet under construction).



Figure 5 - Photographs of No. 419 Fitzroy St (left) & No. 82 Westgarth St (right) - Planning Officer, March 2025

18. East of Brunswick Street, examples of mid-rise development are observed at (amongst others):

    (a) PL02/0350 - Nos. 353 Napier Street, 300 Young Street & 150 Kerr Street - 3-8 storey mixed use development (constructed);

    (b) PLN22/0992 – No. 33 St David Street – 6 storey apartment development (Approved, not yet constructed);

    (c) PLN14/0023 – No. 219 Napier Street – 4 storey apartment development (Constructed)

(d) PLN14/0849 – No. 223 Napier Street – 5 storey apartment development (Constructed);

(e) PLN22/0934 – No. 227 Napier Street – 6 storey apartment development (Under construction);

(f) PLN17/0868 – No. 231 Napier Street – 6 storey apartment development (Constructed);

(g) PLN21/0375 – 235 Napier Street – 6 storey apartment development (Constructed); and

(h) PLN14/0084 – 237-253 Napier Street – 5 storey mixed use development (Constructed).



Nos. 353 Napier Street, 300 Young Street & 150 Kerr Street, viewed from corner Young & Argyle Streets



No. 237-253 Napier Street



Nos. 353 Napier Street, 300 Young Street & 150 Kerr Street, viewed from Kerr Street



No. 235 Napier Street

Figure 6 - Photos of mid-rise development east of Brunswick Street (Planning Officer, February 2026)

19. As can be seen in the above photographs, these developments typically feature a 4-storey street wall, with upper levels set back approximately 2.5m to 3m from the street.

Immediate interfaces

20. *No. 446 Brunswick Street:*

(a) To the north is No. 446 Brunswick Street, a two storey, "individually significant" building occupied by the Royal Derby Hotel. The building is constructed with a two

storey street wall to both Brunswick Street and Alexandra Parade and constructed along the common boundary with the subject site. An outdoor beer garden is located at the rear of the site. The Hotel also provides accommodation on the first floor. Whilst there is no information on the Hotel's website, a review of their social media pages reveals events that involve live music and entertainment;

(b) The Hotel has a Late Night General Licence (No. 31912682) which allows the following:

(i) Maximum 330 patrons, including maximum of 40 in the beer garden;

(ii) On premises consumption until 1am (11pm on Sundays, Good Friday and ANZAC Day);

(iii) On premises consumption until 3am (except Monday, Good Friday and day following Good Friday) when in conjunction with live music and entertainment.

21. *No. 101 Cecil Street:*

(a) To the east, on the opposite side of the laneway, is No. 101 Cecil Street, a single storey, Victorian-era dwelling. The dwelling is constructed along the length of the laneway boundary and features 4 west-facing habitable room windows which interface with the subject site. The two, southernmost windows are associated with bedrooms and the two, northern most windows are highlight windows associated with an open plan living area. There are also skylights on the roof above the middle and rear bedrooms. An area of private open space is located at the rear, and the site also adjoins a laneway to the north;



Figure 7 - Laneway between subject site and No. 101 Cecil Street, looking south (Planning Officer, February 2026)

22. *No. 104 Alexandra Parade:*

(a) Also to the east is the rear portion of No. 104 Alexandra Parade, a single storey, Victorian-era dwelling. The dwelling is constructed along the length of the western boundary, abutting the laneway with an area of private open space at the rear. There are two, west-facing habitable room windows abutting the laneway. However, these do not interface with the subject site. The application plans state the northern-most highlight window as a habitable room window, and the

southern-most as a non-habitable room window. Both of these windows have obscure glazing (glass bricks).

23. Both of the dwellings outlined above are located within the Neighbourhood Residential Zone.

24. *No. 424-428 Brunswick Street:*

    (a) To the south, on the opposite side of Cecil Street is a single storey building comprising a supermarket. This building is graded "contributory" to the HO311. However, the Victorian Heritage Database rates the heritage integrity of this building as "low" given it has been externally altered from its original condition.



Figure 8 - Nearmap aerial imagery of subject site and surrounds (December 2025)

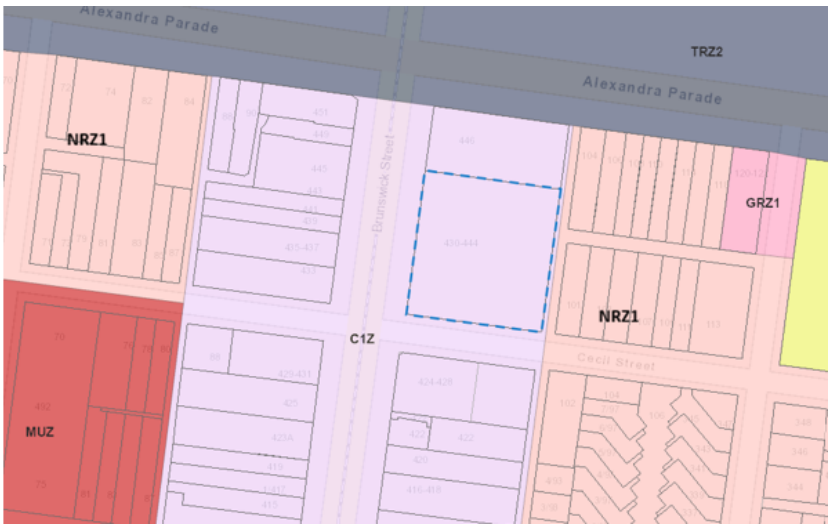


Figure 9 - Zoning map of subject site and surrounds (VicPlan, February 2026)

Parking, Traffic & Transport

25. The subject site is well-serviced by public transport and is within walking distance of Alexandra Parade buses to the north and Johnston Street buses to the south, the Route 86 tram along Smith Street to the east, the Route 11 tram on Brunswick Street and the Route 96 tram along Nicholson Street, further west.

26. The nearest loading zones are located in front of the subject site on Cecil Street and at No. 424-428 Brunswick Street, immediately south of the subject site.

27. Brunswick Street is identified as part of the Principal Bicycle Network at Clause 02.04 (Strategic Framework Plan) of the Scheme and consists of on-road bicycle lanes.

Proposal

28. The proposal is for demolition and buildings and works for a 7 storey (plus basement and roof terrace) mixed use building comprising an Office, Shop and Dwellings (planning permit not required for commercial uses). Further details of the proposal are as follows:

Demolition

29. Demolition of the existing building, including the existing vehicle crossover on Cecil Street.

Use

30. The ground floor will consist of two tenancies; Tenancy 1 will be a 558sqm Shop and Tenancy 2 will be a 361sqm Office (planning permit not required for commercial uses);

31. Levels 1 – 6 will be used for Dwellings (35 in total), including:

    (a) 3 x 1-bedroom apartments;

    (b) 25 x 2-bedroom apartments; and

    (c) 7 x 3-bedroom apartments.

32. 2 levels of basement are proposed, comprising car parking, storage cages, waste storage, a gym (for residents' use only) and residential bicycle storage. The basement occupies the full extent of the site.

Development

General

33. The development will have a maximum height of 25.09m (measured on the east elevation) and will comprise 7 storeys;

34. The height to the top of the roof service screen will be 26.09m;

35. The street wall height will be 7.7m to Brunswick Street and 7.97m to Cecil Street, comprising 2 storeys;

36. The development will be set back to Brunswick Street 5.5m from Levels 2 to 5 (measured from the western wall). 0.7m deep vertical fins project into this setback. At Level 6 the setback increases to 8.3m;

37. The development will be set back to Cecil Street 5m from Levels 2 to 5 and 9m at Level 6;

38. As shown on the north and south elevations, the setback from the eastern boundary increases with building height, providing an angled profile, starting from 1.6m at Level 2, increasing to 16m at Level 6.



Figure 10 - Artist's impression of Brunswick Street facade

39. The ground floor will be constructed with a hard edge to Brunswick Street, except for the building entries which will be recessed 0.5m from the boundary. The development will be constructed along the northern and southern boundaries, with the exception of the existing 1.77m x 1.83m splay at the south-west corner of the site.

40. The entries to the commercial tenancies as well as the main residential entry will be from Brunswick Street. A secondary pedestrian entrance is provided on the eastern boundary at the laneway;

41. A substation is proposed on the south-east corner of the site, accessed via Cecil Street;

42. The ground level will be set back 1m from the eastern boundary, to faciliate vehicle accesss and this will effectively widen the laneway from 3.8m to 4.8m;

43. Vehicle access is proposed from the north-east corner of the site, via the eastern-laneway. The vehicle entry will be set back 2.29m from the eastern boundary;



Brunswick St view



Cecil St view



View to north-east, from Brunswick St/Cecil St corner



View to north-west, from Cecil St

Figure 11 - Artist's impressions of proposed development

Materials and Finishes

44. The primary external material palette will include blue tiles, charcoal tiles, off-white bricks, bagged bricks and charcoal rough render for the podium. The upper levels will be constructed in a combination of bagged bricks, metal cladding, smooth concrete and shiplap concrete. Windows will be both clear and fluted, obscure glazing.

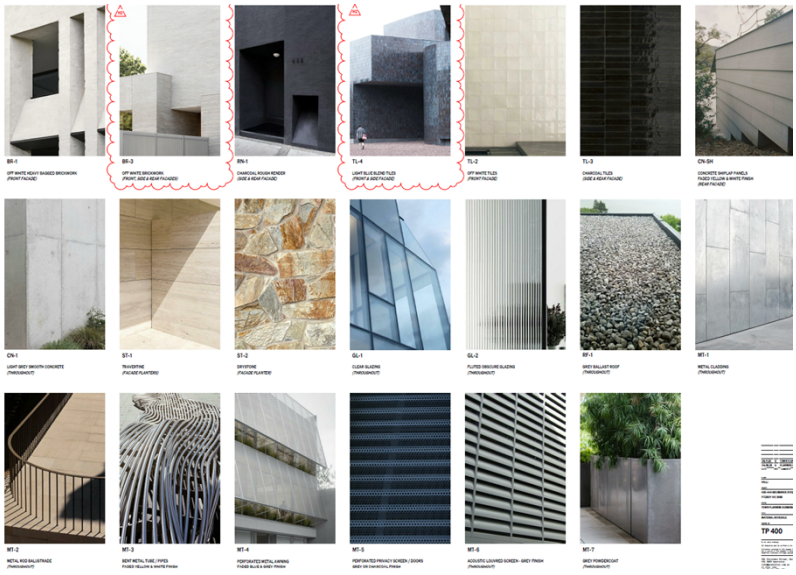


Figure 12 - Materials and Finishes Schedule

Environmentally Sustainable Design (ESD)

45. The following are key ESD initiatives proposed:

    (a) BESS score of 53%;

    (b) All-electric development;

    (c) Rooftop solar panels with minimum 10kW capacity;

    (d) Water and energy efficient appliances and fixtures;

    (e) Rainwater tanks with a total capacity of 30,000L with reuse connections for toilet flushing and irrigation;

    (f) Enabling infrastructure for electric vehicle charging;

    (g) Landscaping equivalent to 10% site area; and

(h) A minimum 80% of waste from demolition and construction to be reused or recycled.

Statutory controls

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

Commercial 1 Zone (C1Z)

47. Pursuant to Clause 34.01-1, because the dwelling entry on Brunswick Street is 3.72m wide, so a planning permit is required for the Dwelling use;

48. Pursuant to Clause 34.01-1, the uses of land for an Office and Shop are Section 1, permit not required uses (the Schedule to the C1Z does not specify a maximum leasable floor area).;

49. Pursuant to Clause 34.01-4, a planning permit is required to construct a building and carry out works.

50. Pursuant to Clause 34.01-4, an apartment development must meet the requirements of Clause 58.

51. Pursuant to Clause 34.01-7, as the site is within 30m of a residential zone, the buildings and works are not exempt from notice and review.

Heritage Overlay – Schedule 311 – Brunswick Street Precinct (HO311)

52. Pursuant to Clause 43.01-1, a planning permit is required for demolition and to construct a building and carry out works.

53. Pursuant to the *City of Yarra Database of Heritage Significant Areas (City of Yarra, March 2024)* the site is graded "not contributory" to the HO311.

Design and Development Overlay – Schedule 2 – Main Roads and Boulevards (DDO2)

54. Pursuant to Clause 43.02-2, a planning permit is required to construct a building and carry out works.

55. Only the northern portion of the site is affected by DDO2, as shown in the following image:

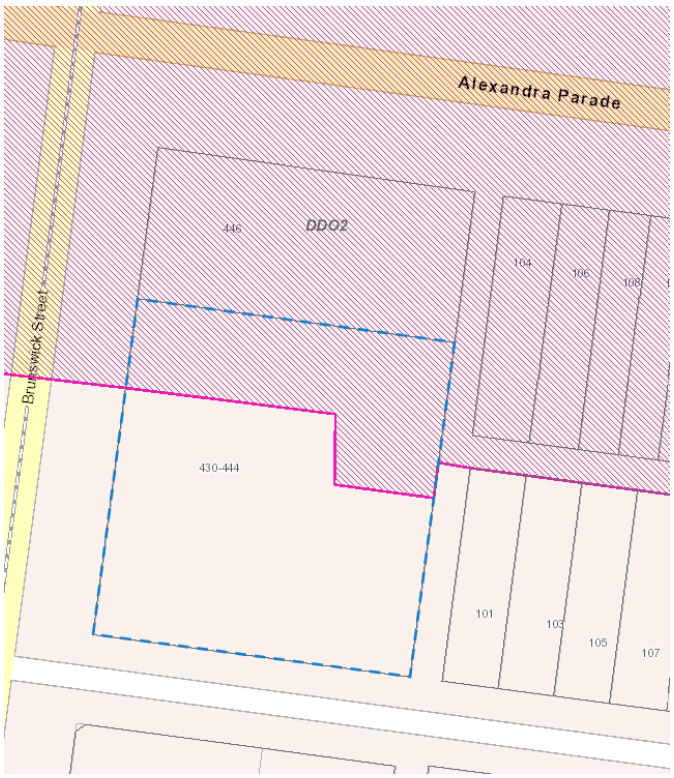


Figure 13 - Extent of DDO2 affecting subject site (VicPlan, February 2026)

Special Building Overlay (SBO)

56. Pursuant to Clause 44.05-2, a planning permit is required to construct a building and carry out works;

57. Pursuant to Clause 44.05-5, an application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

58. Pursuant to Clause 44.05-6, the application was referred to Melbourne Water.

Environmental Audit Overlay (EAO)

59. As the proposed dwellings are considered a sensitive use, pursuant to Clause 45.03-1,a note will be included on any permit issued advising the applicant of their obligations under the EAO and Environmental Protection Act 2017.

Development Contributions Plan Overlay – Schedule 1 – Yarra Development Contributions Plan (DCPO1)

60. Schedule 1 of the Development Contributions Plan Overlay (DCPO1) applies to the proposal due to the proposed additional retail and commercial floor area and increase in the number of dwellings. The DCPO1 requires the developer to pay a cash contribution towards essential city infrastructure like roads and footpaths.

61. The subject site is located within Charge Area 5 (Fitzroy). The development infrastructure levy is applicable to the dwellings and retail and commercial floor space and the community infrastructure levy is applicable to the dwelling use only. Council's standard conditions will be included to ensure that the applicable Development and Community Infrastructure levies are paid, as required.

Clause 52.06 – Car Parking

62. As stated earlier in the report, Amendment VC277 was gazetted on 18 December 2025 and makes changes to Clause 52.06 (Car Parking) across all Victorian planning schemes. The amendment updates parking requirements and includes both minimum and maximum parking rates.

63. The subject site is in a Category 3 car parking area. The transitional provisions of Clause 52.06 means that the new car parking requirements apply to this application.

64. The following table summarises the proposal against both the former and current car parking requirements of Clause 52.06.

Use	Statutory rate (minimum) former / current		On-site requirement former / current		On-site provision	Reduction sought former / current	
Office 361m2	3 per 100sqm net floor area	0	10	0	4	6	**0**
Shop 558m2	3.5 per 100sqm leasable floor area	0	19	0	8	11	**0**
1-2 bedroom Dwelling (28)	1 per dwelling	0	28	0	28	0	**0**
3+ bedroom Dwelling (7)	2 per dwelling	0	10	0	10	0	**0**
Total			**67**	**0**	**50**	**17**	**0**

65. The minimum car parking requirement for Dwellings, Offices and Shops in the Category 3 area is 0 spaces, meaning that the proposal has a requirement of 0 car parking spaces. The provision of 50 spaces consequently exceeds the requirement and a planning permit is no longer required for a car parking reduction under Clause 52.06.

66. Category 3 parking areas prescribe a maximum car parking rate of:

    (a) 2 per dwelling (i.e. 70 spaces);

    (b) 0.9 per 100sqm net floor area for Offices (i.e. 3 spaces); and

    (c) 2 per 100sqm leasable floor area for Shops (i.e. 11 spaces).

67. The car parking provision for the Dwellings and the Shop comply with this maximum rate, and the provision of the Office exceeds the maximum by 1 space. However, the maximum parking rate does not apply to this application as it benefits from transitional provisions.

Clause 52.34 – Bicycle Facilities

68. The following table identifies the bicycle parking requirements under Clause 52.34-3 of the Scheme, the provision of bicycle parking on site, and the subsequent reduction below the statutory requirement that is being sought:

Use	Size/Number	Statutory rate	On-site requirement	On-site provision
Office	361m2	1 employee space to each 300m2 net floor area if the net floor area exceeds 1000m2 1 visitor space to each 1000m2 net floor area if the net floor area exceeds 1000m2	0 employee spaces 0 visitor spaces	0 employee spaces 0 visitor spaces
Shop	558m2	1 employee space to each 600m2 of leasable floor area if the leasable floor area exceeds 1000m2 1 visitor space to each 500m2 leasable floor area if the leasable floor area exceeds 1000m2	0 employee spaces 0 visitor spaces	0 employee spaces 0 visitor spaces
Dwelling	35	1 resident space to each 5 dwellings 1 visitor space to each 10 dwellings	7 resident spaces 4 visitor spaces	14 resident spaces 5 visitor spaces
Total			**7 resident spaces** **4 visitor spaces**	**14 resident spaces** **5 visitor spaces**
Shower / Change Facilities		If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter	0 showers/change rooms	**1 shower / change room**

69. As shown above, the bicycle parking provision exceeds the Clause 52.34 requirements.

Clause 53.03 – Residential Reticulated Gas Service Connection

70. A permit must not be granted for construction of a new dwelling or a new apartment development that is to be connected to a reticulated gas service. The recommendation includes the mandatory condition required by this Clause.

Clause 53.06 – Live Music & Entertainment Venues

71. Pursuant to Clause 53.06-3, a noise sensitive residential use must be designed and constructed to include acoustic attenuation measures to meet noise limits. A planning permit may be granted to reduce or waive these requirements. The subject site is located within 50m of a live music venue (e.g. Royal Derby Hotel) and as such, must comply with Clause 53.06.

Clause 53.18 – Stormwater Management in Urban Development

72. This Clause applies to an application under a provision of a zone to construct a building or construct or carry out works. An application to construct a building or to construct or carry out works:
    (a) Must meet all of the objectives of Clauses 53.18-5 and 53.18-6; and
    (b) Should meet all of the standards of Clauses 53.18-5 and 53.18-6; and

Clause 58 – Apartment Developments

73. This clause applies as the development is for the construction of an apartment development. A development should meet all the standards and must meet all the objectives.

Internal and External Consultation

Advertising

74. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)* by 125 letters sent to surrounding owners and occupiers and by 2 signs displayed on the Brunswick Street and Cecil Street frontages.
75. The following components of the application are exempt from notice and review requirements:
    (a) Buildings and works in the Special Building Overlay (Clause 44.05-5).
76. Council received 59 objections, on the following key grounds:
    (a) Non-compliances with Draft Design and Development Overlay – Schedule 29;
    (b) Excessive height;
    (c) Visual dominance of Brunswick Street;
    (d) Adverse heritage impacts;
    (e) Inconsistency with Brunswick Street streetscape;
    (f) Off-site amenity to dwellings (overlooking, overshadowing, loss of daylight, noise from balconies and mechanical equipment);
    (g) Off-site amenity to commercial properties (overlooking and overshadowing);
    (h) Disruption and obstruction to deliveries in the eastern laneway;
    (i) Lack of car parking;
    (j) Traffic impacts on side streets, including traffic fumes;
    (k) Loss of laneway recreational uses;
    (l) Inappropriate waste collection arrangements;
    (m) Increased public transport congestion;
    (n) Loss of city view;
    (o) Devaluation of property;
    (p) Construction impacts (noise, property damage, laneway obstruction and safety);

(q) Increased demand on infrastructure and community facilities;

(r) Lack of housing option for families;

(s) Stormwater impacts;

(t) Lack of on-site noise attenuation and odour management from existing business operations;

(u) Land contamination and lack of environmental report;

(v) Competition with existing businesses; and

(w) Inaccurate planning documentation relating to laneway width, restricting the laneway to one-way travel, live music at the Royal Derby Hotel, scale of building at 113 Cecil Street and waste volume estimates.

77. Response to the grounds of objection outlined above will be discussed throughout this report.

Internal and external referrals

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

External Agency	**Outcome**
Melbourne Water	No objection, subject to conditions which relate to minimum finished floor levels. These conditions have been included in the Officer Recommendation.
External consultant	**Comments**
Heritage Consultant (GJM)	Supported subject to changes including: • Reduction in building height by 1m and/or increasing upper level setbacks; • Revised podium materials and fenestration; and • Removal of projecting planters and replacement with lightweight canopies.
Urban Design Consultant (Hansen)	Supported subject to changes including: • Provision of an awning over the footpath; • Stronger contrast in podium finishes; • Further details to show shadow impacts to first floor levels on south side of Cecil Street.
Wind Engineer (MEL Consultants)	Supported, provided wind conditions are confirmed by a wind tunnel study and consideration of wind impacts to private open spaces and the beer garden at the Royal Derby Hotel.
Acoustic Consultant (SLR)	Supported, subject to: • Further assessment of noise emissions from the Royal Derby Hotel, including consideration of live music;

	• Further details provided in relation to assessment of road and environmental noise emissions; • Further assessment of waste collection and car park entry door noise emissions; • Details of the name and qualifications of the applicant's acoustic consultant.
Internal Business Unit	**Comments**
Development Engineering	Supportive of car parking provision and traffic impacts. Supportive of vehicle access arrangements, subject to the provision of additional dimensions, vehicle crossing diagrams and swept path diagrams. Additional recommendations for public realm upgrades including re-sheeting of footpaths and road pavement.
Urban Design (Public Realm)	In response to the original application plans Urban Design were supportive subject to changes as detailed in the attached comments. The amended plans sought to address these comments. These were re-referred, with the following matters still outstanding: • Further details on providing a seamless transition from the footpath into the site; • Removal of overhanging canopy structures or otherwise provision of a more continuous awning, provided it does not impact street trees; • Fire booster cabinets brought to frontage and to have a maximum 180 degree opening and be latched to the building when open; • Include a bench seat on Brunswick Street; • Provision of a public realm plan
Strategic Planning	Not supportive on the grounds that mandatory requirements in draft DDO29 are not met.
ESD	Supportive, subject to the provision of additional information on the plans and Sustainability Management Plan and to address deficiencies relating to natural ventilation, daylight and external shading.
City Strategy – Open Space (Landscape Design)	Supportive, subject to: • Ensuring no species are on the invasive weed list; • Revised plant species to podium and upper level planting, including removal of large palm

	trees and replacement with medium-sized native species; • Additional details on development plans and landscape plans relating to planter box size and irrigation/drainage; • Provision of additional seating to communal terrace; • Provision of a detailed maintenance program and schedule
City Works – Open Space (Street Trees)	Supportive, subject to a Tree Management Plan and Tree Protection Bond being provided.
Strategic Transport	Supportive, subject to: • Provision of 11 visitor bicycle spaces per CASBE requirement; • All visitor bicycle parking provided in an externally accessible area and as an at-grade rail, with dimensions per AS2890.3 • Provision of 35 resident and 10 employee spaces per CASBE requirement; • Details of locking mechanism for employee/resident bike store.
City Works – Waste Management	Supportive, subject to: • An amended waste management plan that includes an extract from development plans of the bin storage area and total footprint of all bins.

79. The referral comments are included in the report attachments.

Policy Implications

Planning Policy Framework (PPF)

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

- Clause 2 - Municipal Planning Strategic, including:
  - Clause 02.01 – Context:
    - Clause 02.01-1 – Location
    - Clause 02.01-6 – Built Environment and Heritage
    - Clause 02.01-9 – Transport
  - Clause 02.02 – Vision
  - Clause 02.03-1 – Settlement:
    - Clause 02.03-3 – Environmental Risks and Amenity
    - Clause 02.03-4 – Built Environment and Heritage
    - Clause 02.03-6 – Economic Development
    - Clause 02.03-7 – Transport

  - Clause 02.04 – Strategic Framework Plan
- Clause 11 – Settlement , including:
  - Clause 11.01-S – Settlement
  - Clause 11.02-1S – Supply of Urban Land
  - Clause 11.03-1L- Activity Centres
- 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 15.01-5S – Neighbourhood Character
  - Clause 15.03-1S – Heritage Conservation
  - Clause 15.03-1L-01 - Heritage
- Clause 16 – Housing:
  - Clause 16-01-1S – Housing Supply
  - Clause 16.01-1R – Housing Supply
  - Clause 16.01-1L – Location of Residential Development
  - Clause 16.01-1L-01 – Housing Diversity
- Clause 17 - Economic Development:
  - Clause 17.01-1S – Diversified Economy
  - Clause 17.01-1L – Employment
  - Cause 17.02-1S – Business
  - Clause 17.02-1L – Retail
- Clause 18 – Transport:
  - Clause 18.01-1S – Land Use and Transport Integration
  - Clause 18.02-1S - Walking
  - Clause 18.02-2S – Cycling
  - Clause 18.02-2L – Cycling
  - Clause 18.02-3S – Public Transport
  - Clause 18.02-3R – Principal Public Transport Network
  - Clause 18.02-4S – Roads
  - Clause 18.02-4L – Road System
  - Clause 18.02-4L-01 – Car Parking
- Clause 19 – Development infrastructure:
  - Clause 19.03-3L – Water Sensitive Urban Design

- Clause 19.03-5L – Waste Management

Officer Assessment

81. The primary considerations for this application are as follows:
    (a) Policy & Strategic Context;
    (b) Use;
    (c) Buildings and Works;
    (d) Off-site Amenity;
    (e) On-site Amenity;
    (f) Car Parking, Traffic, Loading, Bicycle Parking;
    (g) Special Building Overlay; and
    (h) Objector Concerns.

Policy and Strategic Context

82. The proposed development has strong strategic support at the State and local level for the construction of a larger scale mixed use development.

83. State and local policies encourage the concentration of development in and around activity centres with more intense development on sites well-connected to public transport, thereby ensuring efficient use of existing infrastructure. The site is well connected to public transport opportunities. The proximity of the site to public transport will encourage the use of alternative modes of transport to and from the site and reduce reliance on motor vehicles as encouraged by clauses 15.01-2L-01 (Environmentally sustainable development), 17.01-1L (Employment) and 18.01-3S (Sustainable and safe transport).

84. Clause 02.04 (Strategic Framework Plan) and Clause 11.03-1L (Activity Centres) identifies the subject site within the Brunswick Street Major Activity Centre (MAC). Clause 11.03-1L supports high quality mid-rise buildings in major and neighbourhood activity centres, development that improves the public realm and positively contributes to the streetscape environment, and development that is consistent with the capacity for each centre as identified in Clause 16.01-1L (Strategic Housing Framework Plan).

85. Clause 16.01-1L identifies the subject site within a Moderate Change Area. In this area, policy encourages medium density residential and mixed use development that is responsive to heritage significance and streetscape character and lot consolidation to facilitate increased densities and efficient use of land, where appropriate.

86. The development provides opportunities for new employment within the proposed Office and Shop at ground level, consistent with Clause 17.01-1S (Diversified Economy) and Clause 17.02-1S (Business). These provisions recognise and support land uses and development that contribute towards the increase in the number and diversity of local employment opportunities.

Use

87. As the dwelling entry on Brunswick Street is more than 2m, a planning permit is required for this use. There is strong strategic support for a residential development on the subject site given its location within a MAC and proximity to public transport.

88. The location of the dwelling entry on Brunswick Street is supported, given the majority of the development's frontage will primarily be occupied by the ground floor commercial tenancies, which will continue to support and strengthen the development's commercial contribution within the MAC.

89. Clause 13.07-1L-01 (Interfaces and Amenity) seeks to protect the operation of business and industrial activities from new residential use and development. The use of land for dwellings will not have an adverse impact on the operation and function of the Brunswick Street MAC and surrounding commercial properties. The development implements design measures to ensure future occupants will not be unreasonably impacted by existing business activities. These will be discussed in the On-site Amenity section of this report as well as the attached Clause 58 Assessment.

Buildings and Works

Site Context

90. The primary built form considerations for the proposed development are the objectives and decision guidelines of the C1Z, DDO2, HO311, as well as local policy at Clause 15.01-1L (Urban Design), Clause 15.01-2L (Building Design and Clause 15.03-1L (Heritage). These provisions and guidelines support a development outcome that responds to the existing or preferred character and is respectful of heritage buildings and the heritage significance of the wider area. Particular regard must be given to the acceptability of the design in terms of height and massing, street setbacks and relationship to adjoining buildings.

91. Pursuant to Clause 16.01-1L (Location of Residential Development), the subject site is in a Moderate Change area and the Bunswick Street MAC. In combination with the emerging built form character of the area, proximity to public transport and Council's draft DDO, a mid-scale development on the subject site is appropriate.

92. Whilst there has been limited mid-rise development along the Brunswick Street spine to date, the wider area within the MAC is undergoing significant change with regards to building heights and forms, with an emergence of dense, mid-rise development. This is reflected in the built form aspirations of DDO40, affecting land to the west of the site between Brunswick Street and Nicholson Street and in local policy which encourages mid-rise development to be concentrated in MACs (Clauses 11.03-1L and 15.01-2L). It is clear in these objectives that taller built form will be concentrated along activity centre spines, transitioning down in scale towards the low-rise residential areas east and west of Brunswick Street.

Demolition

93. Clause 15.03-1L contains policy around demolition that impacts individually significant or contributory buildings, but does not provide guidance on the demolition of infill or non-contributory graded buildings within a precinct. Rather, Council must determine whether the demolition would adversely affect the significance of the heritage place (i.e. Brunswick Street Precinct).

94. The subject site is graded non-contributory to the HO311 precinct and as such, demolition of the existing building is supported on the grounds that it will not adversely affect the identified heritage values of HO311.

Height, Scale & Massing

Height

95. The development will have a maximum height of 25.09m, with the roof plant screen extending an additional 1m above the building height. This equates to a 7 storey building. The subject site is 1399sqm and is located on a corner, with laneway abuttal. Adjacent built form ranges from 1 to 2 storeys in scale.

96. Clause 15.01-2L (Building Heights) seeks to ensure the height of new buildings responds 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. In addition, heritage policy at Clause 15.03-1L seeks to ensure development respects the scale and massing of the existing heritage streetscape.

97. In relation to DDO2, this overlay applies to the northern portion of the site and seeks to recognise the importance of main roads to the image of the City and to recognise and reinforce the pattern of development and the character of the street. This DDO relates to developments' impacts on Alexandra Parade, from which the subject site is separated by the adjacent hotel.

98. The site's corner location, its size and rectangular configuration enables a more comprehensive built form response than is possible on finer-grain lots, which are typically constrained in depth and width and would require consolidation to accommodate development of a similar scale. While the site is in the HO311, it is identified as a non-contributory form and is therefore less restricted and provides a suitable opportunity to accommodate new, taller built form without undermining heritage values that define the surrounding streetscape.

99. Council's Heritage Consultant (GJM) is not supportive of the overall height and considers the tower element (Levels 2 to 5) to be too visually dominant in this predominant 2-story streetscape. To address these concerns, GJM recommend a reduction in height by 1 storey, or increasing the upper-level setbacks to Brunswick Street to 8m and to Cecil Street to 6m, for consistency with the intent of proposed DDO29. GJM considers that a development in accordance with proposed DDO29 would ensure an acceptable heritage outcome within the HO311 precinct. Council's Strategic Planning Unit also agree that the height should be reduced to meet the proposed DDO29 mandatory height of 20.8m

100. In relation to building height, local heritage policy seeks to ensure development does not visually dominate existing heritage buildings or streetscapes, maintains the prominence of significant and contributory elements of a heritage place, is visually recessive against heritage fabric and maintains views to heritage places from the public realm. As outlined in the assessment below, these objectives are met by the proposed design, with the siting, setbacks and architectural expression providing an acceptable design response in the heritage precinct.

101. GJM's recommendation to reduce the height of the proposal relies heavily on the requirements outlined in the proposed DDO. As previously stated, proposed DDO29 has limited statutory weight and does not form part of the Planning Scheme. Given this, it is

essential to assess the development on its merits, with careful consideration of the site constraints and surrounding context.

102. In this regard, the development has been carefully designed to manage its visual impact from all interfaces. While exceeding the proposed DDO29 height limit of 20.8m, Level 6 is set further back from Brunswick Street and Cecil Street (8.3m and 9m respectively) than levels 2 to 5 below. These additional setbacks create a recessive capping element. As can be seen in the following diagram, this will limit the view line from the opposite side of Brunswick Street to Level 5, with the parapet obscuring views to Level 6 above.

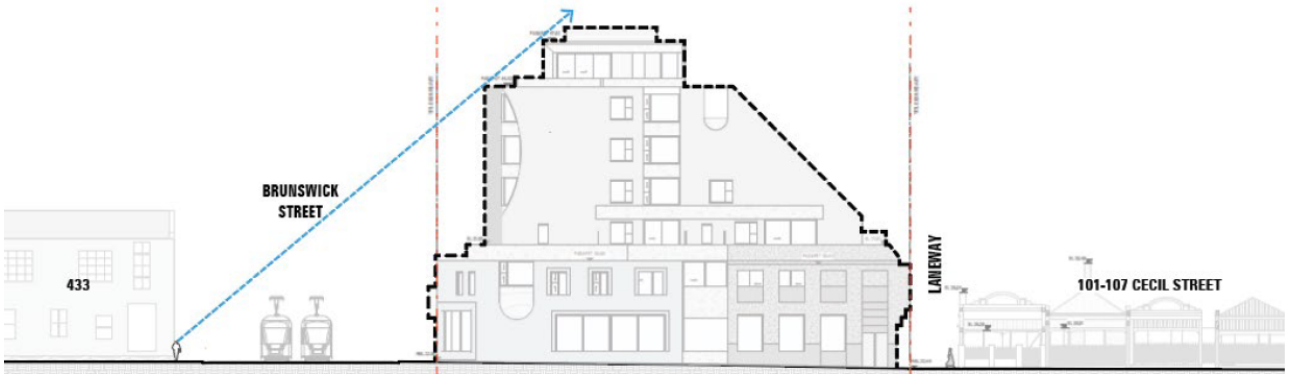


Figure 14 - Hansen mark-up of south elevation showing view lines from the opposite side of Brunswick Street

103. As such, this siting ensures the extent of built form visible from the opposite side of Brunswick Street is limited to 6 storeys. The principal form of the building will therefore read at a scale similar to what is envisioned and proposed by DDO29, as illustrated below:

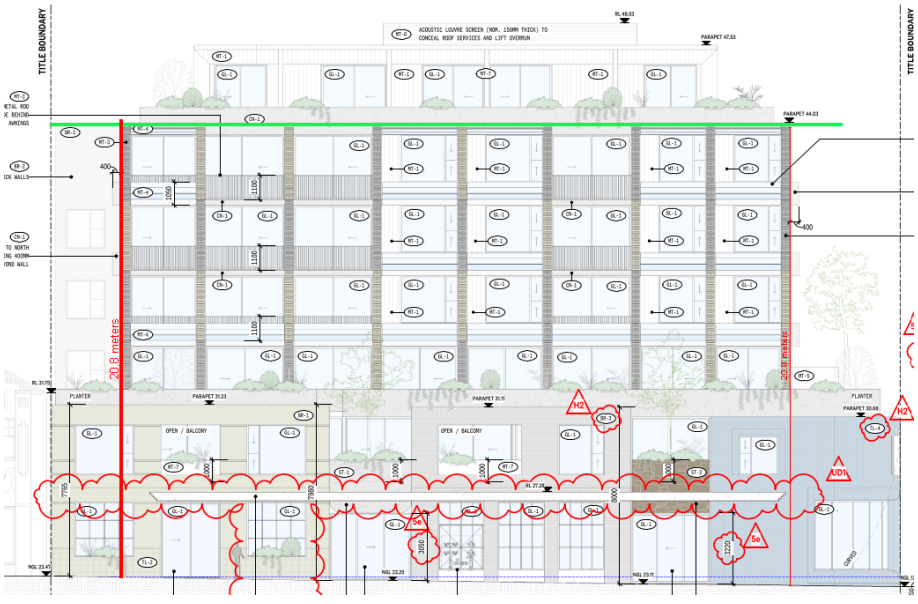


Figure 15 - Planning officer mark-up of west elevation showing 20.8m height in green

104. The setbacks outlined above, with particular reference to the upper level setback, allows the building to respect the adjacent streetscape whilst contributing to the purpose of the zone and the adjacent activity centre. Hansen (Council's consultant urban designer) are also supportive of the overall building height.

105. Based on the above, the overall building height of 25.09m and 7 storeys is acceptable.

106. The roof plant screen will extend 1m above the overall building height. Pursuant to Clause 15.01-2L, service infrastructure should be appropriately sited and incorporated into the design of new buildings which has limited visibility from the public realm. Plant rooms, lift overruns and other similar structures may exceed the height of a building where:

    (a) Less than half the roof area is occupied by the equipment (except solar panels); and

    (b) No additional overshadowing is created.

107. The plant screen will occupy 39% of the overall roof area. The screen will be 1.4m above roof level and will be set back a minimum 10m from the title boundaries. Any shadows would fall within the subject site and not the public realm or to private open space. The plant screen is therefore appropriately integrated with the development.

Street Wall

108. Clause 15.01-2L (Building Design) recommends that buildings align with the street at ground level unless they are providing public open space or landscaping. Further, Clause 15.03-1L (Heritage) encourages development to respect the character of street walls in heritage places. Proposed DDO29 provides further guidance on the preferred street wall character for the site and recommends a maximum height of 8m (2 storey street wall), with sites on street corners to incorporate an angled splay.

109. The existing building provides a 1.77m x 1.83m splay at the corner of Brunswick Street and Cecil Street, which will be retained as part of the proposed development. The remainder of the development will be constructed with a hard edge to Brunswick Street and Cecil Street, except where the building entrances are located. The hard edge at ground level to Brunswick Street and Cecil Street is consistent with the streetscape character as well as the character of corner lots.

110. The street wall will have a height of 7.7m to Brunswick Street and 7.7m to 7.9m along Cecil Street, comprising 2 storeys. The height and number of storeys is consistent with the proposed DDO29. The height does not exceed that of the adjoining Royal Derby Hotel, which is graded ‘individually significant’ to the HO311 precinct. The street wall height is also consistent with the predominant 2-storey street wall character further south along Brunswick Street. Along Cecil Street, the street wall rises one storey above the neighbouring single storey Victorian terrace at No. 101 Cecil Street, ensuring a sensitive transition in scale, with the laneway along the site’s eastern interface providing a good degree of separation between the graduating heights.



Figure 16 - Artist's impression of proposed development looking south from Royal Derby Hotel, showing a consistent, 2 storey street wall (outlined in red)

111. The 2 storey street wall, in combination with the upper level setbacks to Brunswick Street (discussed in the following section of the report) allow views to the Royal Derby Hotel to be maintained, particularly when viewed from the south.

112. Urban design, heritage and strategic planning advice supports the street wall height, however the urban design advice raised concerns about the architectural expression of the street wall. This will be discussed later in this report.

113. Overall, the street wall height is consistent with the preferred future character for the site and aligns with local policies at Clause 15.01-2L and Clause 15.03-1L, ensuring it will sit comfortably with and not dominate neighbouring heritage fabric.

Setbacks & Building Separation

114. Clause 15.03-L seeks to maintain the prominence of heritage street walls through appropriate upper level setbacks. In addition, Clause 15.01-2L encourages development to incorporate setbacks that:

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

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

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

115. DDO29 proposes a mandatory upper level setback to Brunswick Street of 8m, and a preferred setback to Cecil Street of 6m.

Brunswick Street

116. Levels 2 to 5 of the development will be set back 5.5m from Brunswick Street. Window shading devices will extend 0.7m into this setback, as well as a terrace at Level 2. At Level 6, the setback increases to 8.3m, with the balcony and planter boxes extending 2.8m into this setback.

117. The upper level setback was increased from 5m and the depth of shading devices reduced by 500mm in response to urban design and heritage advice. This achieves an overall setback at levels 2-5 of 4.8m to the shading devices and 5.5 to the façade. While an 8m upper level setback to align with the proposed DDO and heritage advice is not achieved, the proposed upper level setback is considered appropriate on a site with a broad street frontage and containing no retained heritage fabric that the 8m setback is seeking to protect.

118. Consideration should also be given to the impact of the proposed upper level setbacks on adjoining heritage properties, given policy encourages development to maintain the prominence and views of heritage street walls. As shown in the following image, the front walls of Levels 2 to 5 will align with the rear valley of the Royal Derby Hotel's roof:

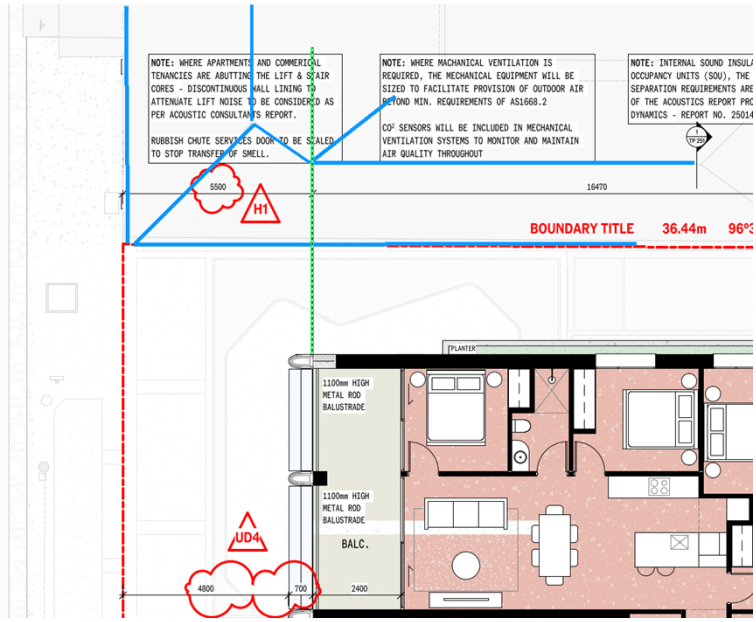


Figure 17 - Officer mark-up of Level 3 floor plan showing outline of Royal Derby Hotel roof (blue) and the alignment with the Brunswick Street setback (green)

119. This outcome allows the three-dimensional form of the Hotel to be visible, particularly when viewed from the south (shown in Figure 18 below). Any further increase to the front setback would not result in an increase of views to the Hotel's contributory or significant fabric.



Figure 18 - Artist's impression of proposed development, showing Brunswick Street frontage and Royal Derby Hotel (outlined in red)

120. A setback of 5.5m allows the upper levels of the development to sit comfortably and sensitively behind the principal form of the Hotel. The incorporation of inset balconies further softens the bulk of the west elevation by providing openings in the façade. The proposed setback also allows for a clear visual distinction between the podium and tower form and ensures the upper level is appropriately recessed. This concentrates views towards the podium, which will emphasise the “human scale form” of the development. This siting and massing are consistent with that of other emerging mid-rise buildings within the wider Fitzroy area, as discussed earlier in the report.

121. Level 6 will be set back 8.3m from Brunswick Street, which will create a recessive capping element to the building. As discussed in the previous section of the report, the additional setbacks will result in limited visibility of Level 6 from the public realm.

122. In combination with the 2 storey street wall, the upper level setbacks to Brunswick Street are acceptable and will not overwhelm the heritage streetscape.

Cecil Street

123. Levels 2 to 5 will be set back 5m from the street, with projecting planting encroaching 0.2m into this setback. At Level 6, the setback increases to 9m, with the balcony and planters encroaching a maximum 3.3m into this setback.

124. The Cecil Street setback is a 1m encroachment against the discretionary 6m setback sought in proposed DDO29 and recommended by heritage and strategic planning advice.

125. The proposed 5m setback is considered to satisfy the objectives of respecting the scale of and not dominating the streetscape or significant heritage buildings. The building on the opposite side of Cecil Street is graded contributory, but has been altered beyond its original condition resulting in much of its heritage value being diminished (as identified in

the Victorian Heritage Database citation). In addition, Cecil Street provides an additional 10m buffer between the subject site and the single storey building, which effectively increases the upper level setback to a minimum of 15m, and 19m at Level 6.

126. These setbacks also provide appropriate separation between the subject site and any future development on this site to the south (No 424-428 Brunswick Street), and will allow for breaks between buildings and transparent views towards the east.

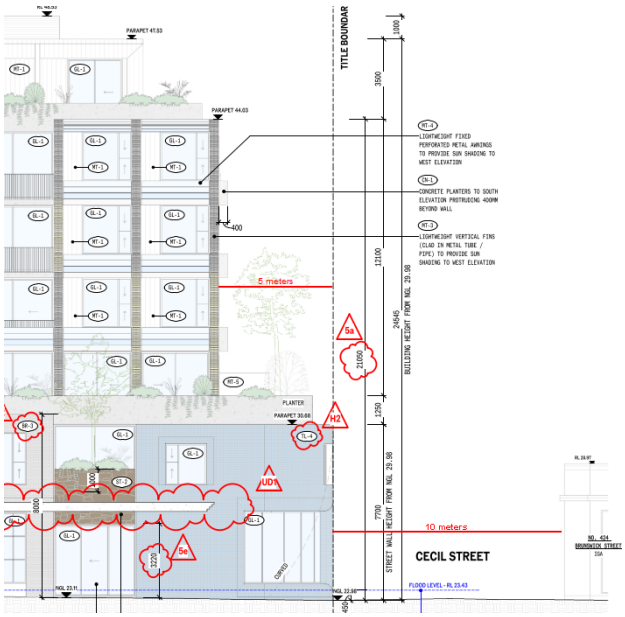


Figure 19 - Officer mark-up of Brunswick Street elevation showing separation between upper levels and No. 424-428 Brunswick St

127. The upper level setbacks to Cecil Street allow for solar access to the opposite side of the street.

Laneway Interface

128. The development will be constructed with a maximum 7.9m street wall along the eastern boundary. The 2 storey street wall provides an acceptable transition in scale to the single storey dwelling at No. 101 Cecil Street, resulting in a height difference of 1 storey.

129. The upper level setbacks increase with each level of the building, starting at 1.6m at Level 2, increasing to 16m at Level 6. As shown in the following image, the tallest elements of the building are concentrated towards the west of the site towards Brunswick Street. The eastern façade then slopes sharply downwards towards the laneway, where it will be limited to a maximum of 2 storeys / 7.9m. The below image also demonstrates that the setbacks from the eastern boundary comply with the setback requirements of proposed DDO29, which prescribes a setback with a 45 degree angle above the boundary wall.

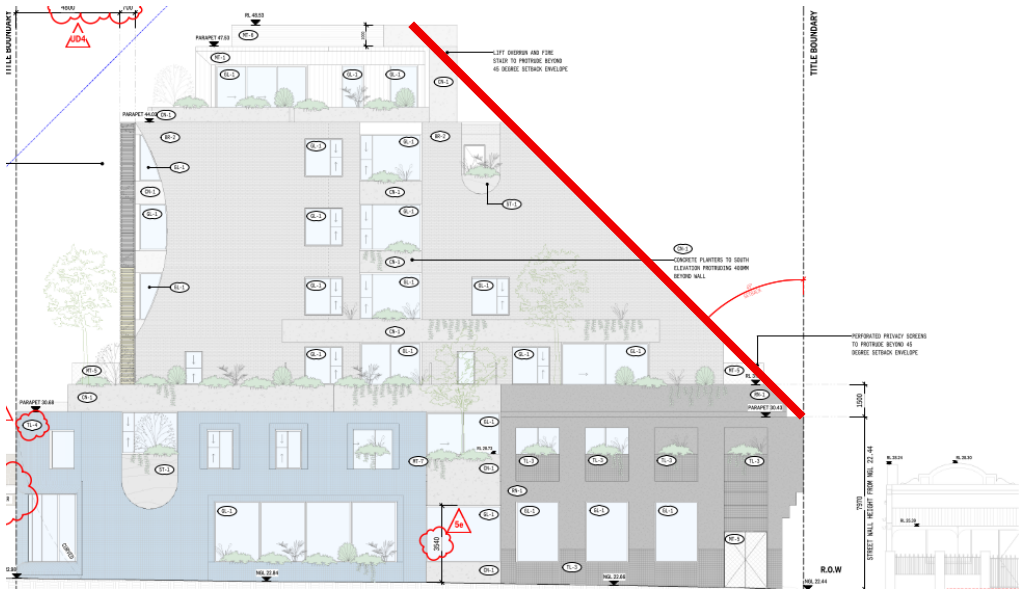


Figure 20 - Proposed south elevation showing sloped rear façade and proposed DD29 setback envelope (red outline)

130. Whilst the plant screen encroaches within this setback, it will not result in unreasonable visual bulk given it will be set back 19.5m from the eastern boundary. There will be minimal views to this plant screen, which will largely be obstructed by the lower level built form.

131. Whilst not located in Fitzroy, the following images are an example of a constructed and approved buildings located in commercially-zoned land in Richmond, with an interface with residentially-zoned land. The sites at No. 12-18 Albert Street and No. 9 Kingston Street, Richmond share the same planning and strategic context as the subject site (with the exception of the Richmond examples being in the Commercial 2 Zone). In both these examples, the tallest elements of the building are concentrated away from the residential land in the direction of the activity centre. The building then angles sharply downwards towards the residential area, providing a sensitive transition to the neighbouring low-rise built form.



Figure 21 - Examples of approved development at No. 9 Kingston St Richmond (PLN19/0025) and completed development at No. 12-18 Albert St (PLN17/028 – Planning Officer photo, August 2024)



Figure 22 - Zoning map showing location of No. 9 Kingston St (green) and No. 12-18 Albert St (red), in Richmond and locations at the interface of commercial and residential zones.

132. The proposed development adopts a similar design approach to the above examples, with a downward-sloping façade towards the low-rise residential area further east of the site. The setbacks proposed, which align with the proposed DDO29 requirements, will provide a sensitive transition and will not result in unreasonable visual bulk to adjoining residential properties.

133. Visual bulk has been managed with the inset design of the balconies. .The balconies include perimeter landscaping which will further soften built form along the eastern interface. Further discussion of the development's off-site amenity impacts are provided later in the report.

134. Given the site is located in the Brunswick MAC and that future mid-rise development is envisaged for this area, views of new developments along Brunswick Street from nearby residential areas are expected and will be part of the MAC's role in accommodating the bulk of Yarra's housing growth. As previously discussed, the compliant setback envelope with proposed DDO29 from the eastern interface will ensure that visual bulk impacts to the neighbouring residential properties have been appropriately managed.



Figure 23 - Artist's impression of proposed development, showing eastern boundary wall and upper level setbacks

Northern Boundary

135. The upper levels will be set back 3.2m from the northern boundary, with a planter encroaching 0.4m into part of this setback. The development will also be partly constructed on the northern boundary above the podium, for a length of 10.7m at Level 2, reducing to 4.3m at Level 5.

136. Clause 15.01-2L encourages development to provide separation between buildings to facilitate access to daylight, sunlight and an outlook. In response to these objectives, proposed DDO29 recommends development to be set back a minimum 4.5m from a common boundary where a habitable window or balcony is proposed, or 3m where a non-habitable window is proposed.

137. The habitable windows facing the northern boundary are bedroom windows. Whilst they do not comply with the minimum 4.5m of the proposed DDO29, the 3.2m setback will maintain adequate spacing between the development and Royal Derby Hotel, allowing views to the sky and adequate daylight to proposed windows. Given the individually significant grading of the Hotel, and the 14.4m, 4 storey building height proposed by DDO29, it is unlikely that this site would be developed to a scale similar to the proposed development. This will ensure that bedroom windows will maintain adequate daylight access.

Equitable Development

138. The site has a direct abuttal to the north only (No. 446 Brunswick Street – Royal Derby Hotel). The eastern interface is to a laneway and the southern and western interfaces are to Cecil Street and Brunswick Street respectively. The streets to the south and west will provide an adequate buffer between the subject site and any future development of properties opposite. As discussed in the previous sections of the report, the development adopts appropriate setbacks to each interface and will not compromise the equitable development of the adjoining sites.

Architectural Expression & Materials

139. Clause 15.01-2L encourages materials to be simple, durable and responsive to the streetscape character, and discourages materials which may result in unreasonable glare. Further, Clause 15.03-1L seeks for new development to respect elements of the

heritage place through pattern, proportion and spacing of elements on an elevation, and materials. In commercial heritage places, heritage policy also seeks to encourage buildings to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes, as well as inset balconies and simple architectural detailing.

140. The primary construction materials for the proposed development will be a combination of bricks and tiles in an off-white finish. The south-west corner of the street wall will have blue tiles. These materials are considered a contemporary interpretation on the traditional use of red bricks to original, Victorian-era commercial buildings in Brunswick Street. The use of tiles, particularly on the south-west corner of the street wall, are also reflective of other corner heritage buildings in the wider area, particularly corner pubs which typically featured tiled walls at ground level.

141. The elevations also reference material code BR-2. However, there is no reference to BR-2 in the materials and finishes schedule. This detail will be required via condition.

Podium

142. The podium design is divided into 3 components defined by entry points, with variations in material and colour. The northern portion is expressed in a light tile, while the central portion adopts a similar light-toned masonry treatment. The southern portion introduces a contrasting, blue-tiled material to break up the frontage.

143. Heritage advice sought simplification of the façade and urban design advice sought more distinction in each of the elements.

144. It is considered that the materiality of each of the three podium modules is sufficiently distinct from one another, while being in tones that are respectful of the heritage streetscape. The use of bagged brickwork and off-white tiles to the northern module, and a traditional brickwork to the central module are considered to be sufficiently distinguishable, and the positioning of the building entries further highlight the tripartite rhythm in the podium.

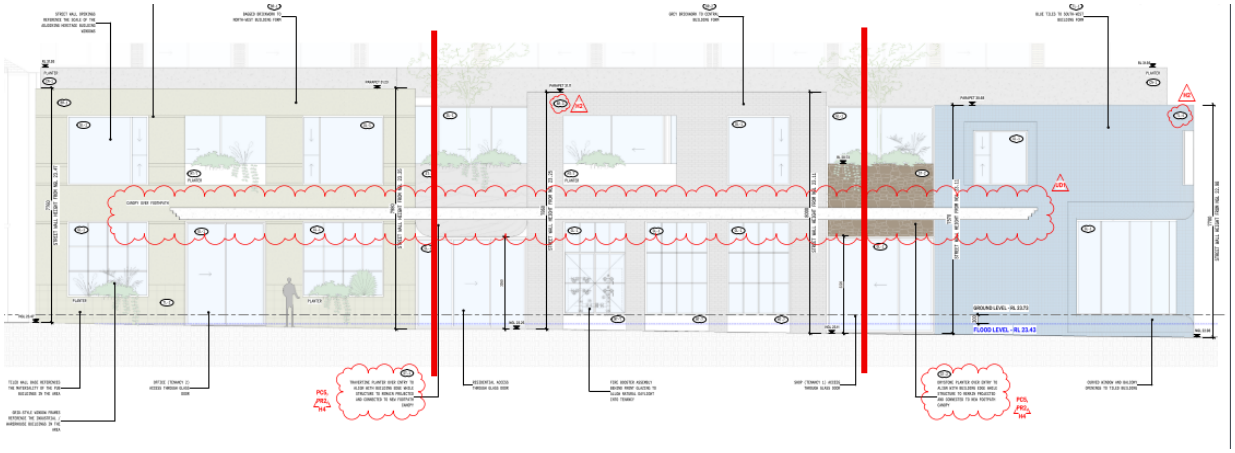


Figure 24 - Planning officer mark-up of Brunswick St podium elevation, showing tri-partite rhythm

145. It is considered that there should be greater consistency in the pattern of fenestration between the northern and central modules to achieve the heritage objective of respecting a heritage place or a streetscape's pattern of fenestration.

146. Clause 15.03-1L encourages new shopfronts to complement the general form and proportion of glazing and openings of adjoining original or early shopfronts, if any. As

such, a condition will require consistent, vertically-proportioned fenestration along the ground floor Brunswick Street frontage and the incorporation of a stall-riser across the entire width of the frontage.

147. The incorporation of a corner splay further responds to the pattern of corner-site development in the wider area and is consistent with the Clause 15.03-1L objectives for development in commercial areas.

148. The first floor of the podium incorporates two planter boxes above the residential and shop tenancy which extend over the footpath, intended as weather protection to these entry points. The projecting planters/entry canopies have no relationship with and are not consistent with the surrounding streetscape, where shopfronts typically feature continuous awnings. The projecting canopies also add excessive bulk and compete with significant elements within the heritage streetscape. Urban design advice recommends providing a more traditional and continuous style of awning (ensuring it does not impact existing street trees).

149. A condition is included in the recommendation to remove the planter boxes / canopies and to ensure the planters are aligned with the western wall of the podium. A further condition will require the continuous awning to demonstrate that it will not compromise the health of the existing street trees.

150. Along the Cecil Street frontage, the podium features blue-coloured tiles towards the western corner, transitioning to charcoal-coloured tiles and render at the eastern corner. The Cecil Street podium presents as two distinct modules which again reflect the fine grain pattern and spacing of buildings in the area. The proportion and spacing of openings reflect the vertical rhythm of fenestration and solid to void ratio that is observed in the surrounding heritage streetscapes.

Tower

151. The upper levels are expressed as a lightweight grid of vertical and horizontal elements framing generous glazed openings. The design also incorporates substantial landscaping to the upper levels, including trees and palms embedded within podium terraces and projecting from upper levels.

152. Whilst the greenery breaks up the built form and adds softness, the use of large tree specimens and in particular palm trees (*Dioon spinulosum*) is not consistent with the landscape character of the surrounding area. The use of large tree specimens, particularly along the Brunswick Street and Cecil Street frontages, will compete with and draw attention away from contributory elements in the heritage streetscape. Council's Open Space team are also not supportive of these species and make recommendations for alternatives, which are discussed in further detail in the Landscape section of the attached Clause 58 Assessment. A condition in the recommendation requires these trees to be replaced with a more suitable species, as per the Landscape referral advice.

153. The upper levels are generally considered to exhibit a high level of architectural quality and are well-expressed in the round. However, further articulation is required to the northern boundary wall. This wall has a maximum height of 21.09m and will be constructed of bricks. Whilst it reduces in length as building height increases, it will be highly exposed and visible from Alexandra Parade.

154. DDO2 seeks a high quality architectural response that reinforces the qualities of main roads and boulevards. Given that the Royal Derby Hotel is unlikely to be developed to a

scale that would obscure views to this boundary wall, further articulation is required to ensure it provides an appropriate degree of visual interest. This could be achieved by incorporated recessed joints, incorporating changes in texture, materials etc. and will be included as a condition.

Glare

155. Planning Practice Note 96 (Glare and Reflectivity) acknowledges that extensive use of glass is more likely to cause reflected glare than other materials in the built environment. Glazing is proposed to all four facades, however, the percentage reflectivity has not been nominated. The north, east and west-facing glazing would be directly exposed to sunlight.

156. To ensure glare impacts are appropriately managed, a condition will require the submission of a Façade Strategy, with this document to include details to demonstrate that the materials will not result in unreasonable glare.

Public Realm

157. Clause 15.01-2L encourages the following in relation to public realm:

    (a) *Provide active frontages in commercial areas;*

    (b) *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;*

    (c) *Orient development to the street, and to both streets for a corner site; and*

    (d) *Discourage dominant car parking, garage doors and driveways.*

Brunswick Street

158. Consistent with the above objective, the building entries to the Office, Shop and Dwellings will be located on Brunswick Street. Each of these entry points is clearly delineated and ensures residents are provided with a secure and separate access point.

159. Proposed DDO29 encourages buildings with ground floor commercial activity to provide a minimum floor to floor height of 4m to facilitate such uses. The development proposes a floor to floor height of 4m, meeting this requirement. The sizes of the commercial tenancies will also provide flexibility for a range of future uses.

160. The podium and upper levels incorporate substantial glazing as well as balconies, which will activate and provide passive surveillance of Brunswick Street.

161. Council's Urban Design Unit are generally supportive of the development's interface with Brunswick Street, and recommend further details to demonstrate seamless, DDA compliant transition from the footpath into the building. This will be addressed in a condition for a public realm plan.

162. The Brunswick Street public realm will be further improved through the provision of a continuous awning which will provide shade and weather protection for pedestrians. As previously discussed, the awning must not compromise the health and growth of existing street trees. Council's Engineering Unit require the clearance between the awning and footpath to be dimensioned on the plans. This will be addressed via condition.

163. In addition, the development proposes two bicycle hoops on the footpath. Council's Urban Design Unit are supportive of these contributions but recommends replacing one

of the bicycle hoops with a bench seat, to avoid clustering of on-street bicycle spaces. A condition will require the provision of a bench seat within the Brunswick Street frontage, and for the second bicycle hoop to be relocated to a section of footpath opposite Tenancy 2. Urban Design advice also seeks to ensure the location of each of these features do not impact street trees. These recommendations will be included in the condition for a public realm plan.

164. Council's Engineering Unit have recommended the footpath along the Brunswick Street frontage and half the width of the road pavement to be re-sheeted / reconstructed in asphalt. These recommendations will also form conditions should a permit issue.

165. A fire booster cupboard is proposed along the Brunswick Street frontage. The cupboard measures approximately 2.1m wide and will not dominate the frontage. The booster assembly will be located behind clear-glazed doors. Urban Design advice recommends that the doors be able to swing 180 degrees and be latched to the building when open. This will be addressed via condition.

Cecil Street

166. Glazing is provided at all levels facing Cecil Street to promote passive observation and street activation.

167. The existing crossover on Cecil Street will be removed and reinstated with footpath, kerb and channel. This will facilitate the creation of an additional parking space on Cecil Street, however, is subject to further approval from Council's Parking Management Unit.

168. The development proposes to plant three new street trees within the Cecil Street frontage and also incorporate a garden bed. These changes are supported and will contribute to urban greening. The exact location and species of street trees and understorey planting will be determined by Council's Urban Design and City Works – Open Space teams. A condition will require this notation to be included on the plans. In addition, a condition will require a street tree monetary contribution to enable Council to carry out the planting and maintenance of new trees on Cecil Street. The contribution will be $2226.74 for the two roadside trees and $591.50 for the kerb outstand tree.

169. The substation will be located on the Cecil Street frontage at the eastern end of the site. This location is supported, as it is off the primary frontage of the site. The substation doors will be constructed of a perforated metal which will provide an acceptable level of visual interest to the street. A condition will ensure these doors do not obstruct the footpath when open.

Eastern laneway

170. Consistent with policy, vehicle access will be provided from the laneway.

171. The development is setback 1m from the laneway resulting in an additional metre for vehicle access along the existing 3.8m wide laneway. This widening increases at the north-east corner of the site to 5m. These widenings will facilitate vehicle access to/from the site and will enhance usability of this secondary road network.

172. The widened laneway is supported from an Urban Design and Engineering perspective. However, as the basement level is built out to the boundary, the portion of widened laneway must remain in private ownership. A condition will require the widened portion of the laneway within the site to have a surface material that is distinct from the original laneway, to clearly delineate between private and public land.

173. A secondary pedestrian and visitor bicycle parking entrance is provided along the laneway. To ensure the safety and clear visibility of this entrance, particularly at nighttime, a condition will require the provision of lighting. The lighting must be suitably baffled to ensure it does not result in unreasonable light spill to the dwelling on the opposite side of the laneway.

174. In their initial review of the application, Urban Design recommended the provision of vertical landscaping /climbing plants along the blank section of the eastern boundary wall (at the southern end of the site). This recommendation has been adopted, with the landscape plan showing provision of Boston Ivy in a 200mm wide planter, contained within the title boundary.

175. The upper level balconies and east-facing windows will promote passive observation of the laneway.

Site Coverage

176. The development proposes a site coverage of approximately 96%. Site coverage in excess of 80% is acceptable. In accordance with policy at Clause 15.01-2L the pattern of site coverage in the immediate area is higher than 80%, with 100% site coverage typical for established and new commercial and residential and mixed use buildings throughout Fitzroy.

Off-site Amenity

177. Clause 15.01-2L of the Scheme aims to provide building design that minimises the detrimental impact of development on neighbouring properties, the public realm and the natural environment, with potential impacts relating to overshadowing, loss of daylight to windows, visual bulk and overlooking of sensitive areas. The relevant policy framework for amenity considerations is contained within this clause, as well as Clause 13.07-1L-01 (Interface uses policy) and the decision guidelines of the C1Z.

178. The subject site and adjoining land north, south and west of the site are located within the C1Z. Land to the east on the opposite side of the laneway is zoned Neighbourhood Residential (NRZ). The subject site interfaces with SPOS as well as habitable room windows (HRWs) on the opposite side of the eastern laneway.

179. The appropriateness of amenity impacts needs to be considered within their strategic context, with the site being located on land zoned C1Z and within a MAC. Within this context, amenity expectations for dwellings also within the C1Z and residentially-zoned land immediately adjacent to a C1Z and MAC must be tempered and are not afforded the same considerations as residential properties within solely residential locations. This position has been widely upheld in numerous VCAT decisions, including in *Pertile v Yarra CC [2019] VCAT 851, Buckerfield Architects v Boroondara CC [2004] VCAT 659, Keghland Pty Ltd v Mornington Peninsula Shire Council [2000] VCAT 2538* and *Trisand Pty Ltd v Moonee Valley CC [2005] VCAT 612*.

180. As discussed in detail earlier in the report, Brunswick Street is expected to undergo more intense development, reflected in the preparation of the proposed DDO29. Amenity expectations for those living within and directly abutting an activity centre must therefore be tempered to not compromise the preferred built form character of the area.

181. The C1Z decision guidelines require consideration of the objectives, standards and decision guidelines of Clause 54, Clause 55 and Clause 57. This does not apply to an apartment development. As the application is for an apartment development, it is not

required to respond to the objectives of Clause 54 / Clause 55, which include provisions for the management of off-site amenity impacts on existing residential properties. However, these objectives provide a useful baseline for assessing amenity impacts, which are still a consideration under Clause 13.07-1L-01 and Clause 15.01-2L of the Scheme.

Visual bulk

182. The proposed development will not result in unreasonable visual bulk impacts to nearby existing dwellings. The development has 2 street frontages, with the development set back at least 10m (approximately) from the nearest buildings on the opposite side of Cecil Street and 20m (approximately) from the nearest buildings on the opposite side of Brunswick Street. These streets will consequently provide a substantial buffer between the subject site and any habitable room windows (HRWs) or secluded private open space (SPOS) which interface the subject site. These buffers will ensure sensitive interfaces continue to maintain outlook and views of the surrounding public realm.

183. The visual impacts from residential land to the east are also acceptable, as discussed in detail in the assessment of the development's setbacks from the eastern boundary. The 45-degree setback envelope and incorporation of balconies and landscaping on the eastern elevation will ensure that the development does not have unreasonable visual bulk to nearby HRWs and SPOS. Further, under existing conditions, there is a 5m (approximately) high wall constructed on the eastern boundary. The proposed wall will be two storeys and will increase in height to 7.7m, however, the section of wall that would be visible from west-facing windows on the opposite side of the laneway will be set back an additional 1m from the eastern boundary. There will therefore be little change in the extent of built form directly visible from neighbouring HRWs.

184. The adjoining land to the north is commercial and operates as a hotel, including accommodation on the upper levels. A beer garden is located to the rear. This is not a sensitive interface as the building is not a residential use however the proposed development needs to respond to ensure it incorporates appropriate noise attenuation for its future residents. As discussed in the assessment of the northern boundary interface earlier in the report, the development incorporates upper level setbacks of 3.2m up to 7.2m from the northern boundary which will maintain adequate spacing and provide visual relief between the two buildings. The northern boundary wall reduces in length as building height increases. As previously discussed, a condition will require further articulation to this wall to improve visual interest.

Overlooking

185. Although not applicable in this instance (as it is not a consideration under Clause 58), the overlooking objective of Clause 55 (Standard B4.4) specifies that new development should be designed to avoid direct views into HRWs and SPOS of dwellings within a radius of 9 metres and 45 degree arc. For the purpose of assessing overlooking, Standard B4-4 notes that a bedroom is not a habitable room. Given this is a relevant benchmark (and also the most conservative in the Planning Scheme), the development will be assessed against this Standard. Importantly, Standard B4.4 does not seek to prevent overlooking altogether, Rather, the objective seeks to ensure there is no *unreasonable* overlooking.

186. The development proposes balconies and HRWs within a 9m radius and 45 degree arc with HRWs and SPOS at No. 101 Cecil Street and No. 104 Alexandra Parade between

Levels 1 and 3 only. Any balconies / HRWs on the levels above are beyond 9m from existing HRWs and SPOS. The impacts to these properties are assessed below. There is no requirement in the planning scheme to assess overlooking of commercial properties.

No. 101 Cecil Street

187. The two, west-facing bedroom windows of No. 101 Cecil Street will be excluded from the overlooking assessment in accordance with Standard B4.4 at Clause 55.04-4 of the Scheme.

188. The west-facing kitchen/living room highlight windows and SPOS are within a 9m radius of proposed balconies and HRWs up to Level 3 of the development.



Figure 25 - Floor plan of No. 101 Cecil Street (realestate.com.au, December 2020)

189. At Level 1, the eastern perimeter of the east-facing balconies will be constructed with 1.5m high perforated metal screens with a maximum transparency of 25%. Planter boxes will be located directly behind the balustrades, preventing direct downward views. At Level 2, the balcony balustrades will be 1.5m high and composed of solid material.. Above Level 2, balcony balustrades are 1m to 1.1m high (dimensioned on TP222) with planter boxes located externally.

190. The application documentation includes diagrams to illustrate overlooking impacts at Drawings TP221 – TP222 and TP250 – TP251. For No. 101 Cecil Street, the diagrams do not clearly illustrate overlooking impacts to the west-facing kitchen / living room windows as the location of these is not shown on the diagrams, however the marked-up version at Figure 26 indicates views would be limited to the adjacent roof. A condition will require additional diagrams to demonstrate there is no unreasonable overlooking to these windows. The diagrams will be required to accurately show the size and location of these existing windows.

191. The overlooking impacts to the SPOS are shown on TP222. The diagram satisfactorily demonstrates there is no overlooking from the Level 1 east-facing balconies with a 1.5m high screen. As shown in the below diagram, any views within 9m of these balconies will

be obstructed by the 1.5m high screen. In addition, as a shed is constructed partly along the western side of the SPOS, this too will obstruct views.

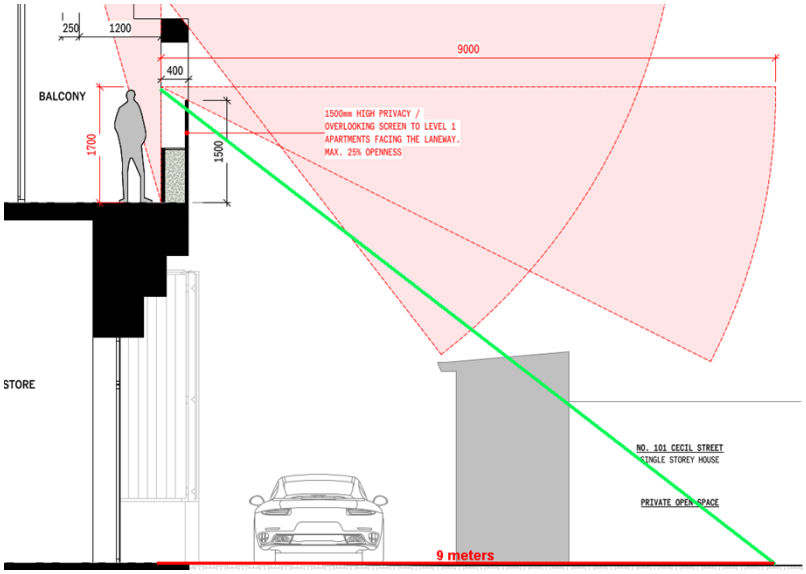


Figure 26 - Mark-up of TP222 showing obstructed view line to SPOS at No. 101 Cecil Street

192. At Level 2, views from east-facing balconies to SPOS on the other side of the shed will be satisfactorily obstructed by the shed. However, TP222 has not satisfactorily demonstrated no unreasonable overlooking to the area of SPOS north of the shed. The following mark-up (in green) shows that there would be a direct line of sight to this area of SPOS from the eastern balconies of Apts 202 and 203. Whilst the diagram still shows a shed, this should be disregarded for the purposes of demonstrating this issue.

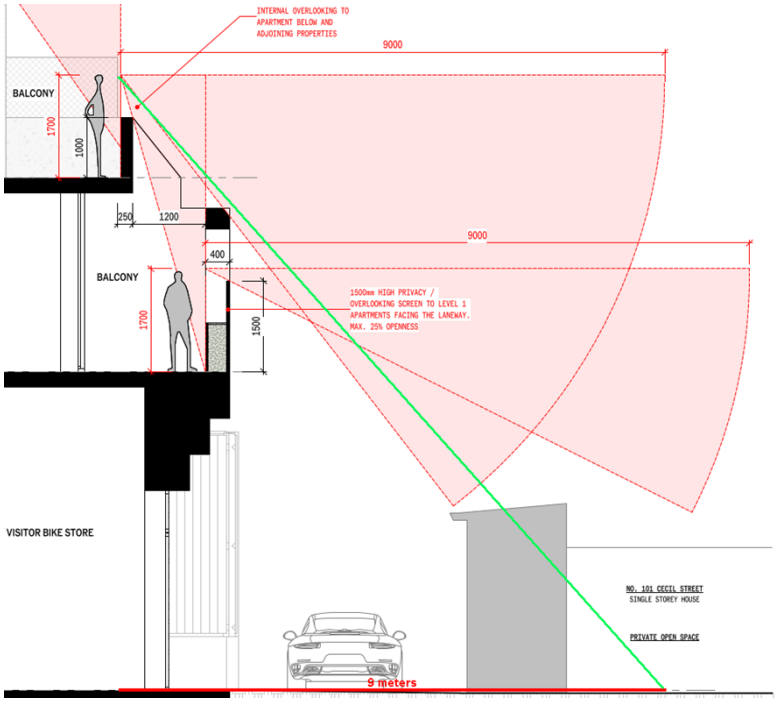


Figure 27 – Mark-up of TP222 showing direct line of sight from Level 2 balcony to SPOS north of shed at No. 101 Cecil Street

193. A condition will require screening to the eastern balconies of Apts 202 and 203 to ensure there is no unreasonable overlooking, with regard to Clause 55.04-4 objectives.

No. 104 Alexandra Parade

194. There are no HRWs at No. 104 Alexandra Parade within a 9m radius and 45 degree arc of proposed balconies / HRWs, only the SPOS falls within this line of sight.

195. The development has not included any diagrams to illustrate the overlooking impacts from the proposed development to SPOS at No. 104 Alexandra Parade. A condition will require these to be provided, demonstrating no unreasonable overlooking with regard to the Clause 55.04-4 objectives, and to provide any screening as necessary. The condition will apply to Levels 1 to 2 only as balconies on the levels above are beyond 9m from the SPOS.

Overshadowing & Daylight to existing windows

Public Realm Overshadowing

196. Pursuant to Clause 15.01-2L, *unless specified elsewhere in this scheme, ensure development allows direct sunlight between 10am and 2pm on 22 September to any part of the:*

    (a) *Footpath on the southern side of streets orientated east-west in activity centres as defined in clause 11.03-1L; and*

    (b) *Opposite footpath on streets orientated north-south in activity centres as defined in clause 11.03-1L.*

197. Whilst not incorporated into the Scheme, proposed DDO29 mandates that development must not overshadow the opposite footpath of Brunswick and Johnston Streets and side streets over 10 metres wide (boundary to boundary), as applicable, measured as 3m from the relevant property frontage between 10am and 2pm on 22 September. Cecil Street measures 10.2m wide

198. The submitted shadow diagrams confirm there will be no overshadowing to the opposite footpath on Brunswick Street between 10am and 2pm at the September Equinox.

199. The proposed development will overshadow part of the opposite footpath on Cecil Street between 10am and 2pm at the September Equinox. These impacts are not unreasonable, considering the shadows move easterly during the day so that no one part of the footpath remains in shadow for a long period. It is considered that the policy at Clause 15.01-2L is met. The opposite footpath on Cecil Street, within the width of the site's frontage, will retain the following areas of sunlight (total area 67.8sqm):

    (a) 10am: 38.2sqm / 56%;

    (b) 11am: 27.1sqm / 40%;

    (c) 12pm: 18.4sqm / 27%;

    (d) 1pm: 28.8sqm / 42%; and

    (e) 2pm: 37.5sqm / 55%.

200. The opposite footpath on Cecil Street will retain, at least 40% sunlight between 10am and 2pm on 22 September. The exception is 12pm, where only 27% of the footpath will remain in sunlight. The shadow impacts to Cecil Street are not unreasonable considering it is a secondary street in the activity centre. While this does not align with the mandatory requirement under the proposed DDO29 for no shadows cast, it is considered

that the current local policy is met, and noting the limited weight that can be given to a mandatory requirement of a draft DDO.

Overshadowing to SPOS and daylight to HRWs

201. Clause 15.01-2L seeks to ensure that development does not result in unreasonable overshadowing of secluded open space and loss of daylight to habitable room windows.

202. Given that taller, more intense development is envisaged for the surrounding area, additional overshadowing is expected. The test will be whether the additional overshadowing is unreasonable, having regard to the surrounding site context and preferred future context for the area.

203. The submitted shadow diagrams confirm that the proposed development would result in additional overshadowing to the SPOS of No. 101 Cecil Street and No. 104 Alexandra Parade at 3pm only. These shadow impacts are not unreasonable considering the SPOS would not be impacted throughout the morning and early afternoon. This is a reasonable outcome considering the mid-rise character envisioned for this part of Brunswick Street. Further, the additional overshadowing is a result of the 7.7m – 7.9m high wall on the eastern boundary. The height of this wall is compliant with the preferred height of proposed DDO29.

204. The following diagram shows the 3pm shadow modelling of the development with a maximum height of 20.8m and 45-degree setback envelope to the eastern boundary (DDO29-compliant) and confirms there would be no reduced impact if the overall building height were reduced. The blue outline shows the shadow envelope of the building at a height of 20.8m and set back 13.1m from the eastern boundary. The green outline shows the shadow envelope of the 7.7m – 7.9m high eastern boundary wall and the red shaded area is the additional overshadowing to SPOS.

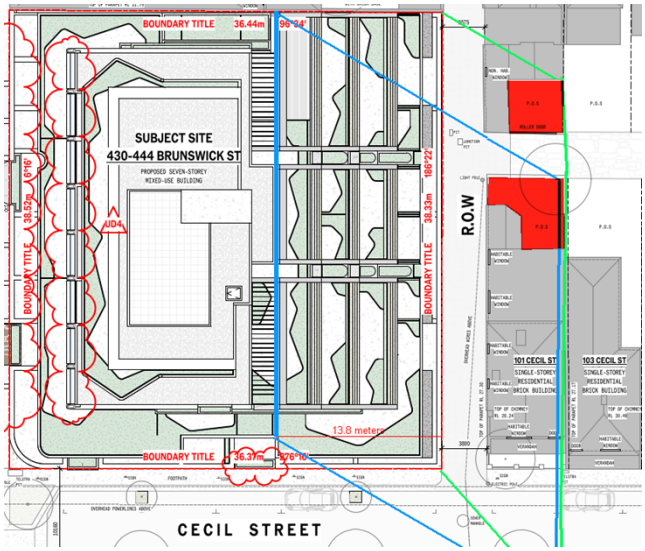


Figure 28 - Mark-up of TP011 showing DDO29-compliant shadow envelope

205. The eastern laneway provides an additional 3.8m wide buffer between the subject site and the west-facing HRWs. This results in a light court well in excess of 50sqm and substantially exceeds the minimum 3sqm (with minimum dimension 1m) lightcourt required under Clause 55.04-1 (Standard B4-1). The existing windows will therefore maintain adequate daylight access.

Overshadowing to commercial property

206. As the development is located south of the Royal Derby Hotel, there will be no overshadowing of the Hotel's beer garden. No. 424-428 Brunswick Street does not have any outdoor spaces. Any additional shadows will fall over the building's roof.

Noise

207. Clause 13.05-1S states that community amenity should not be reduced by noise emissions. Similarly, local policy at Clause 13.07-1L-01 (Interfaces and Amenity) calls for development to consider noise attenuation in its design response, both in relation to ensuring the proposed uses and development do not result in adverse noise impacts on the surrounding environment and to ensure that future residents are reasonably protected from noise emissions from the existing environment.

208. Standard D16 (Noise Impact objectives) provides detailed guidance on internal noise amenity for apartment dwellings. Further, as the site is within 50m of a live music venue (Royal Derby Hotel), the apartments must be designed to comply with Clause 53.06 (Live Music and Entertainment Venues) of the Scheme. The impacts of the existing noise environment on proposed dwellings are addressed in the attached Clause 58 Assessment.

209. The Shop and Offices are as-of-right uses and do not require a planning permit. As such, noise impacts from these uses are not a consideration. These uses will be required to comply with EPA noise requirements.

210. Any noise impacts associated with residential activities, including the use of balconies and the communal terrace, is an expectation of living in a built-up, inner city environment. Being a MAC, the existing noise environment would already be at a more elevated level compared to a predominantly residential neighbourhood. Noise impacts that have the potential to unreasonably impact the amenity of neighbouring dwellings are considered to be from the operation of the garage door, waste collection and plant equipment.

211. An acoustic report has been submitted and peer reviewed by Council's acoustic consultant (SLR). SLR have not raised concerns about the impacts of traffic movements in the laneway, noting:

    (a) The site's proximity to Alexandra Parade, which carries over 40,000 vehicles per day;

    (b) The location of the loading area deep within the basement car park; and

    (c) That no car lift or car stackers are proposed.

212. SLR conclude that traffic movements, including those from waste and delivery vehicles would not result in unreasonable acoustic amenity but recommend that the entry door be designed to ensure compliance with the relevant EPA Publication 1254, Noise Control Guidelines to ensure it does not generate high, instantaneous noise levels. This will be addressed via a condition for an acoustic report to be submitted prior to building occupancy.

213. All plant equipment, including air conditioning condensers, will be located on the roof, enclosed with a 1.4m high acoustic screen. The applicant's acoustic report does not include a detailed assessment of the sound levels of the plant equipment. This is acceptable as specific equipment models are not typically selected until the detailed design phase of the project. SLR agree that noise impacts from plant equipment can be

satisfactorily addressed via acoustic testing during the detailed design phase of the project. The condition for a prior-to-occupancy acoustic report will also include a requirement to demonstrate compliance with EPA noise limits for the plant equipment.

214. As the agent of change, the development is responsible for ensuring that the building complies with the live music and entertainment noise limits under Clause 53.06. The condition for an amended acoustic report will also require the development to demonstrate compliance with this provision, in relation to the adjacent hotel. The amended report will also be required to show how noise impacts from the kitchen exhaust flue at the adjoining hotel are addressed.

Fumes, air emissions and light spill

215. The majority of the building is enclosed and the uses will be conducted indoors (with the exception of the outdoor balconies associated with the individual dwellings at varying levels) and the communal terrace. The proposed uses, given their nature, will not result in unreasonable air emissions.

216. Light spill from the building will be limited due to the nature of the uses (predominately dwellings). It is also expected that residential occupants will close curtains and blinds during nighttime hours to maintain privacy. This will further mitigate light spill to nearby existing dwellings and ensure that proposed dwellings are not unreasonably impacted by existing street lighting and lighting from surrounding commercial uses.

217. To ensure the required external lighting that will illuminate the pedestrian entry from the laneway does not unreasonably impact the amenity of neighbouring dwellings, Council's standard condition will require appropriate design and baffling of external lighting.

218. There is an existing exhaust flue within the centre of the roof of the Royal Derby Hotel. The operator of the Hotel is responsible for ensuring the flue complies with the relevant EPA requirements in relation to odour and air emissions. However, Clause 13.07-1L-01 requires new residential uses to "*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*".

219. There are only two dwellings which have a direct interface with the Hotel (Apts 111 and 209). All other apartments do not have a direct interface. On this basis, it is considered that the development will not be unreasonably impacted by fumes and air emissions from the operations of the Hotel. The site is within an MAC and C1Z, with many other restaurants and food and drinks premises within the surrounding area, which likely produce emissions from kitchen exhausts.

220. Further, unreasonable odours or air emissions are regulated through the Building Regulations and the Environmental Protection Authority and not through the Planning and Environment Act. There are also no buffer distances specified for residential uses and food and drinks premises.

On-site Amenity

221. The application must be assessed against the requirements of Clause 58. A full assessment is contained in the attached documents.

222. The proposal generally complies with the requirements. Conditions are recommended to address some requirements, specifically in relation to Accessibility, Energy Efficiency, Safety, Integrated Water and Stormwater Management, Noise Impacts, Wind Impacts,

Building Circulation, Private Open Space, Site Services and Waste. Variations to some standards are considered acceptable. Specifically Communal Open Space, Landscaping, Noise Impacts, Wind Impacts, Functional Layout and Room Depth. An assessment of these variations is included in the attached Clause 58 Assessment.

Car Parking, Traffic, Loading, Bicycle Parking

Car Parking

223. As outlined earlier in the report, the application benefits from the transitional provisions at Clause 52.06-12 for both the minimum and maximum car parking requirement. Under the new Clause 52.06 provisions, there is now no minimum car parking requirement and a maximum requirement of 70 spaces for the Dwellings, 3 spaces for the Office and 11 spaces for the Shop. The development provides 38 spaces for the Dwellings, 4 for the Office and 8 for the Shop, which exceeds the minimum statutory requirement of 0 spaces but is less than the maximum requirements, except for the Office provision which exceeds the maximum by 1 space. However, the maximum car parking rates do not apply to this transitional application.

224. Council's Engineering Unit has reviewed the on-site parking provision and is satisfied with the on-site car parking provision for each of the uses.

Vehicle access

225. Vehicle access is provided via the eastern laneway, which is 3.8m wide and will be widened to 4.8m as part of the development. The vehicle entry door will be set back 2.29m from the eastern boundary to facilitate vehicle ingress and egress.

226. Council's Engineering Unit has reviewed the access arrangements and are generally satisfied, subject to the following information being included, which is addressed in conditions in the recommendation:

    (a) Dimensions of the width of the car park entrance door;

    (b) Dimensions of the widths of car spaces;

    (c) Clarify ramp grades along the access ramp between Basement 1 and Basement 2 and ensure consistency;

    (d) Additional swept path diagrams showing passing movements within the basement levels; and

    (e) Provision of a vehicle access cross-sectional diagram.

Traffic

227. The trip generation for the site as adopted in the Traffic Report prepared by WGA is anticipated as follows:

    (a) Residential: 17 trips in each morning and evening peak hour; and

    (b) Commercial: 6 trips in each morning and evening peak hour.

228. This volume is equivalent to 1 vehicle every 2 minutes and 36 seconds during the morning and evening peak traffic periods. Council's Engineering Unit have confirmed these rates are low.

229. Council's Engineering Unit also advised "it is important that traffic exit the laneway and integrate onto the surrounding road network without hindrance". The laneway allows

vehicles to exit onto both Alexandra Parade and Cecil Street. With the low traffic volumes during the morning and evening peaks, this will ensure that congestion in the laneway is minimised.

Loading

230. Clause 15.01-2L (Building Design) includes several strategies for new development to achieve in relation to loading facilities. Relevantly, to *minimise noise from deliveries through appropriate design, location and management of loading bays.* Furthermore, Clause 65 (Decision Guidelines) also requires the consideration of loading and unloading facilities in relation to amenity, traffic flow and road safety.

231. There is no dedicated on-site loading bay for the development. However, the provision of an on-site bay is not required given there is an existing, on-street loading bay within the site frontage on Cecil Street. This loading bay will be suitable for both residential and commercial loading.

232. Residential loading is expected to be infrequent and generally outside the peak traffic or car parking demand periods. Further, it is likely this loading will be undertaken by small moving vans, which will be able to access Basement Level 1 as demonstrated in the swept path assessments included in the Traffic Report

233. In the unlikely event that multiple concurrent loading activities are required, there are an additional two dedicated on-street loading zones located in front of No. 424-428 Brunswick Street, immediately south of the subject site.

Other engineering matters:

234. Standard engineering conditions relating to footpath reinstatement, stormwater management and public realm upgrades have been recommended and will be included in the permit conditions should one issue.

Bicycle Parking

235. Clause 18.02-2L (Cycling) includes the objective to improve cycling infrastructure and encourage cycling as an alternative mode of transport for people of all ages and abilities, to be achieved through the following strategies:

    (a) *Encourage the provision of secure bicycle parking (including cargo bicycles);*

    (b) *Encourage separate entrances for bicycles and motorised vehicles in developments;*

    (c) *Provide easily accessible visitor bicycle parking;*

    (d) *Encourage publicly accessible and safe cycling links through large sites, where links connect with the existing cycling network; and*

    (e) *Encourage the provision of electric bicycle infrastructure.*

236. The development provides a total of 14 bicycle parking spaces on-site for residents, located in Basement 1 and accessed via the lifts and/or vehicle ramp. 5 visitor bicycle parking spaces are proposed at ground level, accessed via the eastern laneway. The basement also includes 1 shower and change room facility.

237. Both the residential and visitor bicycle parking provision exceeds the minimum requirements of Clause 52.34. There is no bicycle parking requirement for employees or visitors of the Shop or Office within this Clause.

238. Council's Strategic Transport Unit has recommended increases to the bicycle parking provision, including that the development provide (in accordance with the Council Alliance for the Sustainable Built Environment requirements (CASBE)):

    (a) 35 resident spaces;

    (b) 10 employee spaces; and

    (c) 11 visitor spaces.

239. The recommendations to increase resident bicycle parking and provide employee bicycle parking will be adopted and addressed via condition. The employee parking will be required to be included adjacent to the visitor bicycle parking room, and provided with secure access. The recommendation to increase visitor spaces to 11 will not be adopted. The visitor provision of 5 exceeds the minimum statutory requirement of 4. Further, the provision of on-street bicycle hoops on Brunswick Street will provide an additional two spaces, resulting in 7 spaces in total.

240. Strategic Transport are supportive of the access arrangements to and dimensions of the residential bicycle parking area. They have recommended that the locking mechanism be identified to ensure the storage space is secure. A notation on Basement 1 plan confirms the bicycle room will have secure, lockable access. The specific locking mechanism does not need to be confirmed for planning purposes.

241. Strategic Transport have raised concerns about the location and design of the visitor bicycle parking, observing that "*the access point from the eastern laneway has a cobblestone surface, limited lighting infrastructure and is the main vehicle access for the development which makes it an unattractive access option for visiting cyclists.*"

242. Council Planning Officers are supportive of the location of the visitor bicycle parking. The parking area can be accessed from both Brunswick Street and the eastern laneway. Vehicles using the laneway would be travelling at a low speed, considering its narrow width, which will ensure that the safety of pedestrians and cyclists in the laneway will not be compromised. As discussed earlier in the report, a condition will require the eastern pedestrian entry to be illuminated, so that it is clearly identifiable at night time. A further condition will require the plans to show the indicative locations of wayfinding signage, in accordance with Clause 52.34-7.

243. The design of the visitor bicycle parking spaces (4 vertical and one horizontal, towel rail) is inappropriate and not conveniently usable. A condition will require all visitor bicycle parking spaces to be provided as horizontal, at-grade hoops, with dimensions provided.

Green Travel Plan

244. Clause 15.01-2L-01 (Environmentally Sustainable Development) requires the submission of a Green Travel Plan (GTP) for a residential building with 10 or more dwellings. A GTP has not been submitted with the application and will be required via condition.

Special Building Overlay

245. The subject site is affected by the Special Building Overlay (SBO) as it is subject to flooding from the local drainage network in a 1 in 100 year flood event. The application and plans were referred to Melbourne Water, who had no objection to the proposal, subject to conditions being included should a permit issue These have been included in the recommended conditions

Objector Concerns

246. Key objector concerns have been addressed in the following paragraphs of this report:

    (a) Building height: Paragraphs 93 to 105;

    (b) Heritage and consistency with the streetscape: Discussed in relation to building height, setbacks and massing (paragraphs 93 to 135);

    (c) Off-site amenity impacts: Paragraphs 175 to 217;

    (d) Car parking: Paragraphs 220-223;

    (e) Traffic: Paragraphs 224 to 226;

    (f) Waste collection: See Clause 58 Assessment;

247. Acoustic attenuation for proposed apartments: Paragraphs 207-214 and See Clause 58 Assessment;

    (a) Management of fumes/air emissions from existing commercial activity: Paragraphs 212-217; and

    (b) Land contamination: Paragraph 57

248. Other matters raised are addressed as follows:

    (a) *Non-compliance with Draft DDO29:*

249. As stated throughout the report, the DDO29 is currently in draft form and has some weight. This application assesses the development against the current policies and provisions of the Scheme and demonstrates an acceptable design response, based on current requirements and surrounding context, consideration of Draft DDO29 has been incorporated within the assessment of the application;

    (b) *Off-site amenity to commercial properties:*

        (i) The development will not have an unreasonable amenity impact on neighbouring commercial properties. Cecil Street will provide a 10m buffer between the development and single storey building opposite, which contains a supermarket. The development also provides appropriate setbacks to the north. As the building is located south of the adjacent Hotel's beer garden, there will be no overshadowing to this space. The setbacks, in combination with material and architectural features, will ensure that the northern walls are sufficiently articulated to reduce the visual impact on the Hotel. Overlooking is not a consideration between commercial properties;

    (c) *Obstruction to deliveries in the eastern laneway:*

        (i) There is no parking proposed in the laneway. The laneway will be used for vehicle access to the site, which is consistent with its intended function. Further, Council's Engineering Unit have advised that delivery vehicles should not be parking in the laneway as this obstructs other users. Existing commercial operators are welcome to request an additional on-street loading zone from Council's Parking Management Unit.;

    (d) *Traffic fumes:*

250. The subject site is located 17m south of Alexandra Parade, which carries approximately 40,000 vehicles per day. An additional 35 dwellings, plus the commercial tenancies, are

considered to have a negligible impact on the existing traffic emissions. The site is also in an area where higher residential densities are encouraged to locate;

(a) *Loss of laneway recreational use:*

(i) The eastern laneway is a public road with a primary function of facilitating vehicle access to properties. The use of the laneway for vehicle access to the proposed development is consistent with this function. The site and surrounding area is located within walking distance of public open space, including Edinburgh Gardens and Smith Reserve;

(b) *Increased public transport congestion:*

(i) This is not a consideration of the planning application. The management of public transport, including service frequency and capacity, is a State Government matter. Planning policy encourages increased housing density in MACs;

(c) *Loss of city views:*

(i) The Victorian Civil and Administrative Tribunal (the Tribunal) has consistently found that although impact upon views can be considered amongst the amenity impacts of a proposal, there cannot be considered a right to any particular view. In the absence of particular planning controls which might require the protection of, or sharing of views, loss of views is usually afforded very limited weight. This is especially the case where a view is obtained across adjoining land and the views are not afforded any special consideration in a planning control. In this case the development is not considered to unreasonably reduce the amenity of neighbours through their outlook or access to daylight;

(ii) Whilst it is recognised that views may form part of residential amenity, the Tribunal has consistently held that there is no legal entitlement to a view;

(iii) In an inner urban situation, and particularly in a location where planning controls allow and encourage high or medium density developments, a view over other sites cannot be the sole or even major determinant of what type of development may be permitted in adjacent areas;

(d) *Devaluation of property:*

(i) 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;

(e) *Construction impacts:*

(i) This is not a planning consideration. Some noise and other off-site impacts are inevitable when construction occurs. The developer will be required to meet relevant Local Laws and EPA regulations regarding construction to ensure these impacts are mitigated;

(ii) A condition will require the submission of a Construction Management Plan (CMP) prior to the commencement of works. The CMP will address how works

will take place and how impacts on residents and local business can be reduced / managed. This includes matters such a road closures;

(iii) The CMP does not address matters relating to private asset protection. If building work is close to or adjacent adjoining property boundaries, the relevant building surveyor may require the developer to carry out protection work in respect of that adjoining property to ensure that the adjoining property is not affected or damaged by the proposed building work. This process is a matter addressed at the building permit stage and cannot be facilitated through the planning process. The requirement for Protection Works is a matter that can only be resolved privately between the building surveyor and affected property owner;

(f) *Lack of housing option for families:*

(i) The development proposes a mix of 1, 2 and 3 bedroom dwellings suitable to a range of household types;

(g) *Stormwater:*

(i) The development includes rainwater tanks which will be used to detain stormwater and reduce impacts on the local drainage network;

(ii) The application was referred to Melbourne Water, who did not object to the development subject to conditions applying minimum floor levels; and

(iii) Council's Engineering Unit has included advice on the discharge of stormwater which has been included as permit notes;

(h) *Increased demand on infrastructure:*

(i) The developer will be required to address infrastructure servicing demands of the additional dwellings as stipulated by the various service agencies at the time of either subdivision or connection of the development including any service authority requirements to contribute to the cost of upgrading trunk infrastructure; and

(ii) A Development Contribution Levy is also payable which will go towards Council's upgrades of existing infrastructure and services;

(i) *Competition with existing businesses;*

(i) This is not a planning consideration. The commercial uses are as-of-right in the C1Z and do not require planning permits; and

(j) *Inaccurate planning documentation relating to laneway width and access, live music at the Royal Derby Hotel, scale of building at 113 Cecil Street and waste volume estimates:*

(i) The laneway width dimensioned on the plans is consistent with the site survey. The width reduces to approximately 3.2m when measured from the property boundary to the light pole. Council's Engineering Unit have reviewed access arrangements from the laneway and are satisfied that vehicles, including waste vehicles, can safely enter and exit the site. The traffic report refers to the laneway as being one-way. It is understood this information has been taken with reference to a "No Entry" sign at the intersection of the

laneway and Alexandra Parade. However, this application does not seek to formally alter the direction of travel in this north-south laneway;

(ii) The application treats the Royal Derby Hotel as a live music venue and conditions will require the development to demonstrate compliance with Clause 53.06;

(iii) The size of the building at No. 113 Cecil Street has had no bearing on the assessment of this application. A mezzanine is included as a storey as defined at Clause 73.01 of the Scheme; and

(iv) Council's Waste Management Unit have not raised concerns with inaccuracies in the applicant's Waste Management Plan.

Conclusion

251. The proposed development is considered to demonstrate a high level of compliance with policy objectives contained within the Planning Policy Framework and Municipal Strategic Statement. Notably, the proposal achieves the State Government's urban consolidation and housing objectives.

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

Legal and Legislative Obligations

Conflict of interest disclosure

253. 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.

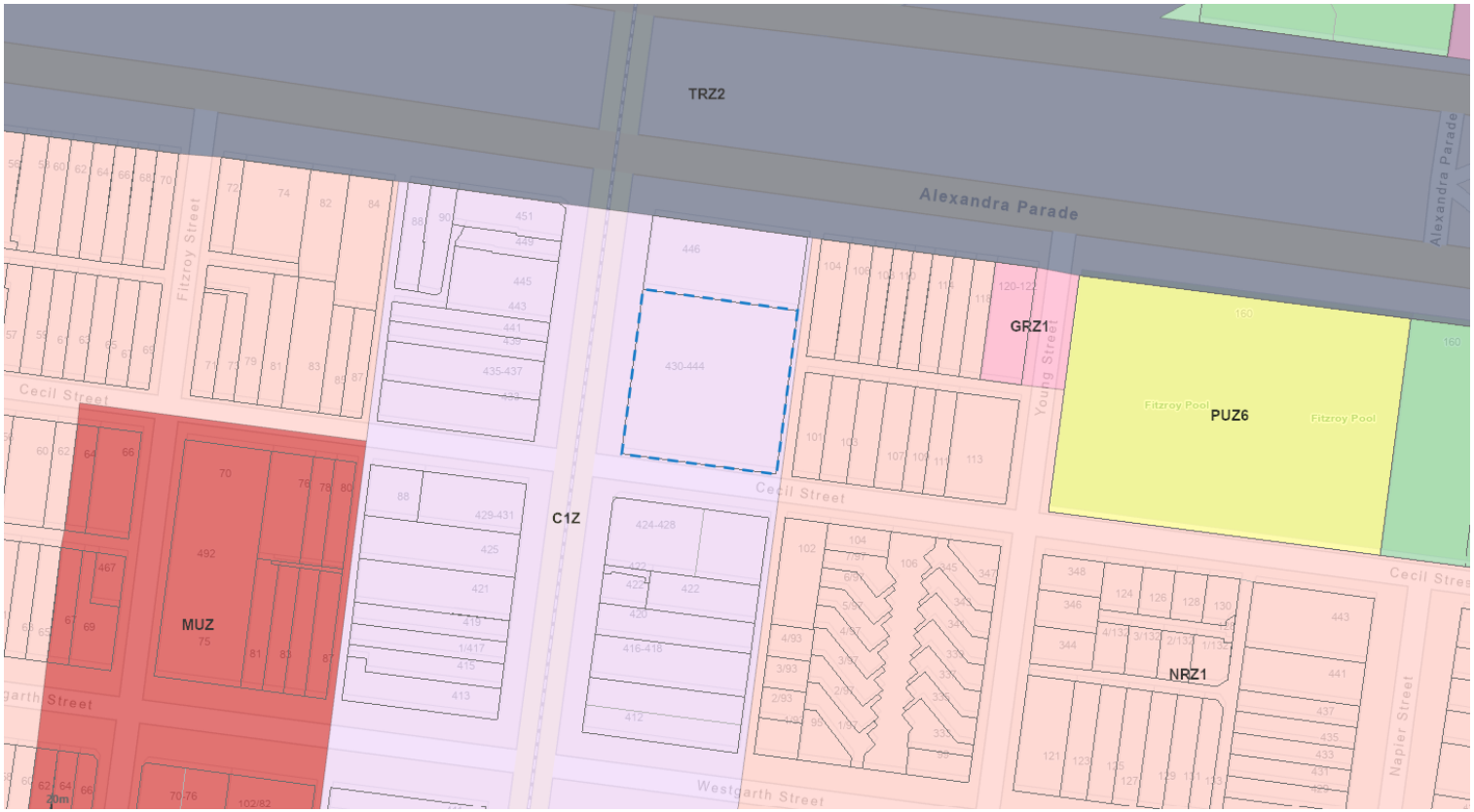
254. The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Report Attachments

1. 5.1.1 PLN25/0629 - 430-444 Brunswick St Fitzroy - Site Context Map
2. 5.1.2 PLN25/0629 - 430-444 Brunswick Street Fitzroy - Decision Plans
3. 5.1.3 PLN25/0629 - 430-444 Brunswick St Fitzroy - Renders
4. 5.1.4 PLN25/0629 - 430-444 Brunswick St Fitzroy - Referral Comments
5. 5.1.5 PLN25/0629 - 430-444 Brunswick St Fitzroy - Clause 58 Assessment
6. 5.1.6 PLN25/0629 - 430 444 Brunswick Street Fitzroy Clause 58 Assessment
7. CONFIDENTIAL -5.1.7 PLN25/0629 - 430-444 Brunswick St Fitzroy - Submitter List

PLN25/0629 – 430-444 Brunswick St Fitzroy

Site Context Map



VicPlan, February 2026

PA. 430-444 BRUNSWICK ST FITZROY

UD2



DRAWING LIST

TP 000	COVER SHEET	B
TP 001	AERIAL PHOTO - SITE PLAN	A
TP 002	AERIAL PHOTO - CONTEXT PLAN	B
TP 003	EXISTING SITE PHOTOS	A
TP 004	RELEVANT DEVELOPMENTS	A
TP 005	RELEVANT DEVELOPMENTS	A
TP 010	SITE PLAN - EXISTING CONDITIONS	A
TP 011	SITE PLAN - PROPOSED CONDITIONS	B
TP 012	STREET ELEVATION - EXISTING CONDITIONS	A
TP 013	STREET ELEVATION - PROPOSED CONDITIONS	B
TP 090	EXISTING DEMOLITION PLAN	B
TP 098	PROPOSED BASEMENT 2 FLOOR PLAN	A
TP 099	PROPOSED BASEMENT 1 FLOOR PLAN	B
TP 100	PROPOSED GROUND FLOOR PLAN	B
TP 101	PROPOSED LEVEL 1 FLOOR PLAN	B
TP 102	PROPOSED LEVEL 2 FLOOR PLAN	B
TP 103	PROPOSED LEVEL 3 FLOOR PLAN	B
TP 104	PROPOSED LEVEL 4 FLOOR PLAN	B
TP 105	PROPOSED LEVEL 5 FLOOR PLAN	B
TP 106	PROPOSED LEVEL 6 FLOOR PLAN	B
TP 107	PROPOSED ROOF PLAN	A
TP 200	ELEVATION - WEST	B
TP 201	ELEVATION - EAST	B
TP 202	ELEVATION - SOUTH	B
TP 203	ELEVATION - NORTH	B
TP 220	BRUNSWICK ST - STREET WALL ELEVATION	B
TP 221	INTERNAL OVERLOOKING SECTIONS	B
TP 222	LANEWAY OVERLOOKING SECTIONS	A
TP 250	SECTION A	B
TP 251	SECTION B	B
TP 252	RAMP SECTION	B
TP 300	SHADOW DIAGRAMS - 9AM	B
TP 301	SHADOW DIAGRAMS - 10AM	B
TP 302	SHADOW DIAGRAMS - 11AM	B
TP 303	SHADOW DIAGRAMS - 12PM	B
TP 304	SHADOW DIAGRAMS - 1PM	B
TP 305	SHADOW DIAGRAMS - 2PM	B
TP 306	SHADOW DIAGRAMS - 3PM	B
TP 400	MATERIAL SCHEDULE	B
TP 600	DEVELOPMENT SUMMARY	B
TP 700	APARTMENT COMPLIANCE PLANS - SHEET 1	B
TP 701	APARTMENT COMPLIANCE PLANS - SHEET 2	B
TP 702	APARTMENT COMPLIANCE PLANS - SHEET 3	B
TP 703	APARTMENT COMPLIANCE PLANS - SHEET 4	A
TP 704	APARTMENT COMPLIANCE PLANS - SHEET 5	B
TP 705	APARTMENT COMPLIANCE PLANS - SHEET 6	B
TP 706	APARTMENT COMPLIANCE PLANS - SHEET 7	B
TP 707	APARTMENT COMPLIANCE PLANS - SHEET 8	B
TP 708	APARTMENT COMPLIANCE PLANS - SHEET 9	B
TP 709	APARTMENT COMPLIANCE PLANS - SHEET 10	B
TP 710	APARTMENT COMPLIANCE PLANS - SHEET 11	B
TP 711	APARTMENT COMPLIANCE PLANS - SHEET 12	B
TP 712	APARTMENT COMPLIANCE PLANS - SHEET 13	A
TP 713	APARTMENT COMPLIANCE PLANS - SHEET 14	B
TP 714	APARTMENT COMPLIANCE PLANS - SHEET 15	B
TP 715	APARTMENT COMPLIANCE PLANS - SHEET 16	B
TP 716	CLAUSE 58 COMPLIANCE SUMMARY - SHEET 17	A

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
COVER SHEET

DRAWING NO.
TP 000

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

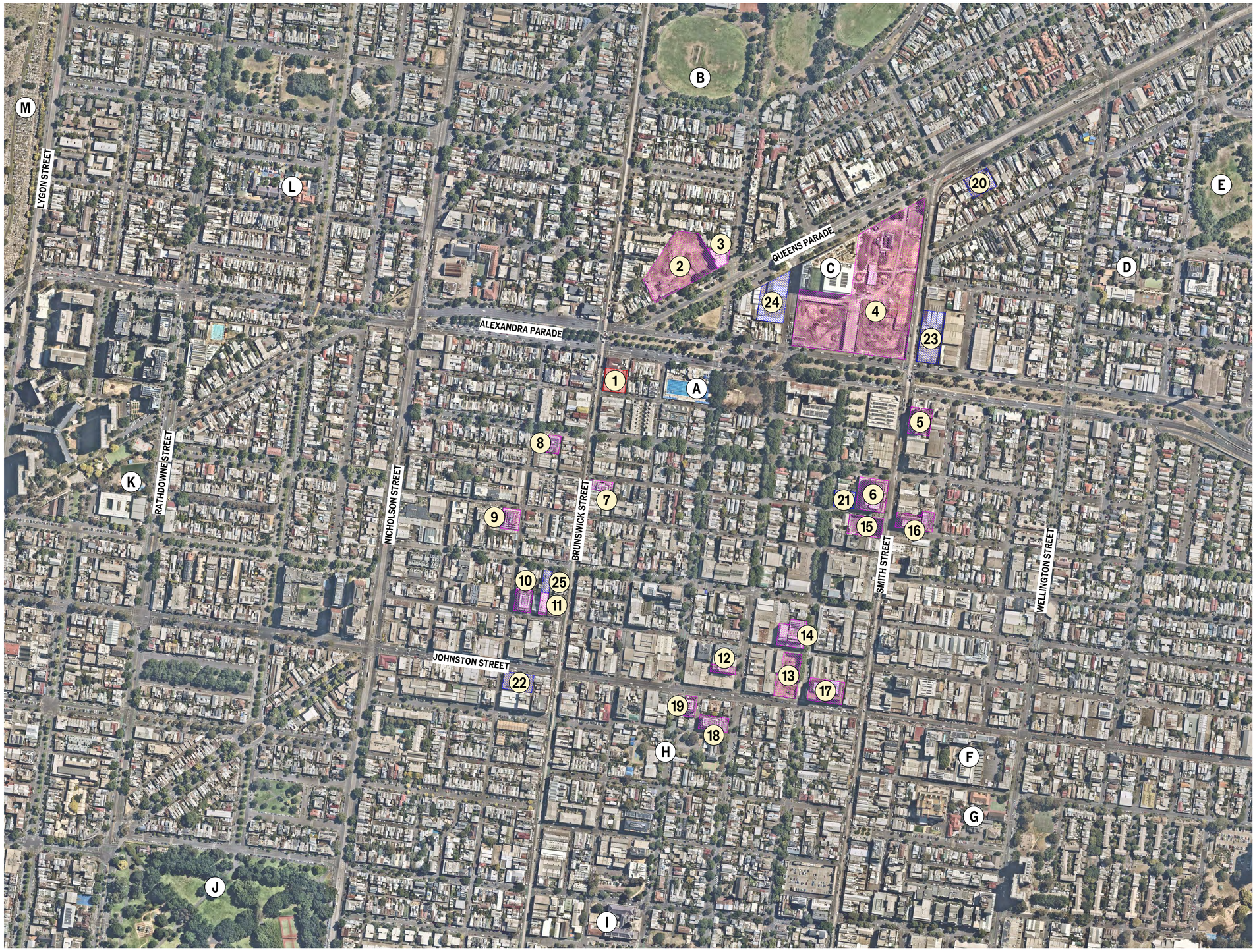
All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Unauthorised use of this document in any form whatsoever is prohibited without written permission of Pandolfini Architects (Unique copyright).

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

Pandolfini Architects acknowledges the Wurundjeri People of the Eastern Kulin Nation as the Traditional Custodians of Country where we conduct our work from, and where our project is sited. We pay our respects to elders past, present and emerging, and extend that respect to all First Nations Peoples.



SITE CONTEXT ANALYSIS

1. **SUBJECT SITE**
   430-444 BRUNSWICK STREET, FITZROY, VICTORIA

RELEVANT COMPLETED / UNDER CONSTRUCTION DEVELOPMENTS

2. **MIXED-USE DEVELOPMENT**
   FITZROY GASWORKS BY DEVELOPMENT VICTORIA
   433 Smith Street, Fitzroy VIC 3068
3. **MULTI-RESIDENTIAL DEVELOPMENT**
   58-72 Queens Parade, Fitzroy North VIC 3068
4. **MIXED-USE DEVELOPMENT**
   PALLADIAN BY GURNER GROUP
   26-52 Queens Parade, Fitzroy North VIC 3068
5. **MIXED-USE DEVELOPMENT**
   TRILBY
   466-482 Smith St, Collingwood VIC 3066
6. **COMMERCIAL DEVELOPMENT**
   UNITED CO.
   425 Smith Street, Fitzroy VIC 3065
7. **MIXED-USE DEVELOPMENT**
   THE NURSERY
   390-394 Brunswick Street, Fitzroy, VIC 3065
8. **MULTI-RESIDENTIAL DEVELOPMENT**
   JARRAH PROPERTY
   82 Westgarth Street, Fitzroy VIC 3065
9. **COMMERCIAL DEVELOPMENT**
   The Standard X HOTEL
   62 Rose St, Fitzroy VIC 3065
10. **MIXED-USE DEVELOPMENT**
    FITZROY HOUSE BY PICCOLO
    75 Argyle St, Fitzroy VIC 3065
11. **MULTI-RESIDENTIAL DEVELOPMENT**
    BESPOKE FITZROY BY DE LUCA PROPERTY GROUP
    81 Argyle Street, Fitzroy VIC 3065
12. **MULTI-RESIDENTIAL DEVELOPMENT**
    BEN WHITE
    363 george Street, Fitzroy VIC 3065
13. **MULTI-RESIDENTIAL DEVELOPMENT**
    FABBRICA BY PACE DEVELOPMENT GROUP
    369 Gore Street, Fitzroy, Victoria 3065
14. **MULTI-RESIDENTIAL DEVELOPMENT**
    A PICCOLO HOUSE BY PICCOLO
    385 Gore Street, Fitzroy VIC 3065
15. **MIXED-USE DEVELOPMENT**
    FITZROY FITZROY BY CHAPTER GROUP
    411-421 Smith Street, Fitzroy VIC 3065
16. **MIXED-USE DEVELOPMENT**
    HAUS APARTMENTS BY ANGELO PROPERTY GROUP
    416 Smith St, Collingwood VIC 3066
17. **MIXED-USE DEVELOPMENT**
    Mclaren & Co BY AMBER PROPERTY GROUP
    341-347 George Street, Fitzroy VIC 3065
18. **MIXED-USE DEVELOPMENT**
    THE ROCHESTER BY OCCASIO PROJECTS
    2 Rochester Street, Fitzroy, Victoria 3065
19. **MIXED-USE DEVELOPMENT**
    THE LYRIC BY SMA PROJECTS
    338 Gore Street, Fitzroy VIC 3065

RELEVANT FUTURE DEVELOPMENTS

20. **MULTI-RESIDENTIAL DEVELOPMENT**
    PRIME EDITION
    33 QUEENS PARADE, CLIFTON HILL, VICTORIA 3068
21. **MULTI-RESIDENTIAL DEVELOPMENT**
    NEOMETRO
    450 GORE STREET, FITZROY, VICTORIA 3065
22. **MULTI-RESIDENTIAL DEVELOPMENT**
    THE REGENT BY SPA PROJECTS
    340 FITZROY STREET, FITZROY VIC 3065
23. **MIXED-USE DEVELOPMENT**
    FORTIS
    592-628 SMITH STREET, CLIFTON HILL, VICTORIA
24. **MIXED-USE DEVELOPMENT**
    GURNER
    81-89 QUEENS PARADE, FITZROY NORTH, VICTORIA
25. **MIXED-USE DEVELOPMENT**
    HENEKA
    88 KERR STREET, FITZROY, VICTORIA 3065

PROMINENT SITES

A. FITZROY SWIMMING POOL
B. EDINBURGH GARDENS
C. WURUN SENIOR CAMPUS
D. CLIFTON HILL PRIMARY SCHOOL
E. DARLING GARDENS
F. COLLINGWOOD YARDS
G. ST. JOSEPHS CATHOLIC PRIMARY SCHOOL
H. FITZROY PRIMARY SCHOOL
I. FITZROY TOWN HALL
J. CARLTON GARDENS / MELBOURNE MUSEUM
K. CARLTON PRIMARY SCHOOL
L. CARLTON NORTH PRIMARY SCHOOL
M. MELBOURNE CEMETERY

04.08.25 A PLANNING ISSUE
DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
AERIAL PHOTO - SITE PLAN

DRAWING NO.
TP 001

DATE PRINTED
6/11/2025

SCALE (A1)
AS INDICATED

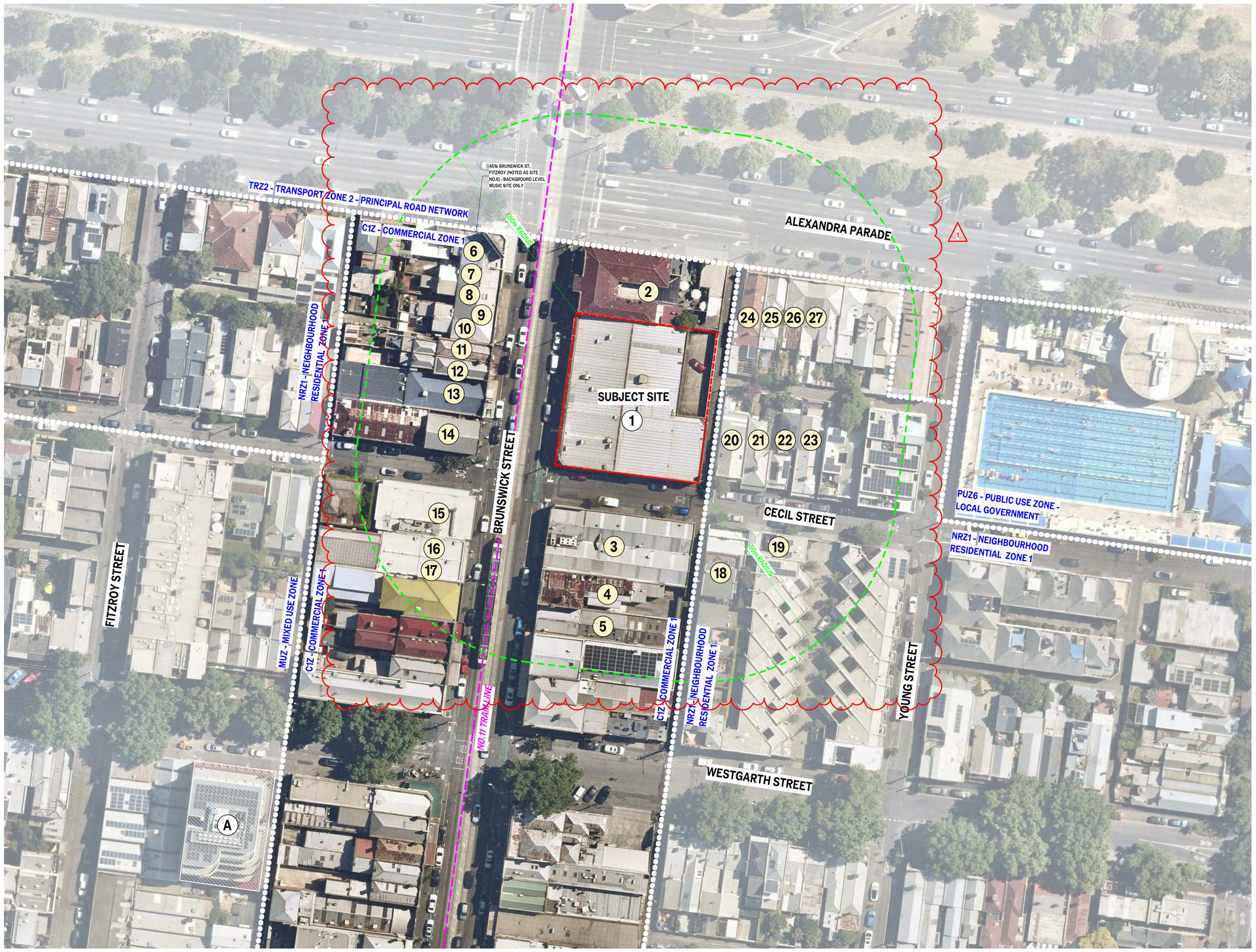
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



SITE CONTEXT ANALYSIS

1. **SUBJECT SITE**
   430-444 BRUNSWICK STREET, FITZROY, VICTORIA

NEIGHBOURING COMMERCIAL PROPERTIES

2. **ROYAL DERBY HOTEL**
   TWO-STOREY COMMERCIAL BUILDING
   449 BRUNSWICK ST, FITZROY VIC 3065
3. **IGA LOCAL GROCER**
   SINGLE-STOREY COMMERCIAL BUILDING
   424 BRUNSWICK ST, FITZROY VIC 3065
4. **TWO-STOREY COMMERCIAL BUILDING**
   422 BRUNSWICK ST, FITZROY VIC 3065
5. **SOL GALLERY**
   SINGLE-STOREY COMMERCIAL BUILDING
   420 BRUNSWICK ST, FITZROY VIC 3065
6. **TWO-STOREY COMMERCIAL BUILDING**
   451 BRUNSWICK ST, FITZROY VIC 3065
7. **TWO-STOREY COMMERCIAL BUILDING**
   449 BRUNSWICK ST, FITZROY VIC 3065
8. **TWO-STOREY COMMERCIAL BUILDING**
   447 BRUNSWICK ST, FITZROY VIC 3065
9. **TWO-STOREY COMMERCIAL BUILDING**
   445 BRUNSWICK ST, FITZROY VIC 3065
10. **TWO-STOREY COMMERCIAL BUILDING**
    443 BRUNSWICK ST, FITZROY VIC 3065
11. **TWO-STOREY COMMERCIAL BUILDING**
    441 BRUNSWICK ST, FITZROY VIC 3065
12. **TWO-STOREY COMMERCIAL BUILDING**
    439 BRUNSWICK ST, FITZROY VIC 3065
13. **BODY FIT TRAINING**
    SINGLE-STOREY COMMERCIAL BUILDING
    435 BRUNSWICK ST, FITZROY VIC 3065
14. **SACRED HEART OPPORTUNITY SHOP**
    THREE-STOREY COMMERCIAL BUILDING
    433 BRUNSWICK ST, FITZROY VIC 3065
15. **PIDAPIPO LABORATORIO**
    SINGLE-STOREY COMMERCIAL BUILDING
    429-431 BRUNSWICK ST, FITZROY VIC 3065
16. **SINGLE-STOREY COMMERCIAL BUILDING**
    427 BRUNSWICK ST, FITZROY VIC 3065
17. **SINGLE-STOREY COMMERCIAL BUILDING**
    425 BRUNSWICK ST, FITZROY VIC 3065

NEIGHBOURING RESIDENTIAL PROPERTIES

18. **TWO-STOREY RESIDENTIAL BUILDING**
    102 CECIL ST, FITZROY VIC 3065
19. **TWO-STOREY RESIDENTIAL BUILDING**
    104 CECIL ST, FITZROY VIC 3065
20. **SINGLE-STOREY RESIDENTIAL BUILDING**
    101 CECIL ST, FITZROY VIC 3065
21. **SINGLE-STOREY RESIDENTIAL BUILDING**
    103 CECIL ST, FITZROY VIC 3065
22. **TWO-STOREY RESIDENTIAL BUILDING**
    105 CECIL ST, FITZROY VIC 3065
23. **SINGLE-STOREY RESIDENTIAL BUILDING**
    107 CECIL ST, FITZROY VIC 3065
24. **SINGLE-STOREY RESIDENTIAL BUILDING**
    104 ALEXANDRA PD, FITZROY VIC 3065
25. **SINGLE-STOREY RESIDENTIAL BUILDING**
    106 ALEXANDRA PD, FITZROY VIC 3065
26. **SINGLE-STOREY RESIDENTIAL BUILDING**
    108 ALEXANDRA PD, FITZROY VIC 3065
27. **SINGLE-STOREY RESIDENTIAL BUILDING**
    110 ALEXANDRA PD, FITZROY VIC 3065

RELEVANT COMPLETED DEVELOPMENTS (WITHIN 500M)

A. **MULTI-RESIDENTIAL DEVELOPMENT**
   JARRAH PROPERTY
   82 WESTGARTH STREET, FITZROY VIC 3065

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
AERIAL PHOTO - CONTEXT PLAN

DRAWING NO.
TP 002

DATE PRINTED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



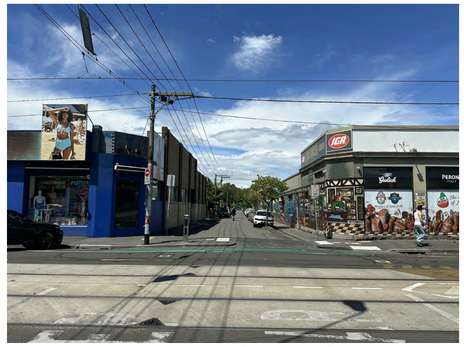
EXISTING SUBJECT SITE FRONT FACADE
LOOKING EAST FROM BRUNSWICK STREET



EXISTING SUBJECT SITE
LOOKING NORTH-EAST FROM BRUNSWICK STREET & CECIL STREET



EXISTING SUBJECT SITE & 446 BRUNSWICK STREET (COMMERCIAL - ROYAL DERBY HOTEL)
LOOKING NORTH-EAST FROM BRUNSWICK STREET



EXISTING SUBJECT SITE & 424 BRUNSWICK STREET (COMMERCIAL - IGA)
LOOKING EAST DOWN CECIL STREET FROM BRUNSWICK STREET



EXISTING SUBJECT SITE NORTH FACADE
LOOKING NORTH FROM CECIL STREET



EXISTING SUBJECT SITE NORTH FACADE, REAR LANEWAY & 101 CECIL STREET (RESIDENTIAL)
LOOKING NORTH FROM CECIL STREET



EXISTING SUBJECT SITE REAR FACADE
LOOKING SOUTH-WEST FROM REAR LANEWAY



EXISTING SUBJECT SITE REAR FACADE
LOOKING NORTH-EAST FROM REAR LANEWAY



424 BRUNSWICK STREET (COMMERCIAL - IGA), OPPOSITE TO SUBJECT SITE
LOOKING SOUTH FROM CECIL STREET



101, 103 & 105 CECIL STREET (RESIDENTIAL), ADJACENT TO SUBJECT SITE BEYOND LANEWAY
LOOKING NORTH FROM CECIL STREET



101 CECIL STREET (RESIDENTIAL) EASTERN FACADE, ADJACENT TO SUBJECT SITE BEYOND LANEWAY
LOOKING NORTH-EAST FROM CECIL STREET



446 BRUNSWCK STREET (COMMERCIAL - ROYAL DERBY HOTEL), ADJACENT TO SUBJECT SITE
LOOKING EAST FROM BRUNSWICK STREET



446 BRUNSWICK STREET (COMMERCIAL - ROYAL DERBY HOTEL) SOUTH FACADE
LOOKING SOUTH FROM ALEXANDRA PARADE



439, 441 & 433 BRUNSWICK STREET (COMMERCIAL) OPPOSITE SUBJECT SITE
LOOKING WEST FROM BRUNSWICK STREET



443 & 435-437 BRUNSWICK STREET (COMMERICIAL) OPPOSITE SUBJECT SITE
LOOKING WEST FROM BRUNSWICK STREET

04.08.25 A PLANNING ISSUE
DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
EXISTING SITE PHOTOS

DRAWING NO.
TP 003

DATE PRINTED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



MIXED-USE DEVELOPMENT
FITZROY GASWORKS BY DEVELOPMENT VICTORIA
433 Smith Street, Fitzroy VIC 3068



MULTI-RESIDENTIAL DEVELOPMENT
58-72 Queens Parade, Fitzroy North VIC 3068



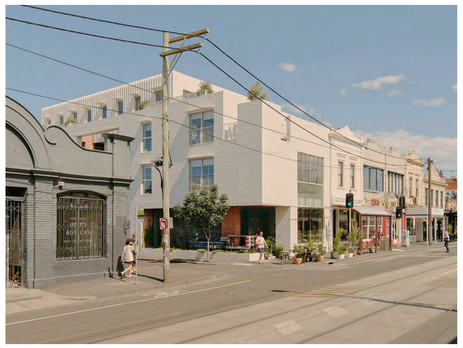
MIXED-USE DEVELOPMENT
PALLADIAN BY GURNER GROUP
26-52 Queens Parade, Fitzroy North VIC 3068



MIXED-USE DEVELOPMENT
TRILBY
466-482 Smith St, Collingwood VIC 3066



COMMERCIAL DEVELOPMENT
UNITED CO.
425 Smith Street, Fitzroy VIC 3065



MIXED-USE DEVELOPMENT
THE NURSERY
390-394 Brunswick Street, Fitzroy, VIC 3065



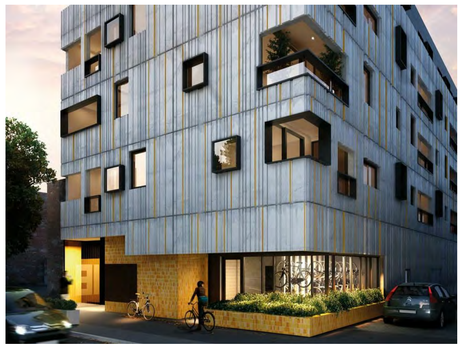
MULTI-RESIDENTIAL DEVELOPMENT
JARRAH PROPERTY
82 Westgarth Street, Fitzroy VIC 3065



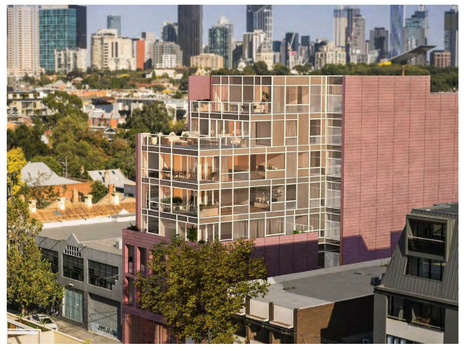
COMMERCIAL DEVELOPMENT
The Standard X HOTEL
62 Rose St, Fitzroy VIC 3065



MIXED-USE DEVELOPMENT
FITZROY HOUSE BY PICCOLO
75 Argyle St, Fitzroy VIC 3065



MULTI-RESIDENTIAL DEVELOPMENT
BESPOKE FITZROY BY DE LUCA PROPERTY GROUP
81 Argyle Street, Fitzroy VIC 3065



MULTI-RESIDENTIAL DEVELOPMENT
BEN WHITE
363 George Street, Fitzroy VIC 3065



MULTI-RESIDENTIAL DEVELOPMENT
FABBRICA BY PACE DEVELOPMENT GROUP
369 Gore Street, Fitzroy, Victoria 3065

04.08.25	A	PLANNING ISSUE
DATE	REV	COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
RELEVANT DEVELOPMENTS

DRAWING NO.
TP 004

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of work.

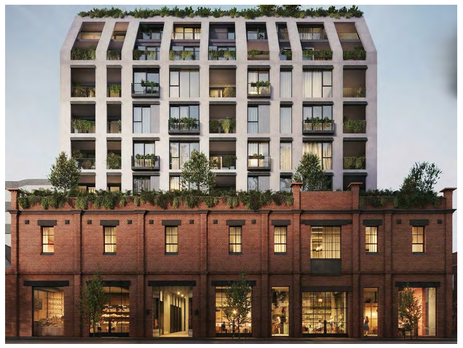
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



MULTI-RESIDENTIAL DEVELOPMENT
A PICCOLO HOUSE BY PICCOLO
385 Gore Street, Fitzroy VIC 3065



MIXED-USE DEVELOPMENT
FITZROY FITZROY BY CHAPTER GROUP
411-421 Smith Street, Fitzroy VIC 3065



MIXED-USE DEVELOPMENT
HAUS APARTMENTS BY ANGELO PROPERTY GROUP
416 Smith St, Collingwood VIC 3066



MIXED-USE DEVELOPMENT
MCLAREN & CO BY AMBER PROPERTY GROUP
341-347 George Street, Fitzroy VIC 3065



MIXED-USE DEVELOPMENT
THE ROCHESTER BY OCCASIO PROJECTS
2 Rochester Street, Fitzroy, Victoria 3065



MIXED-USE DEVELOPMENT
THE LYRIC BY SMA PROJECTS
338 Gore Street, Fitzroy VIC 3065



MULTI-RESIDENTIAL DEVELOPMENT
PRIME EDITION
33 Queens Parade, Clifton Hill, Victoria 3068



MULTI-RESIDENTIAL DEVELOPMENT
NEOMETRO
450 Gore Street, Fitzroy, Victoria 3065



MULTI-RESIDENTIAL DEVELOPMENT
THE REGENT BY SMA PROJECTS
340 Fitzroy Street, Fitzroy VIC 3065



MIXED-USE DEVELOPMENT
FORTIS
592-628 SMITH STREET, CLIFTON HILL, VICTORIA



MIXED-USE DEVELOPMENT
GURNER
81-89 QUEENS PARADE, FITZROY NORTH, VICTORIA



MIXED-USE DEVELOPMENT
HENERA
88 KERR STREET, FITZROY, VICTORIA 3065

04.08.25 A PLANNING ISSUE
DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
RELEVANT DEVELOPMENTS

DRAWING NO. — DATE PRINTED
TP 005 — **6/11/2025**

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of work.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 EX. SITE PLAN
1 : 200 @ A1

04.08.25 A PLANNING ISSUE
DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SITE PLAN - EXISTING CONDITIONS

DRAWING NO.
TP 010

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

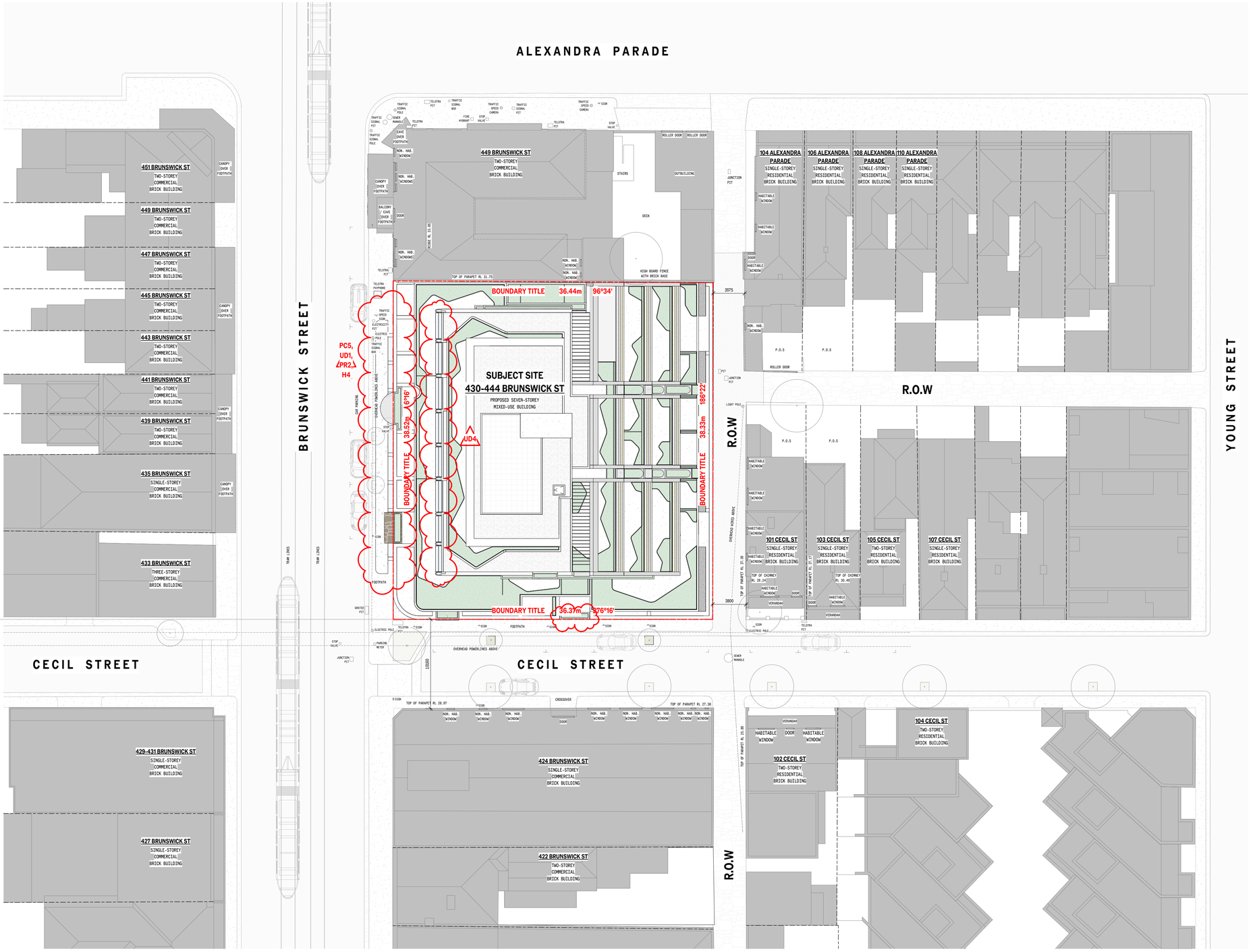
Do not scale drawings.

All dimensions must be verified on site prior to commencement of work.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 PROPOSED SITE PLAN
1 : 200 @ A1

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SITE PLAN - PROPOSED CONDITIONS

DRAWING NO.
TP 011

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

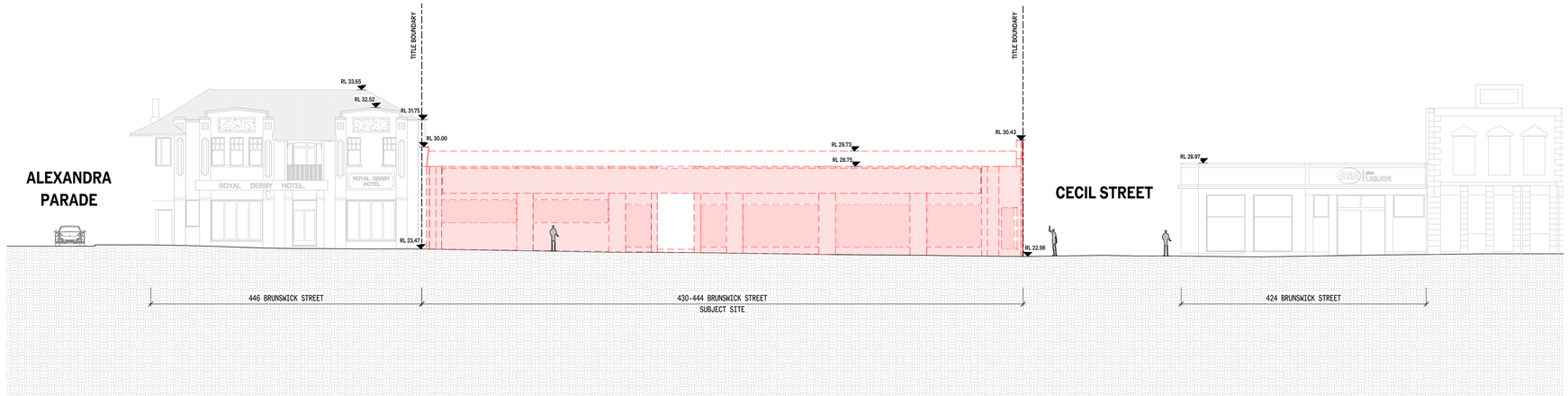
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

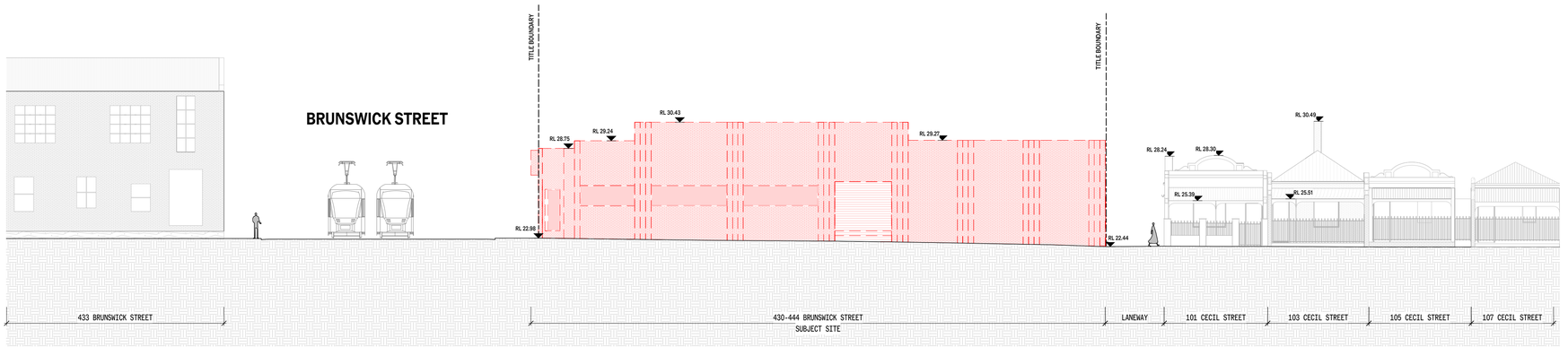
Information contained in this document is the copyright of Pandolfini Architects. Unauthorised use of this document in any form in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 EX. STREET ELEVATION WEST
1 : 150 @ A1



2 EX. STREET ELEVATION SOUTH
1 : 150 @ A1

04.08.25 A PLANNING ISSUE
DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
STREET ELEVATION - EXISTING CONDITIONS

DRAWING NO.
TP 012

DATE PUBLISHED
6/11/2025

SCALE (AO)
AS INDICATED

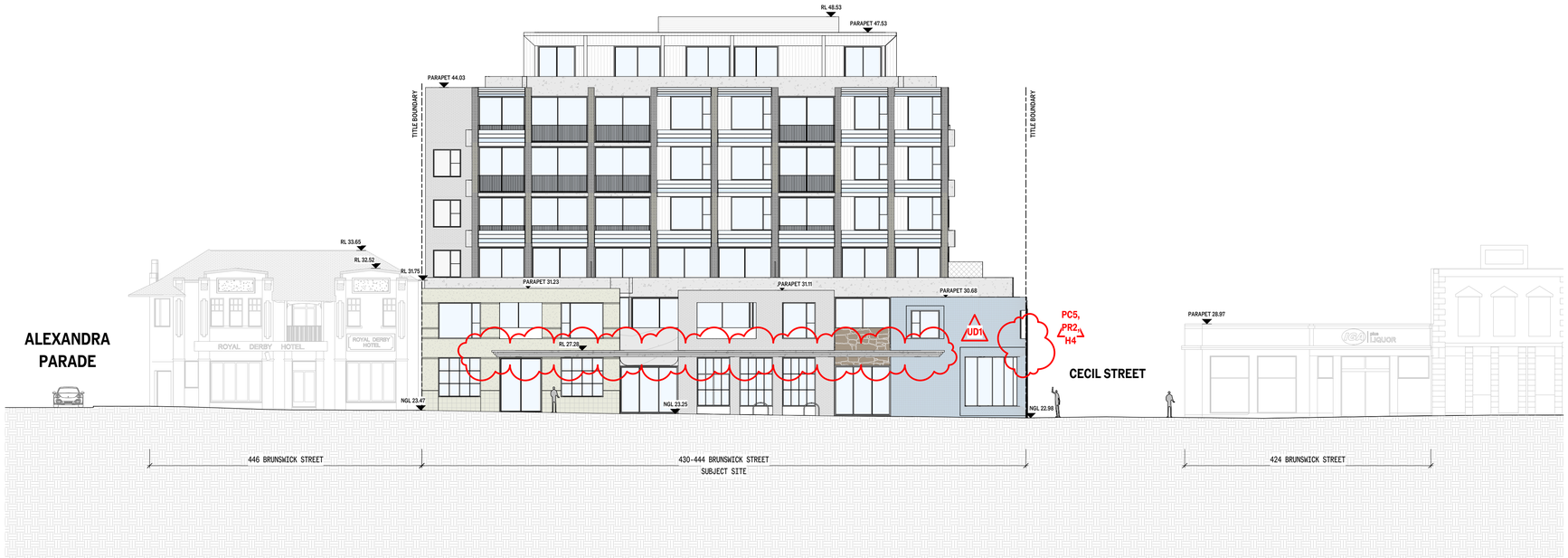
Do not scale drawings.

All dimensions must be verified on site prior to commencement of work.

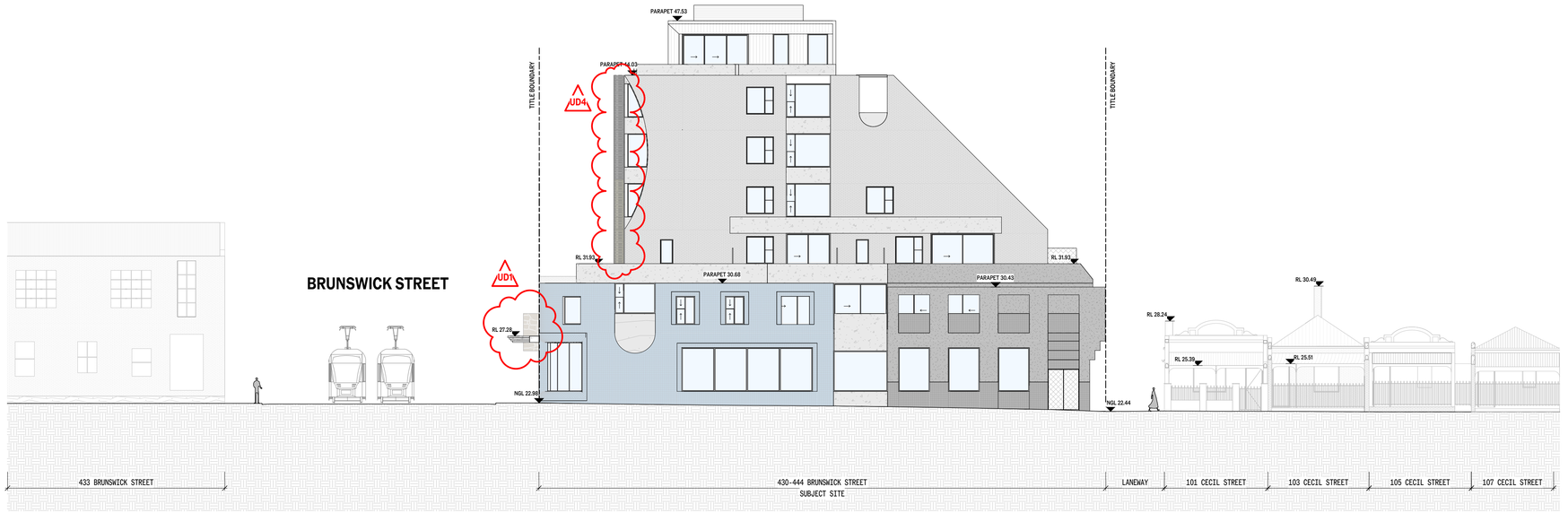
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 372 165

PANDOLFINI



2 PR. STREET ELEVATION WEST
1 : 150 @ A1



1 PR. STREET ELEVATION SOUTH
1 : 150 @ A1

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
STREET ELEVATION - PROPOSED CONDITIONS

DRAWING NO.
TP 013

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

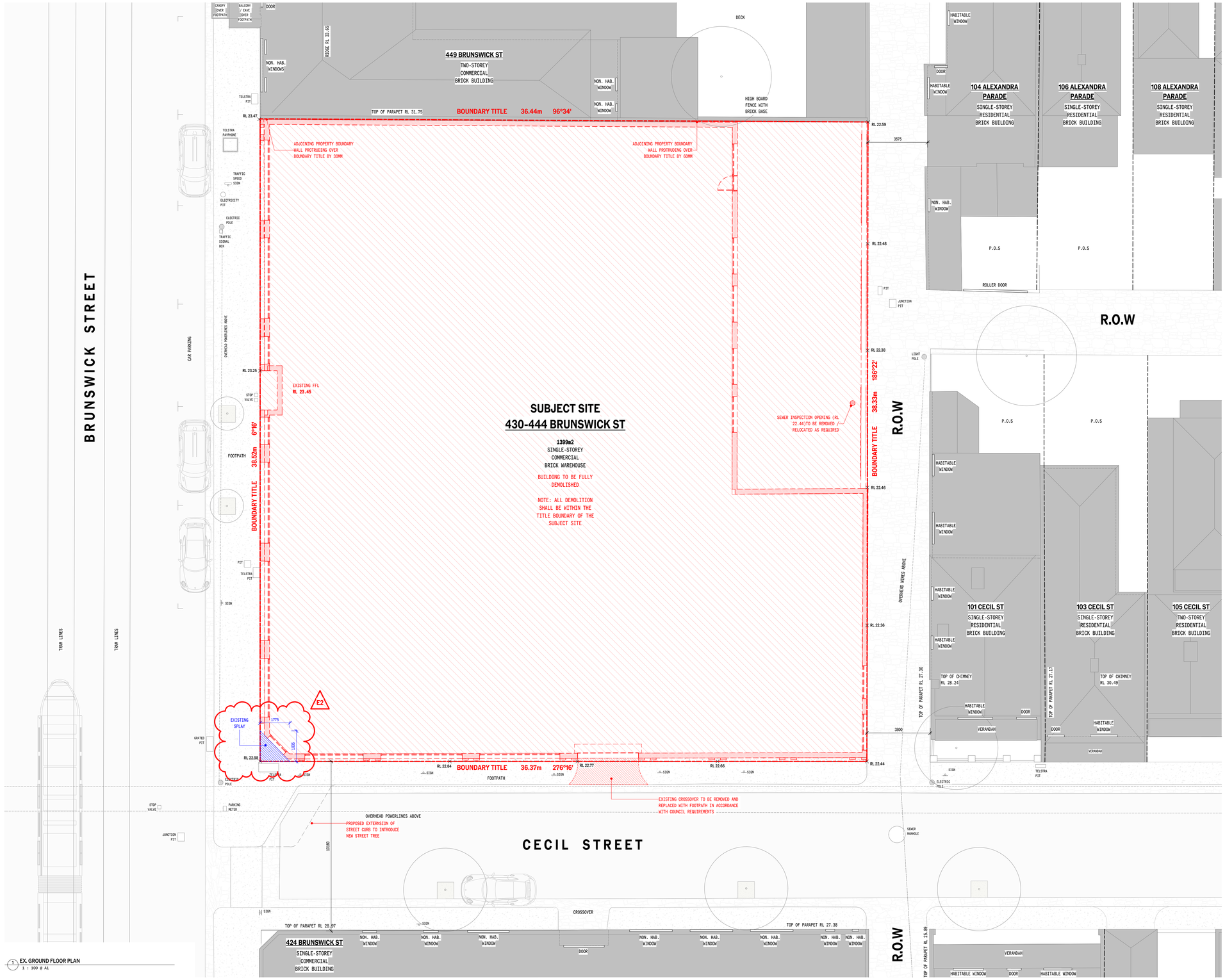
Do not scale drawings.

All dimensions must be verified on site prior to commencement of work.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



EX. GROUND FLOOR PLAN
1 : 100 @ A1

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
EXISTING DEMOLITION PLAN

DRAWING NO.: TP 090
DATE PUBLISHED: 6/11/2025
SCALE (A1): AS INDICATED

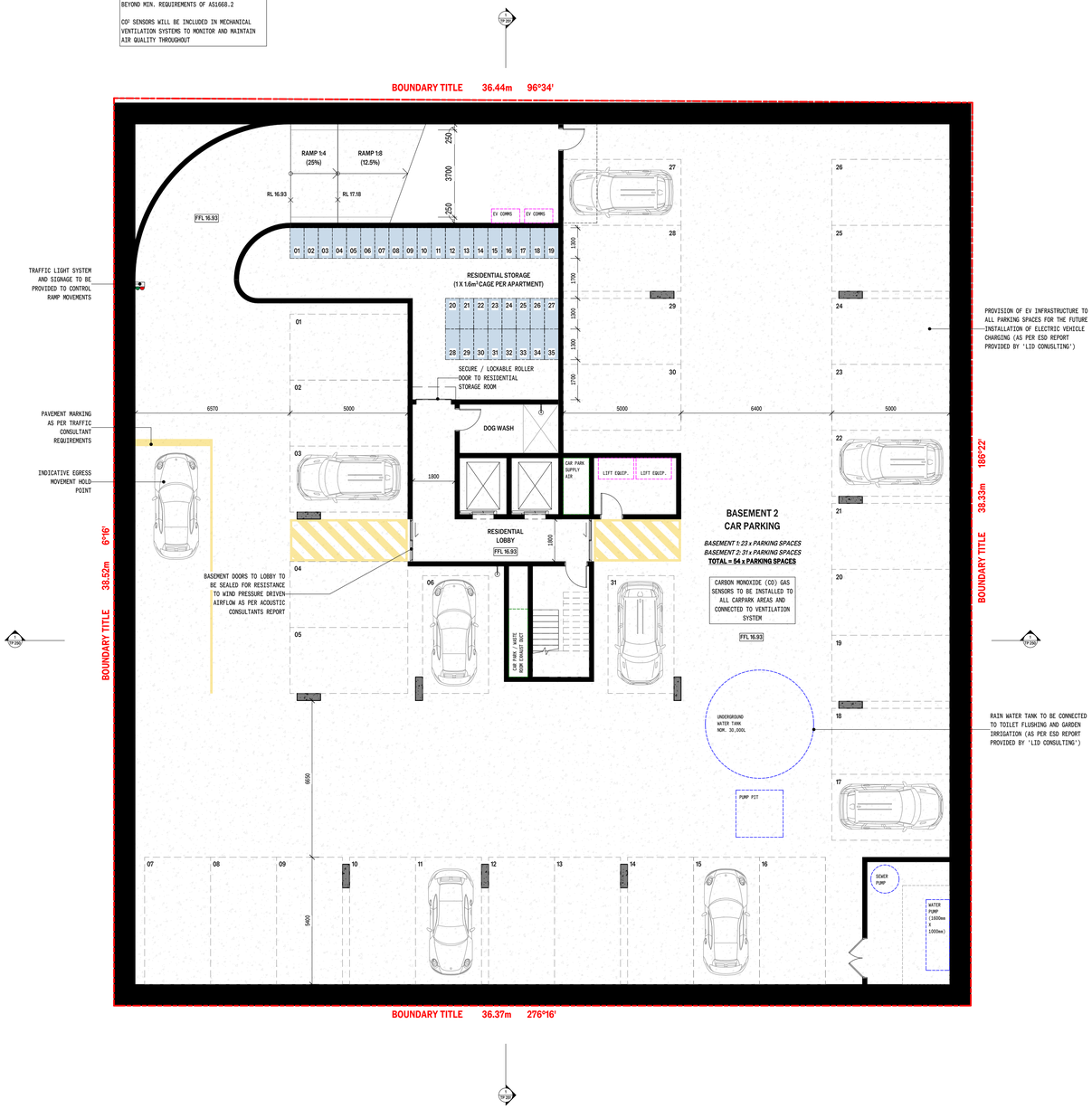
Do not scale drawings.
All dimensions must be verified on site prior to commencement of works.
Information contained in this document is the copyright of Pandolfini Architects. Unauthorised use of this information in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4699
ABN 77 600 572 165

PANDOLFINI

NOTE: WHERE MECHANICAL VENTILATION IS REQUIRED, THE MECHANICAL EQUIPMENT WILL BE SIZED TO FACILITATE PROVISION OF OUTDOOR AIR BEYOND MIN. REQUIREMENTS OF AS1668.2

CO^2 SENSORS WILL BE INCLUDED IN MECHANICAL VENTILATION SYSTEMS TO MONITOR AND MAINTAIN AIR QUALITY THROUGHOUT



1 PROPOSED BASEMENT 2 FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 1399m²	35 x	APARTMENTS
	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JT03 OF THE NCC 2022 VOL. 1

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO^2 SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC. HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 M²) + 30M²
PROVIDED	106M² ROOF GARDEN 78M² + GYM 28M²

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (L1, L3 & L4 PLANTERS)
CANOPY COVER	130 M² (SOMF = 20% OF SITE AREA ABOVE 1000 M²) TO INCLUDE MIN. 1 x TYPE B TREE	140 M² (4 X TYPE A, 1 X TYPE B & PERGOLA (CLIMBING PLANTS))

PC5, PR2, H4

DATE	REV	COMMENTS
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
PROPOSED BASEMENT 2 FLOOR PLAN

DRAWING NO.
TP 098

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

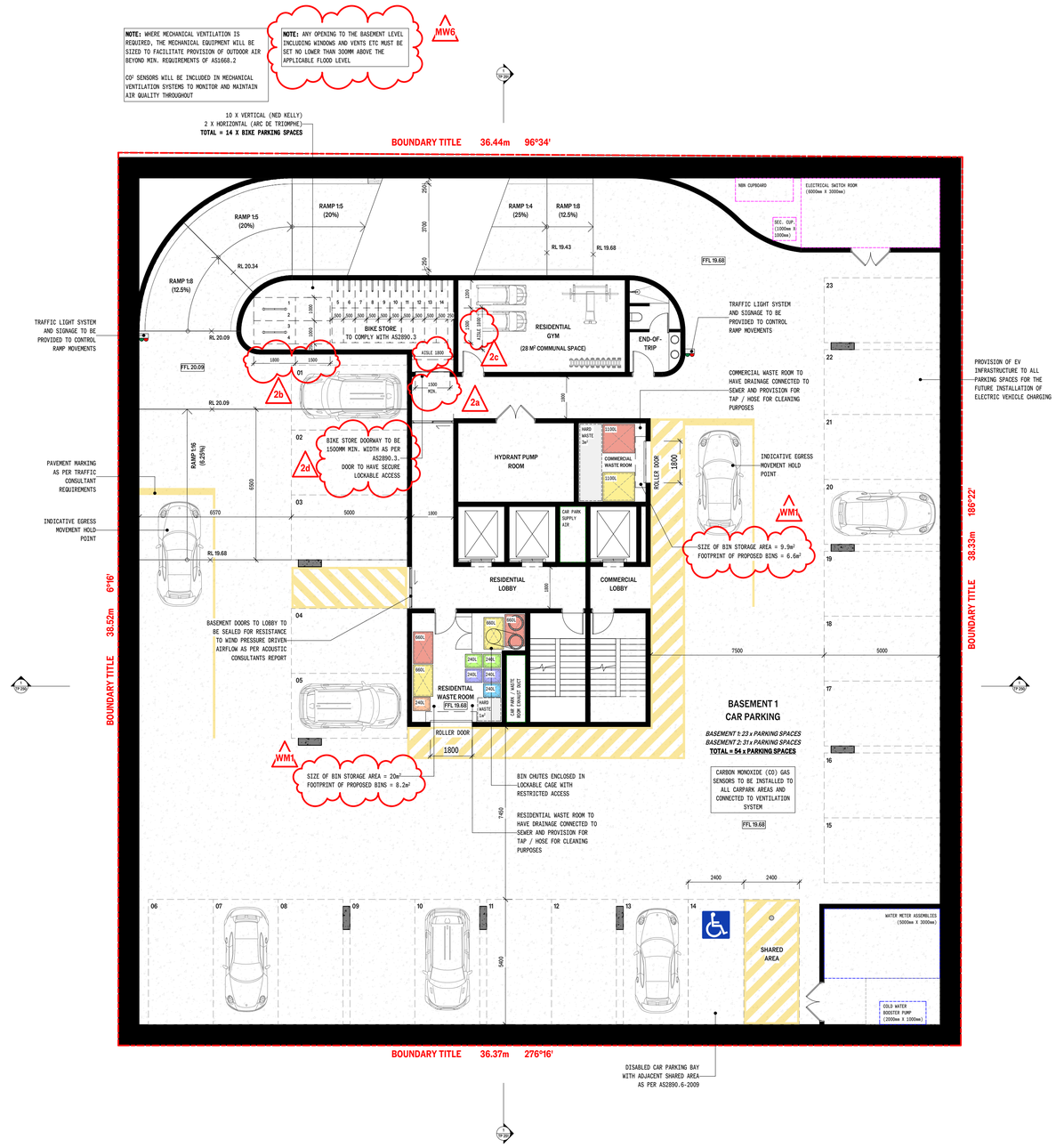
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



PROPOSED BASEMENT 1 FLOOR PLAN
1 : 100 @ A1

WASTE

- = GENERAL WASTE
- = FOOD & GARDEN ORGANICS
- = E-WASTE (ELECTRONICS)
- = HARD WASTE STORAGE
- = COMMINGLED RECYCLING
- = GLASS
- = CHARITY / TEXTILES

BIN SIZES

240L 1080MM HIGH X 580MM WIDE X 735MM DEEP
660L 1250MM HIGH X 1370MM WIDE X 850MM DEEP
1,100L 1470MM HIGH X 1370MM WIDE X 1245MM DEEP

RESIDENTIAL

2 X 660L GENERAL WASTE COLLECTED 2X PER WEEK
2 X 660L COMMINGLED RECYCLING COLLECTED 3X PER WEEK
2 X 240L FOGO COLLECTED COLLECTED 2X PER WEEK
2 X 240L GLASS WASTE COLLECTED 2X PER WEEK
1 M² HARD WASTE STORAGE AREA

COMMERCIAL

1 X 1,100L GENERAL WASTE COLLECTED 2X PER WEEK
1 X 1,100L COMMINGLED RECYCLING COLLECTED 2X PER WEEK
3 M² HARD WASTE STORAGE AREA

ADDITIONAL

1 X 240L E-WASTE COLLECTED WHEN REQUIRED
1 X 240L CHARITY / TEXTILES COLLECTED WHEN REQUIRED

DEVELOPMENT SUMMARY

SITE AREA	35 x	APARTMENTS
1399m²	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

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

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC. HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 M²) + 30M²
PROVIDED	106M² ROOF GARDEN 78M² + GYM 28M²

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (L1, L2 & L4 PLANTERS)
CANOPY COVER	130 M² (50M² + 20% OF SITE AREA ABOVE 1000 M²) TO INCLUDE MIN. 1 x TYPE B TREE	140 M² (4 X TYPE A, 1 X TYPE B & PERGOLA (CLIMBING PLANTS))

PC5, PR2, H4

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
PROPOSED BASEMENT 1 FLOOR PLAN

DRAWING NO.
TP 099

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

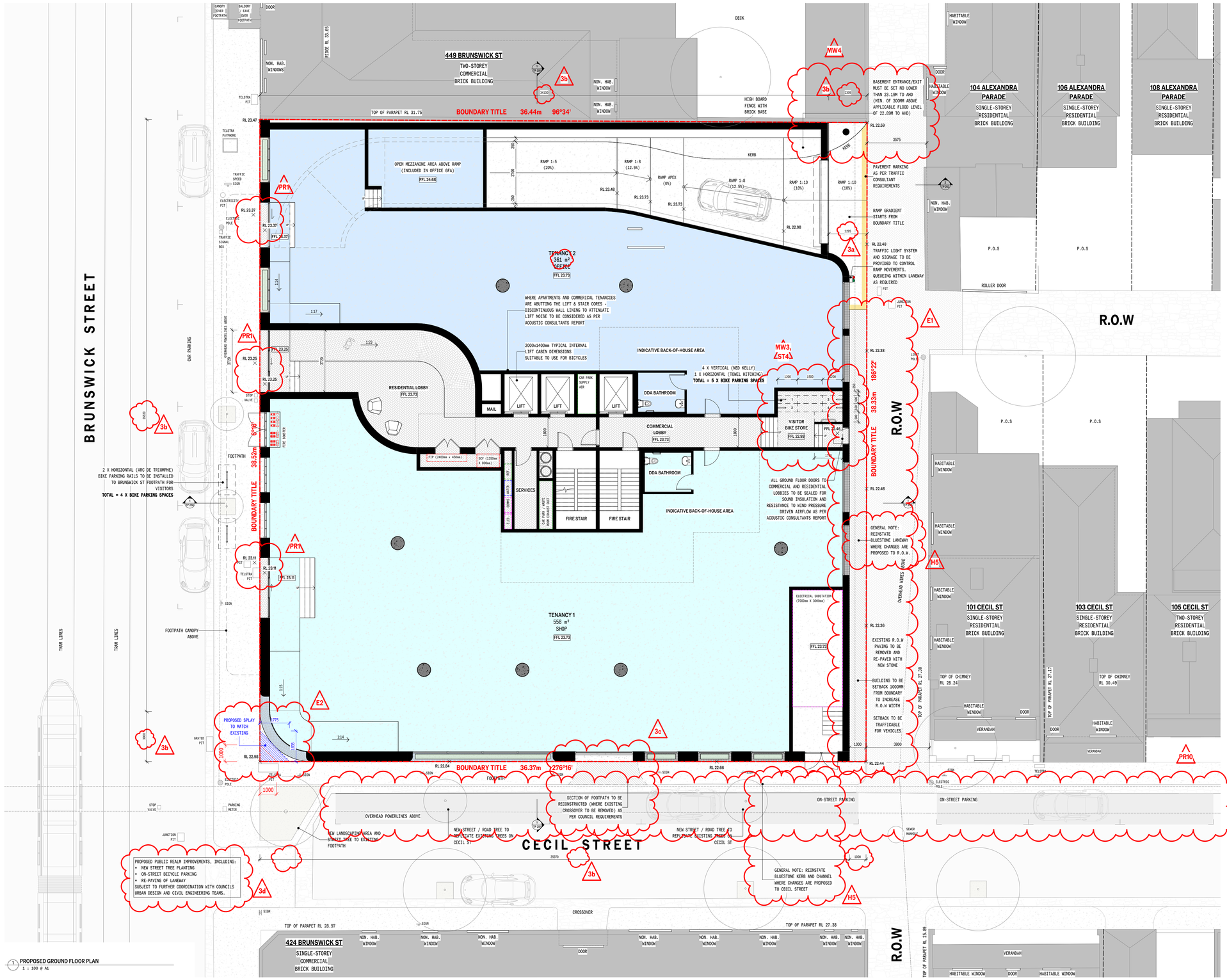
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 PROPOSED GROUND FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA	35 x	APARTMENTS
1399m²	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

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

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO^2 SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC: HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 M²] + 30M²
PROVIDED	106M² ROOF GARDEN 76M² + GYM 28M²

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (L1, L2 & PLANTERS)
CANOPY COVER	130 M² (50M² = 20% OF SITE AREA ABOVE 1000 M²) TO INCLUDE MIN. 1 x TYPE B TREE	140 M² (4 X TYPE A, 1 X TYPE B & PERGOLA (CLIMBING PLANTS))

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

DRAFT
TALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

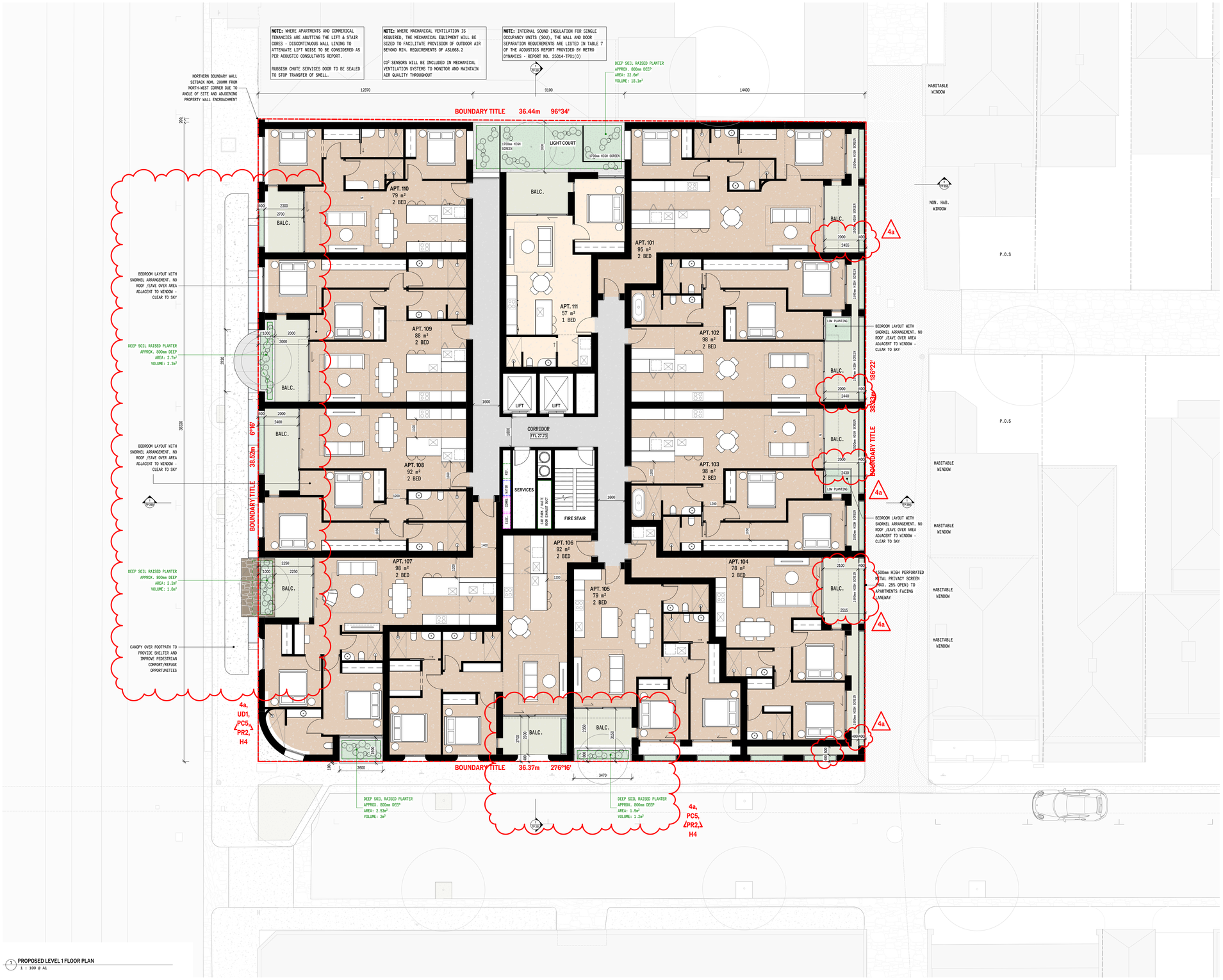
STATUS
TOWN PLANNING SUBMISSION

TITLE
PROPOSED GROUND FLOOR PLAN

DRAWING NO.: TP 100
DATE PUBLISHED: 6/11/2025
SCALE @A1: AS INDICATED

Do not scale drawings.
All dimensions must be verified on site prior to commencement of works.
Information contained in this document is the copyright of Pandolfini Architects. Unauthorised use of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165
PANDOLFINI



1 PROPOSED LEVEL 1 FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 1399m²	35 x	APARTMENTS
	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

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

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO^2 SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC. HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 M²) + 30M²
PROVIDED	106M² ROOF GARDEN 78M² + GYM 28M²

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (L1, L2 & L4 PLANTERS)
CANOPY COVER	130 M² (SOMF = 20% OF SITE AREA ABOVE 1000 M²) TO INCLUDE MIN. 1 x TYPE B TREE	140 M² (4 X TYPE A, 1 X TYPE B & PERGOLA (CLIMBING PLANTS)

PC5, PR2, H4

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
PROPOSED LEVEL 1 FLOOR PLAN

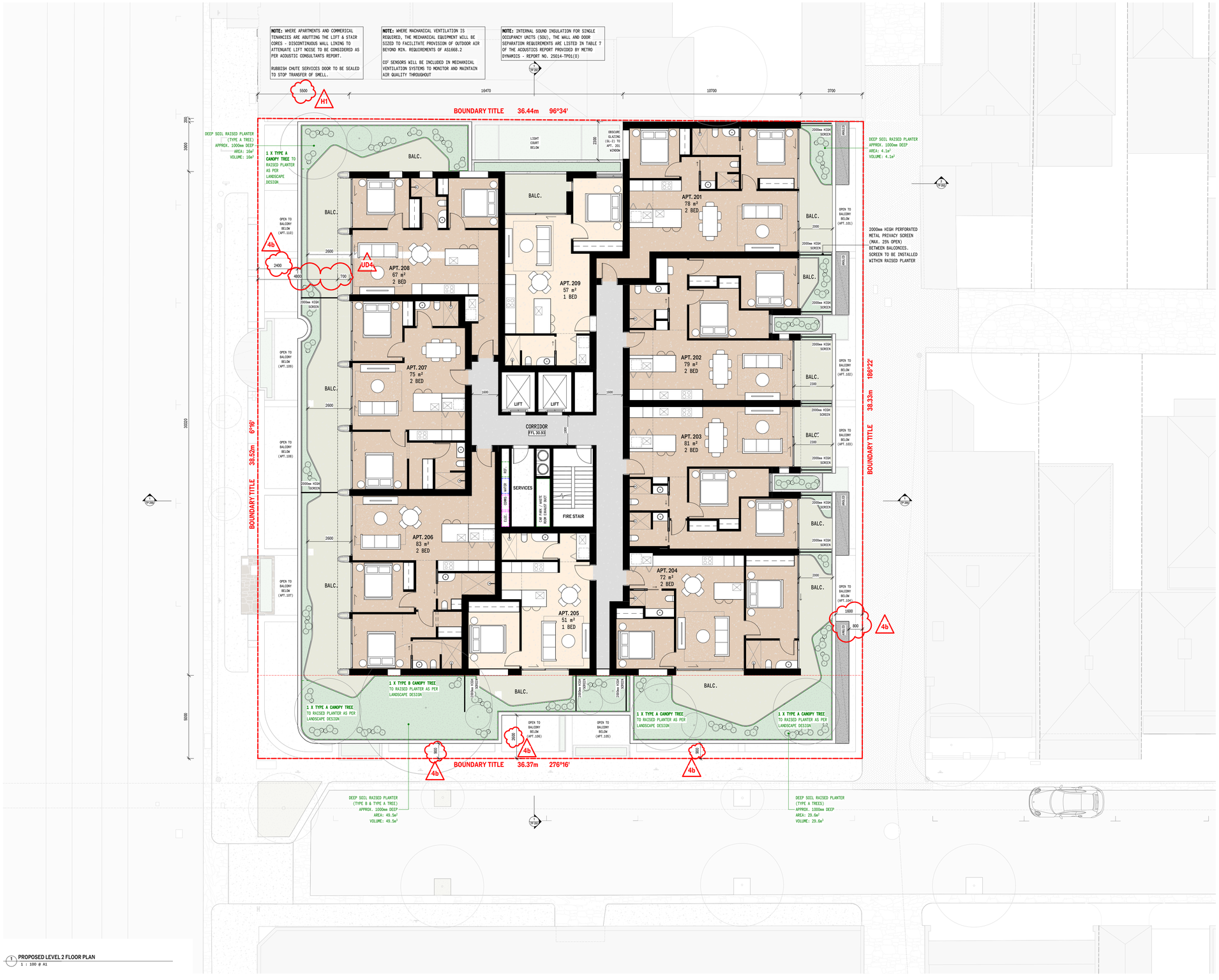
DRAWING NO.
TP 101

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.
All dimensions must be verified on site prior to commencement of works.
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165
PANDOLFINI



1 PROPOSED LEVEL 2 FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA	35 x	APARTMENTS
1399m²	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JT03 OF THE NCC 2022 VOL 1

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC: HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 M²] + 30M²
PROVIDED	106M² ROOF GARDEN 78M² + GYM 28M²

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (L1 L2 & L4 PLANTERS)
CANOPY COVER	130 M² (50M² + 20% OF SITE AREA ABOVE 1000 M²) TO INCLUDE MIN. 1 x TYPE B TREE	140 M² (4 X TYPE A, 1 X TYPE B & PERGOLA CLIMBING PLANTS)

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE
DATE	REV	COMMENTS

CLIENT: VALLI

PROJECT: 430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS: TOWN PLANNING SUBMISSION

TITLE: PROPOSED LEVEL 2 FLOOR PLAN

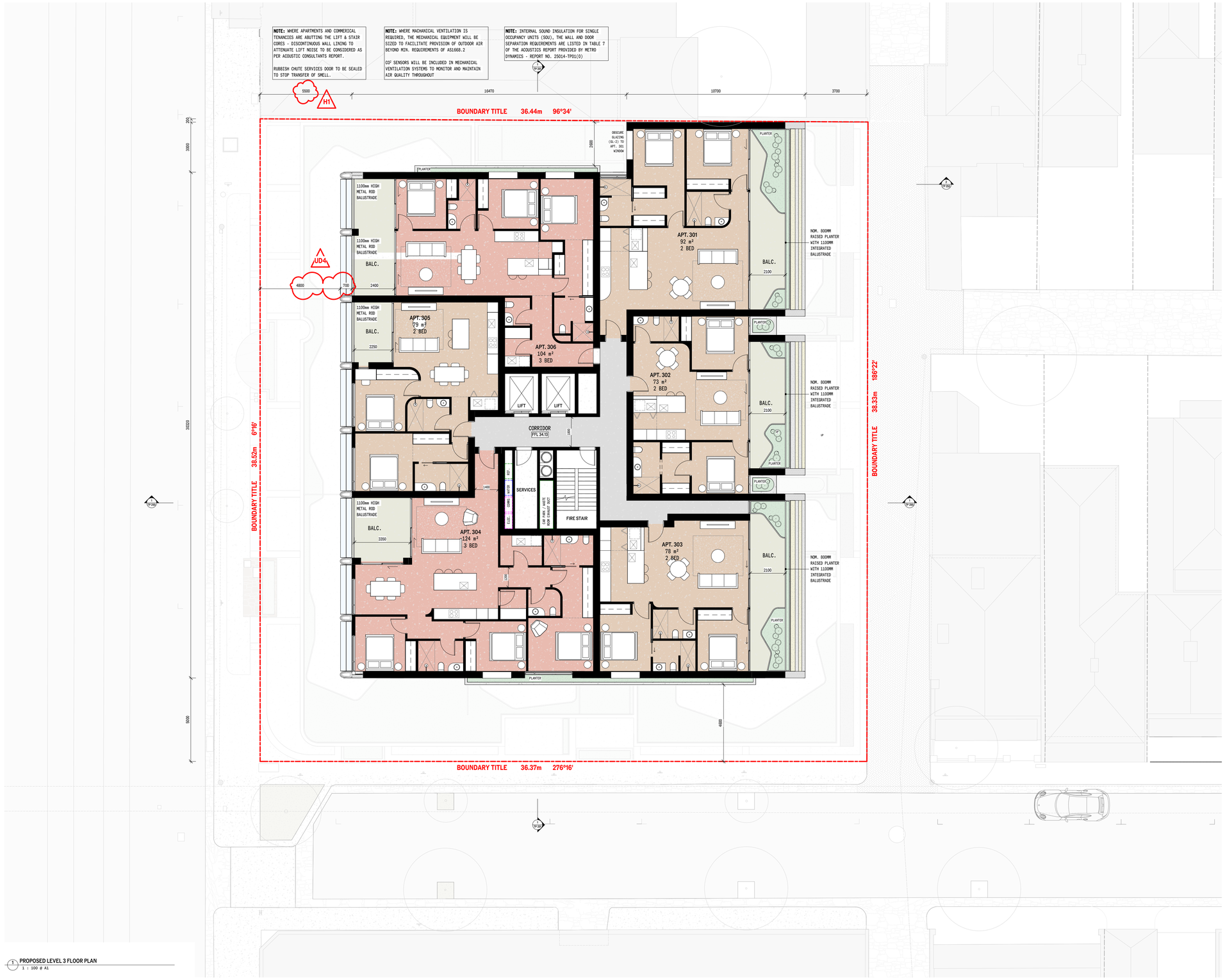
DRAWING NO.: TP 102

DATE PRINTED: 6/11/2025

SCALE (A1): AS INDICATED

Do not scale drawings.
All dimensions must be verified on site prior to commencement of works.
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165
PANDOLFINI



DEVELOPMENT SUMMARY

SITE AREA 1399m²	35 x	APARTMENTS
	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

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

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC: HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 M²] + 30M²
PROVIDED	106M² ROOF GARDEN 76M² + GYM 28M²

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (L1 & L2 PLANTERS)
CANOPY COVER	130 M² (50M² + 20% OF SITE AREA ABOVE 1000 M²) TO INCLUDE MIN. 1 x TYPE B TREE	140 M² (4 X TYPE A, 1 X TYPE B & PERGOLA (CLIMBING PLANTS))

PC5, PR2, H4

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
PROPOSED LEVEL 3 FLOOR PLAN

DRAWING NO.
TP 103

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

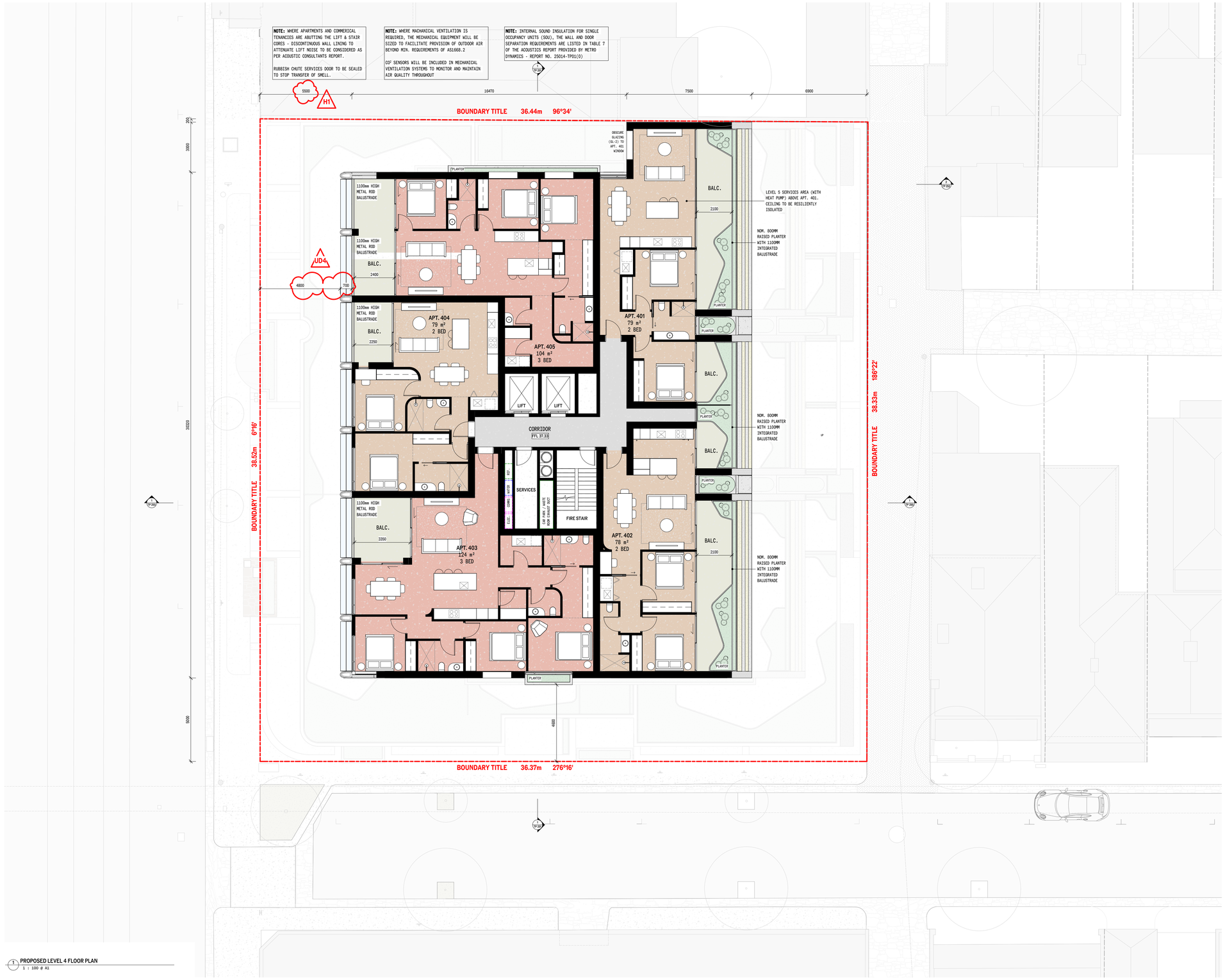
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 PROPOSED LEVEL 4 FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 1399m²	35 x	APARTMENTS
	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

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

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC: HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 M²] + 30M²
PROVIDED	106M² ROOF GARDEN 76M² + GYM 28M²

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (11.5% OF SITE AREA)
CANOPY COVER	130 M² (50M² + 20% OF SITE AREA ABOVE 1000 M²) TO INCLUDE MIN. 1 x TYPE B TREE	140 M² (4 X TYPE A, 1 X TYPE B & PERGOLA (CLIMBING PLANTS))

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
PROPOSED LEVEL 4 FLOOR PLAN

DRAWING NO. TP 104

DATE PUBLISHED 6/11/2025

SCALE (@A1) AS INDICATED

Do not scale drawings.
All dimensions must be verified on site prior to commencement of works.
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165
PANDOLFINI



DEVELOPMENT SUMMARY

SITE AREA 1399m²	35 x	APARTMENTS
	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

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

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC. HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 MF] + 30MF
PROVIDED	106M² ROOF GARDEN 76MF + GYM 28MF

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (11.5% OF SITE AREA)
CANOPY COVER	130 M² (50MF + 20% OF SITE AREA ABOVE 1000 MF) TO INCLUDE MIN. 1 x TYPE B TREE	140 M² (4 X TYPE A, 1 X TYPE B & PERGOLA (CLIMBING PLANTS))

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
PROPOSED LEVEL 5 FLOOR PLAN

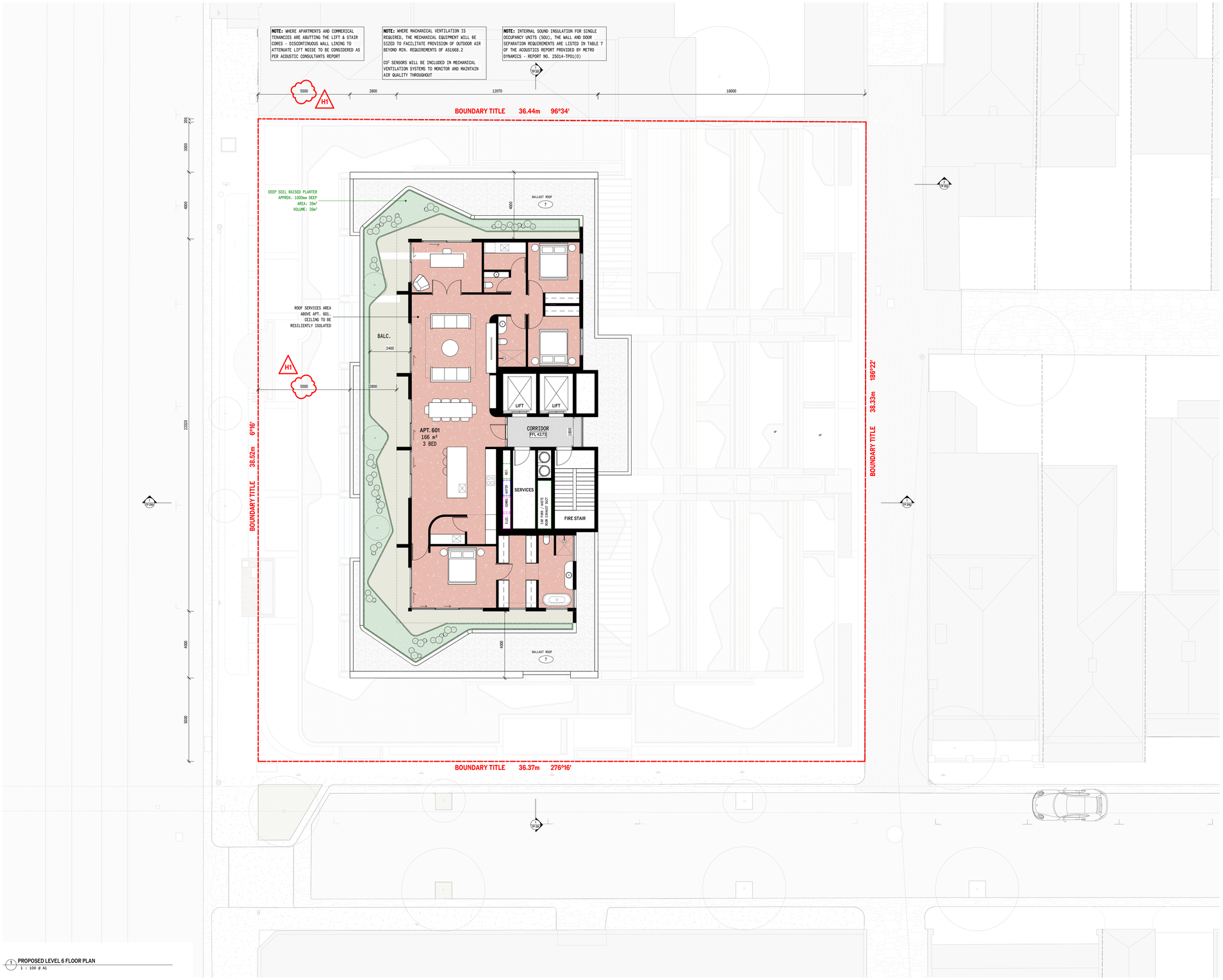
DRAWING NO.
TP 105

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.
All dimensions must be verified on site prior to commencement of works.
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165
PANDOLFINI



1 PROPOSED LEVEL 6 FLOOR PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 1399m²	35 x	APARTMENTS
	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

- THE MAXIMUM ILLUMINATION POWER DENSITY IN AT LEAST 90% OF THE AREA OF THE RELEVANT BUILDING CLASS SHALL MEET THE REQUIREMENTS IN JT03 OF THE NCC 2022 VOL 1

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO² SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC. HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 M²] + 30M²
PROVIDED	106M² ROOF GARDEN 76M² + GYM 28M²

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (L1 & L6 PLANTERS)
CANOPY COVER	130 M² (50M² + 20% OF SITE AREA ABOVE 1000 M²) TO INCLUDE MIN. 1 x TYPE B TREE	140 M² (4 X TYPE A, 1 X TYPE B & PERGOLA CLIMBING PLANTS)

PC5, PR2, H4

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
PROPOSED LEVEL 6 FLOOR PLAN

DRAWING NO.
TP 106

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

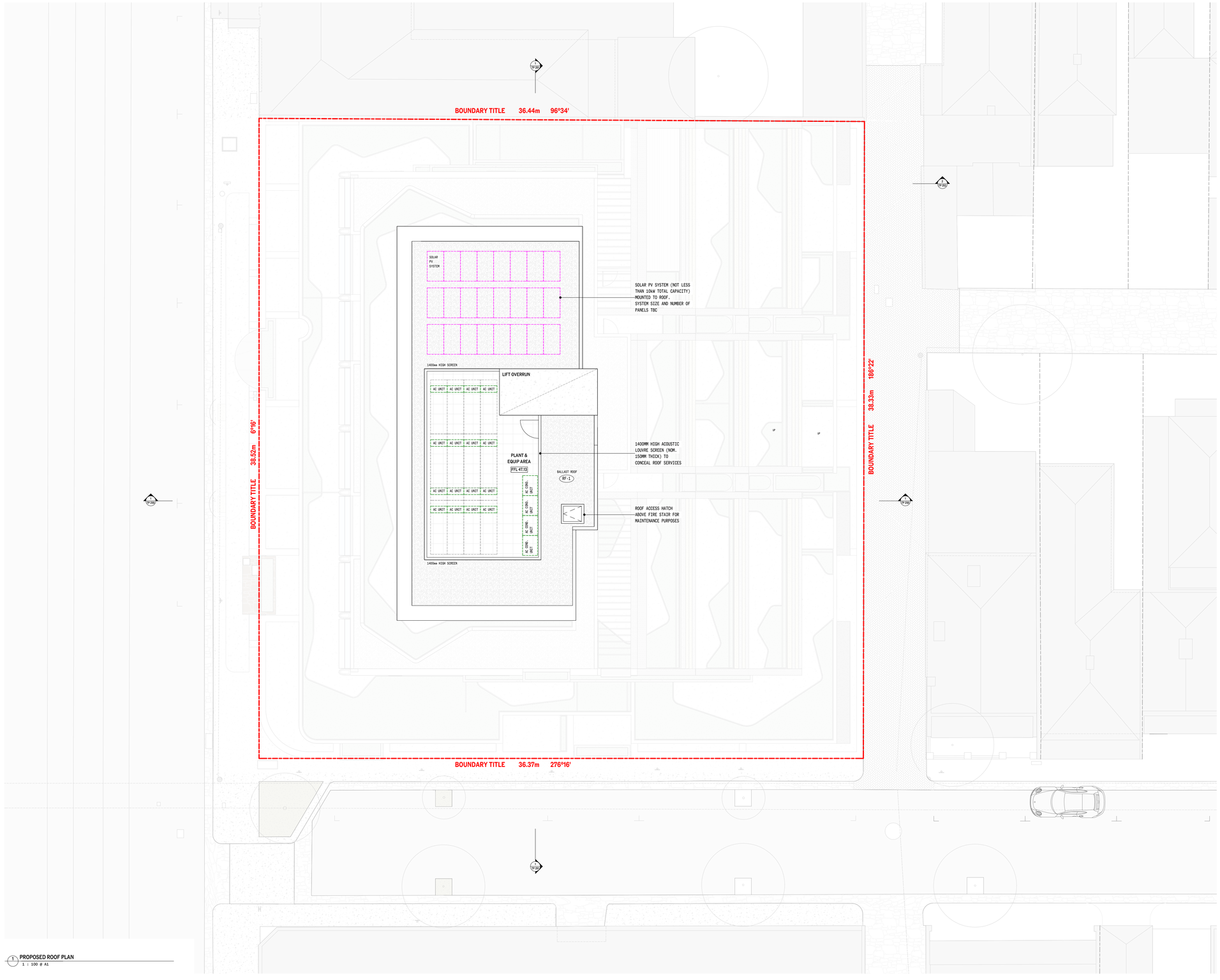
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 PROPOSED ROOF PLAN
1 : 100 @ A1

DEVELOPMENT SUMMARY

SITE AREA 1399m²	35 x	APARTMENTS
	1 x	SHOP
	1 x	OFFICE

CAR PARKING

	PROVIDED	REQUIRED
28x 1 & 2 BED APTS.	28	28
5x 3 BED APTS.	14	14
APARTMENT - VISITORS	0	0
SHOP	7	19
OFFICE	4	10
DDA + SHARED ZONE	1	1
TOTAL	54	72

BIKE PARKING

	PROVIDED	REQUIRED
APARTMENT - RESIDENTS	14	7
APARTMENT - VISITORS	5	4
SHOP - EMPLOYEE	0	0
SHOP - VISITORS	2	0
OFFICE - EMPLOYEE	0	0
OFFICE - VISITORS	2	0
TOTAL	23	11

ESD NOTES

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

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

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

- CAR PARK VENTILATION WILL BE DESIGNED TO BEST PRACTICE ENERGY EFFICIENCY WITH THE EXHAUST FANS INSTALLED WITH CO^2 SENSORS WHICH CONTROL THE SPEED AND OPERATION OF VENTILATION FANS.

- CARPARK FANS INSTALLED WITH VENTILATION CONTROLS TO ALLOW FOR VARIABLE FAN SPEEDS.

- BICYCLE PARKING FACILITIES TO BE PROVIDED FOR RESIDENTS, EMPLOYEES AND VISITORS.

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

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

- APARTMENTS TO BE ALL-ELECTRIC: HEATING/COOLING SYSTEMS WILL BE REVERSE CYCLE ELECTRIC SYSTEMS. HWS WILL BE FROM HEAT PUMP STORAGE UNITS. COOKING WILL BE FROM ELECTRIC INDUCTION.

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

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

- WATER EFFICIENT LANDSCAPING TO BE INCORPORATED IN GARDEN AREAS

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

* PLANS ARE TO BE READ IN CONJUNCTION WITH THE ENDORSED ESD REPORT AND ALL INITIATIVES CONATINED WITHIN MUST BE IMPLEMENTED TO THE SATISFACTION OF THE RELEVANT AUTHORITY

COMMUNAL OPEN SPACE (D7)

	TOTAL MINIMUM AREA OF COMMUNAL OPEN SPACE
REQUIRED	87.5M² [(35-12) x 2.5 = 57.5 M²] + 30M²
PROVIDED	106M² ROOF GARDEN 78M² + GYM 28M²

LANDSCAPING (D10)

	REQUIRED	PROVIDED
DEEP SOIL	105 M² 7.5% OF SITE AREA	162 M² (L1, L2 & L4 PLANTERS)
CANOPY COVER	130 M² (50M² + 20% OF SITE AREA ABOVE 1000 M²) TO INCLUDE MIN. 1 x TYPE B TREE	140 M². (4 X TYPE A, 1 X TYPE B & PERGOLA (CLIMBING PLANTS)

PC5, PR2, H4

DATE	REV	COMMENTS
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
PROPOSED ROOF PLAN

DRAWING NO.
TP 107

DATE (DD/MM/YY)
6/11/2025

SCALE (A1)
AS INDICATED

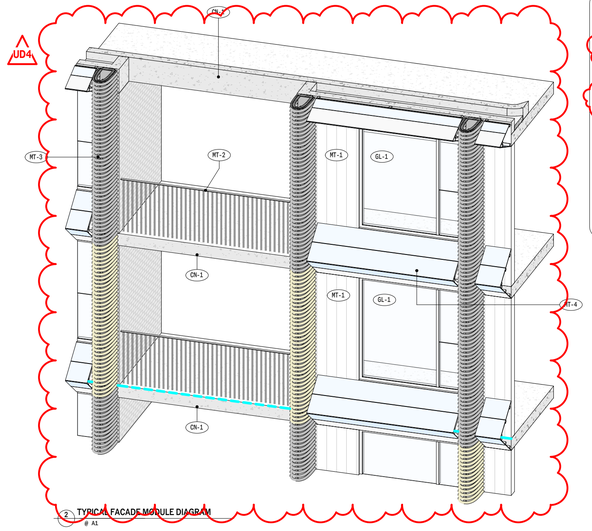
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

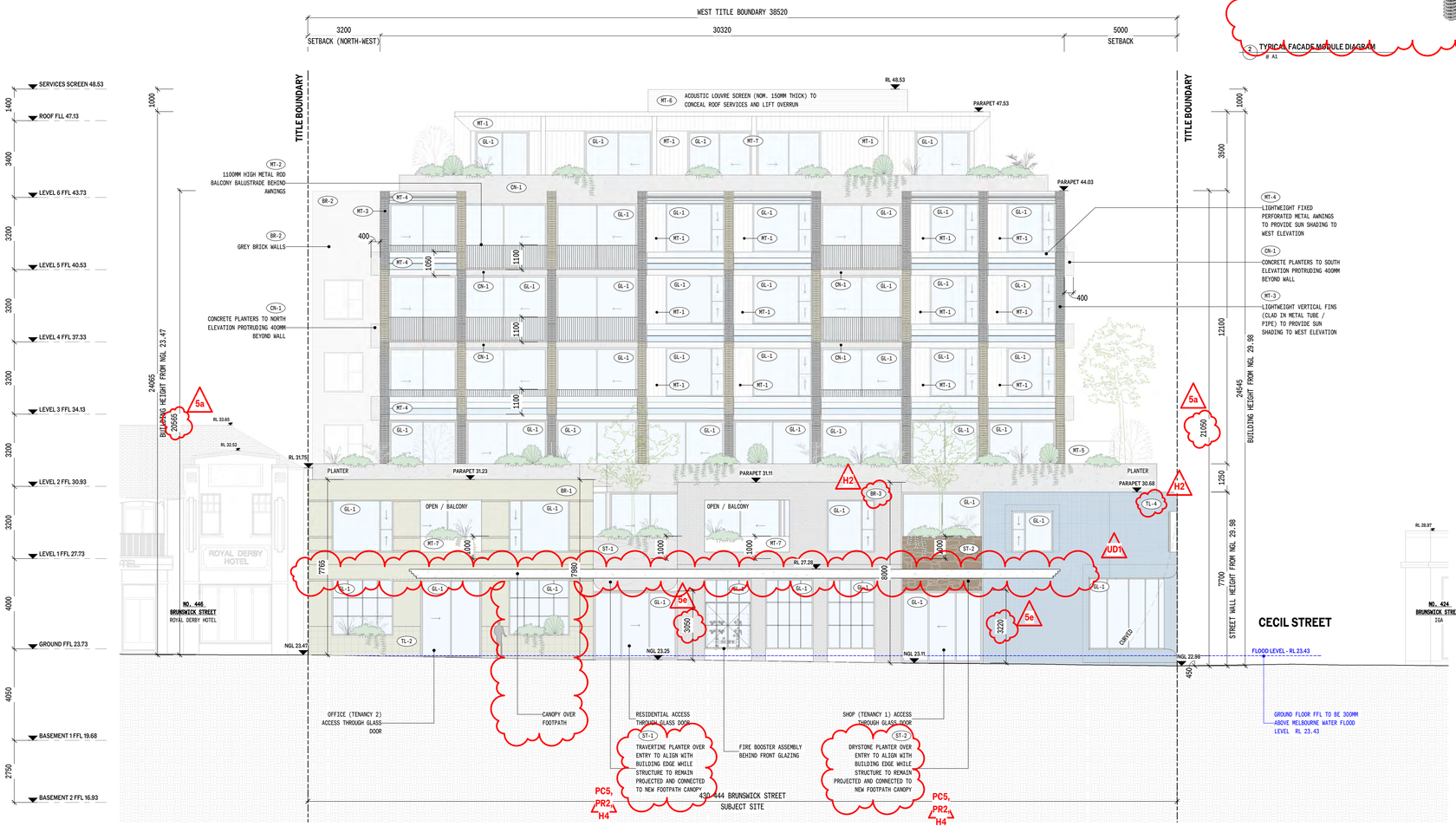
PANDOLFINI



2 TYPICAL FACADE MODULE DIAGRAM
@ A1

MATERIALS LEGEND:

BR-1	BLONDE BRICKWORK
BR-3	OFF-WHITE BRICKWORK
RN-1	CHARCOAL ROUGH RENDER
TL-4	LIGHT BLUE TILES
TL-2	OFF WHITE TILES
TL-1	CHARCOAL TILES
CN-1	SMOOTH CONCRETE
CN-SH	CONCRETE SHIPLAP
ST-1	TRAVERTINE
ST-2	DRYSTONE
GL-1	CLEAR GLAZING
GL-2	FLUTED OBSCURE GLAZING
MT-1	METAL CLADDING
MT-2	METAL ROD BALUSTRADE
MT-3	VERTICAL RIBBED FINS
MT-4	PERFORATED METAL AWNING
MT-5	PERFORATED SCREEN
MT-6	ACOUSTIC LOUVRED SCREEN
MT-7	GREY POWDERCOAT
RF-1	BALLAST ROOF



1 PROPOSED WEST ELEVATION
1 : 100 @ A1

NOTE: RESIDENTIAL SPACES TO HAVE OPERABLE WINDOWS OF NOT LESS THAN 2% OF TOTAL FLOOR AREA (MINIMUM 1m²) ARE IS REQUIRED TO ALL BEDROOMS AND LIVING ROOMS (AS OUTLINED IN ESD REPORT PROVIDED BY 'LID CONSULTANTS')

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT: VALLI

PROJECT: 430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS: TOWN PLANNING SUBMISSION

TITLE: ELEVATION - WEST

DRAWING NO.: TP 200

DATE PUBLISHED: 6/11/2025

SCALE (A1): AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of work.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

MATERIALS LEGEND:

BR-1	BLONDE BRICKWORK
BR-3	OFF-WHITE BRICKWORK
RN-1	CHARCOAL ROUGH RENDER
TL-4	LIGHT BLUE TILES
TL-2	OFF WHITE TILES
TL-3	CHARCOAL TILES
CN-1	SMOOTH CONCRETE
CN-SH	CONCRETE SHIPLAP
ST-1	TRAVERTINE
ST-2	BASSTONE
GL-1	CLEAR GLAZING
GL-2	FLUTED OBSCURE GLAZING
MT-1	METAL CLADDING
MT-2	METAL ROD BALUSTRADE
MT-3	VERTICAL RIBBED FINS
MT-4	PERFORATED METAL AWNING
MT-5	PERFORATED SCREEN
MT-6	ACOUSTIC LOUVRED SCREEN
MT-7	GREY POWDERCOAT
RF-1	BALLAST ROOF



1 PROPOSED EAST ELEVATION
1 : 100 @ A1

NOTE: RESIDENTIAL SPACES TO HAVE OPERABLE WINDOWS OF NOT LESS THAN 2% OF TOTAL FLOOR AREA (MINIMUM 1m²) ARE IS REQUIRED TO ALL BEDROOMS AND LIVING ROOMS (AS OUTLINED IN ESD REPORT PROVIDED BY 'LID CONSULTANTS')

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
ELEVATION - EAST

DRAWING NO.
TP 201

DATE PRINTED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 972 165

PANDOLFINI



1 **PROPOSED SOUTH ELEVATION**
1 : 100 @ A1

NOTE: RESIDENTIAL SPACES TO HAVE OPERABLE WINDOWS OF NOT LESS THAN 2% OF TOTAL FLOOR AREA (MINIMUM 1m²) ARE IS REQUIRED TO ALL BEDROOMS AND LIVING ROOMS (AS OUTLINED IN ESD REPORT PROVIDED BY 'LID CONSULTANTS')

MATERIALS LEGEND:

BR-1	BLOCKED BRICKWORK
BR-3	OFF-WHITE BRICKWORK
RN-1	CHARCOAL ROUGH RENDER
TL-4	LIGHT BLUE TILES
TL-2	OFF WHITE TILES
TL-1	CHARCOAL TILES
CN-1	SMOOTH CONCRETE
CN-SH	CONCRETE SHIPLAP
ST-1	TRAVERTINE
ST-2	BASTONE
GL-1	CLEAR GLAZING
GL-2	FLUTED OBSCURE GLAZING
MT-1	METAL CLADDING
MT-2	METAL ROD BALUSTRADE
MT-3	VERTICAL RIBBED FINS
MT-4	PERFORATED METAL AWNING
MT-5	PERFORATED SCREEN
MT-6	ACOUSTIC LOUVRED SCREEN
MT-7	GREY POWDERCOAT
RF-1	BALLAST ROOF

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
ELEVATION - SOUTH

DRAWING NO.
TP 202

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

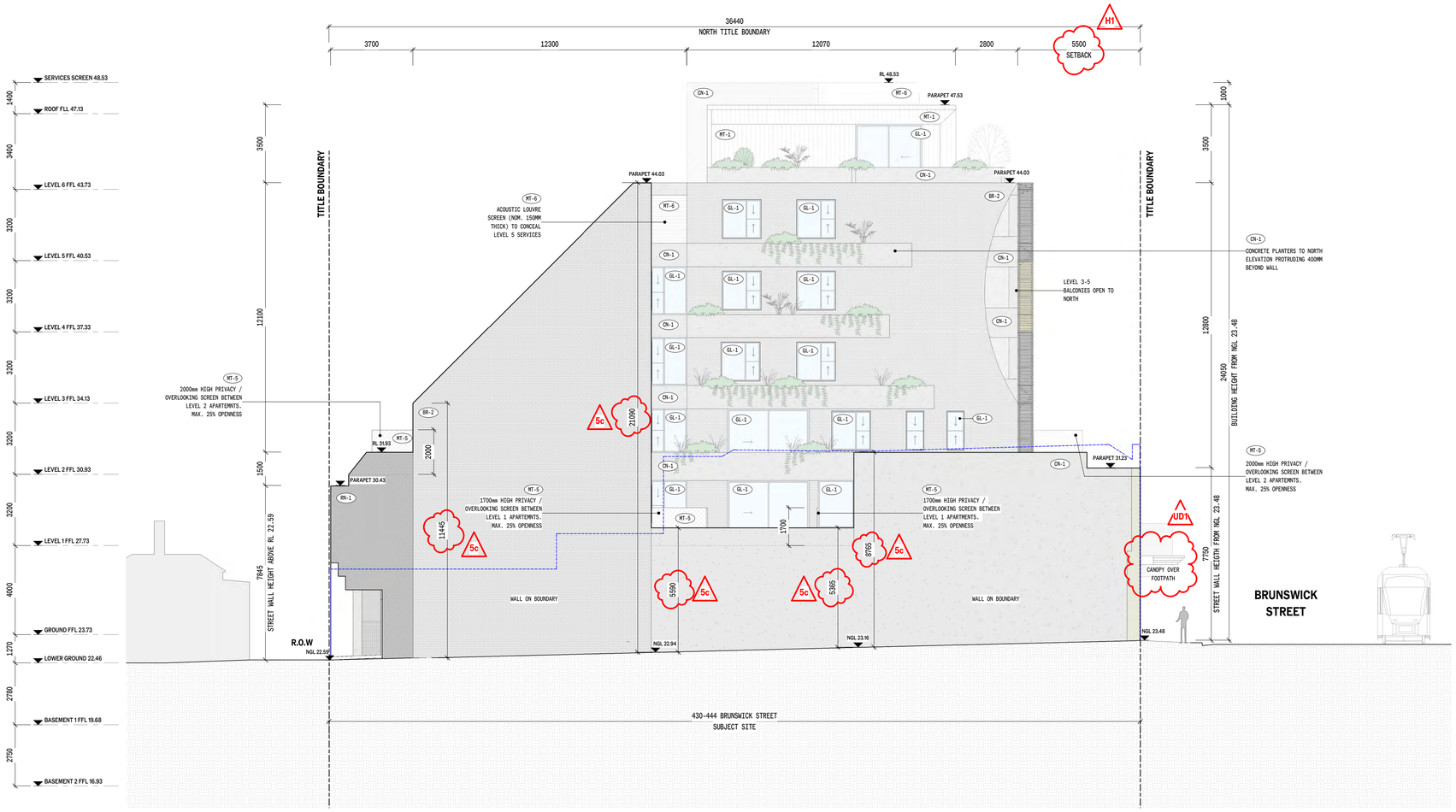
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

MATERIALS LEGEND:

BR-1	BLOCKED BRICKWORK
BR-3	OFF-WHITE BRICKWORK
RN-1	CHARCOAL ROUGH RENDER
TL-4	LIGHT BLUE TILES
TL-2	OFF WHITE TILES
TL-3	CHARCOAL TILES
CN-1	SMOOTH CONCRETE
CN-SH	CONCRETE SHIPLAP
ST-1	TRAVERTINE
ST-2	BASALTONE
GL-1	CLEAR GLAZING
GL-2	FLUTED OBSCURE GLAZING
MT-1	METAL CLADDING
MT-2	METAL ROD BALUSTRADE
MT-3	VERTICAL RIBBED FINS
MT-4	PERFORATED METAL AWNING
MT-5	PERFORATED SCREEN
MT-6	ACOUSTIC LOUVRED SCREEN
MT-7	GREY POWDERCOAT
RF-1	BALLAST ROOF



1 PROPOSED NORTH ELEVATION
1 : 100 @ A1

NOTE: RESIDENTIAL SPACES TO HAVE OPERABLE WINDOWS OF NOT LESS THAN 2% OF TOTAL FLOOR AREA (MINIMUM 1m²) ARE IS REQUIRED TO ALL BEDROOMS AND LIVING ROOMS (AS OUTLINED IN ESD REPORT PROVIDED BY 'LID CONSULTANTS')

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
ELEVATION - NORTH

DRAWING NO.
TP 203

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

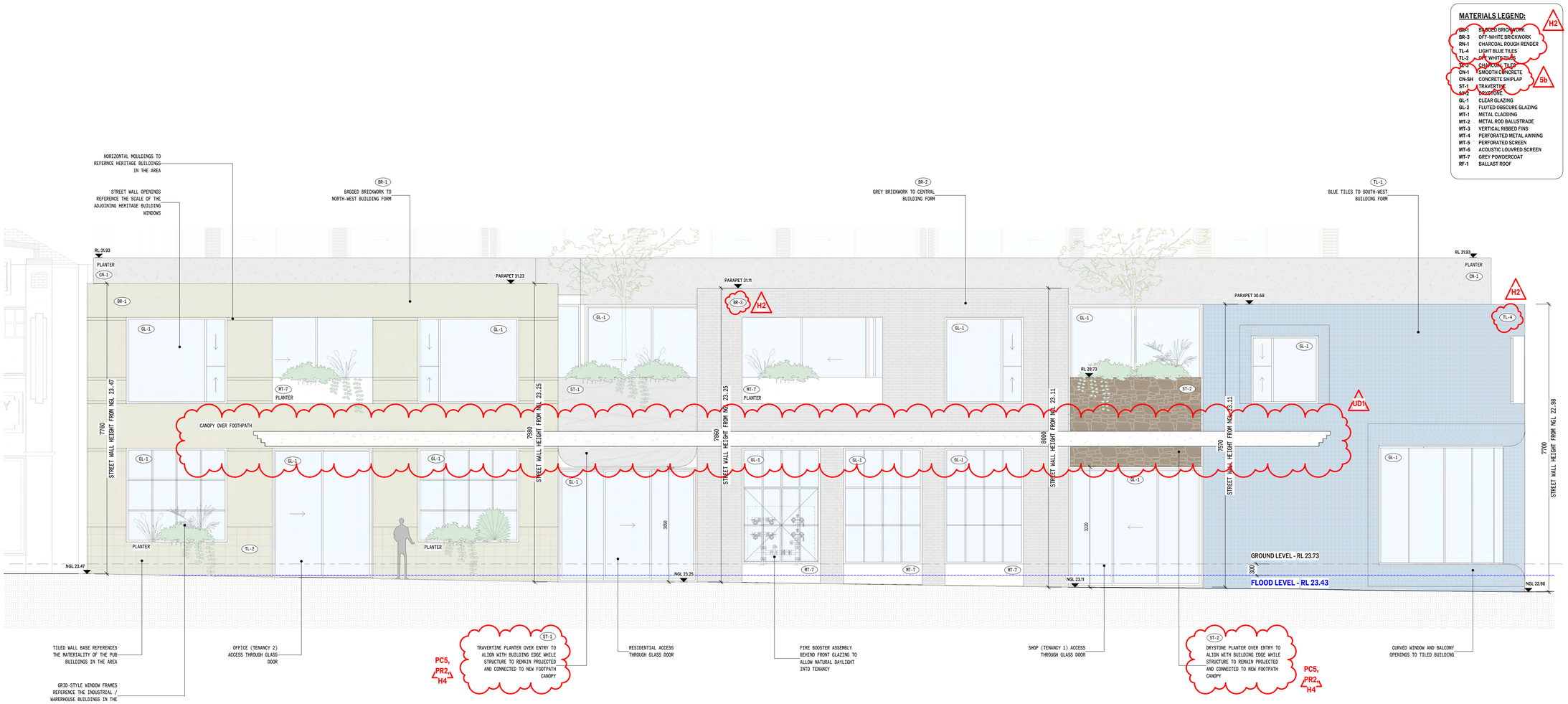
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 PROPOSED BRUNSWICK ST ELEVATION
1 : 50 @ A1

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
BRUNSWICK ST - STREET WALL ELEVATION

DRAWING NO.
TP 220

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of work.

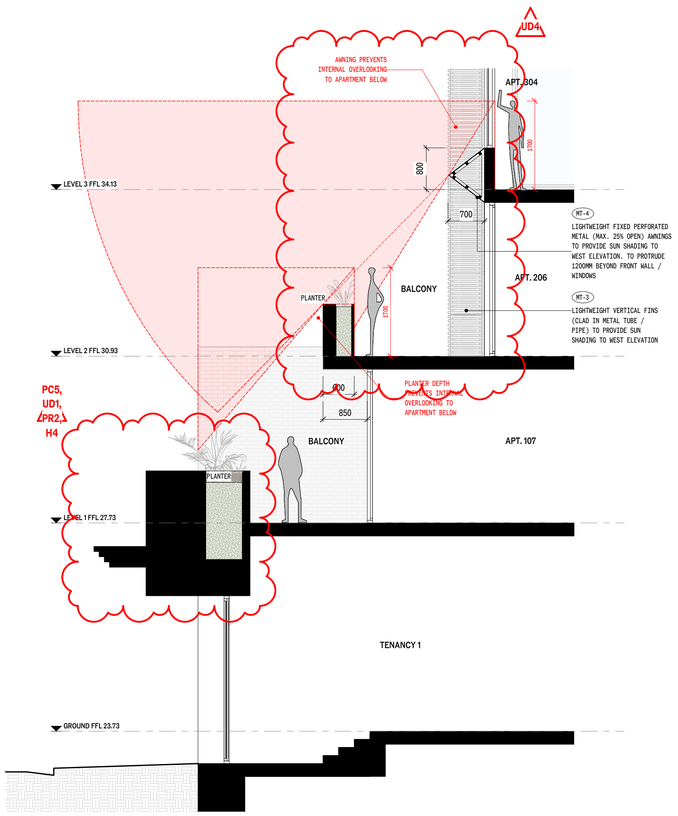
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 372 165

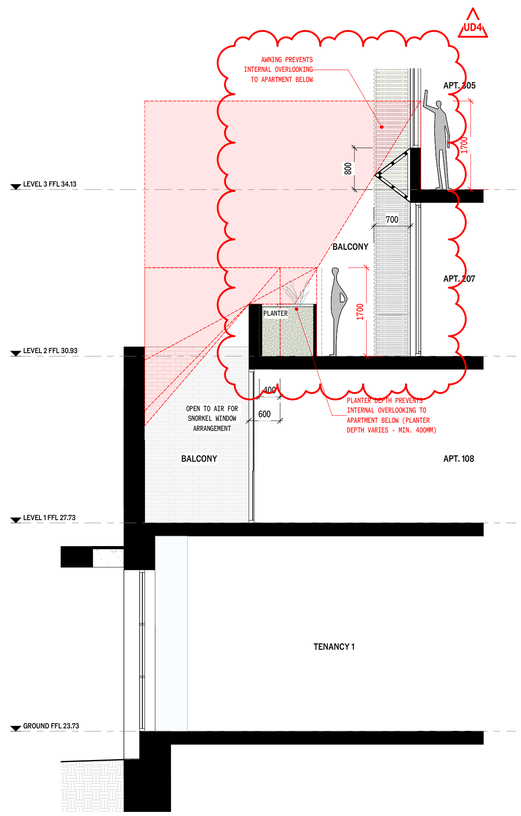
PANDOLFINI

MATERIALS LEGEND:

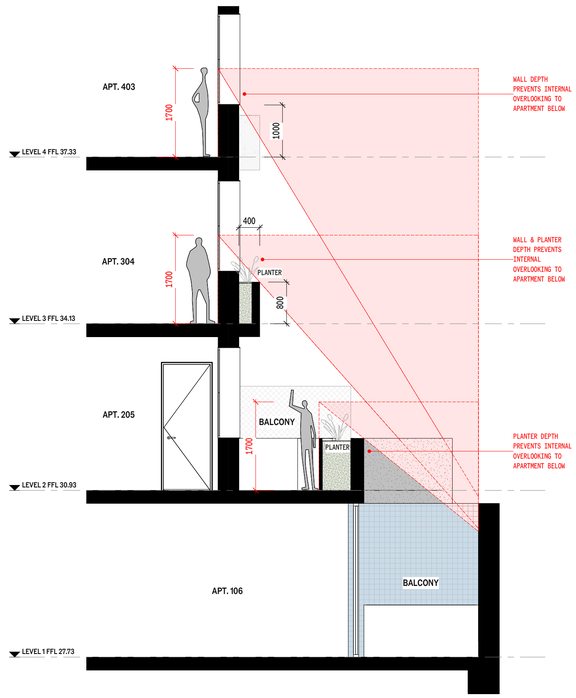
BR-1	BLONDE BRICKWORK
BR-3	OFF-WHITE BRICKWORK
RN-1	CHARCOAL ROUGH RENDER
TL-4	LIGHT BLUE TILES
TL-2	OFF WHITE TILES
TC-1	CHARCOAL TILES
CN-1	SMOOTH CONCRETE
CN-SH	CONCRETE SHIPLAP
ST-1	TRAVERTINE
ST-2	BASSTONE
GL-1	CLEAR GLAZING
GL-2	FLUTED OBSCURE GLAZING
MT-1	METAL CLADDING
MT-2	METAL ROD BALUSTRADE
MT-3	VERTICAL RIBBED FINS
MT-4	PERFORATED METAL AWNING
MT-5	PERFORATED SCREEN
MT-6	ACOUSTIC LOUVRED SCREEN
MT-7	GREY POWDERCOAT
RF-1	BALLAST ROOF



2 BRUNSWICK ST - SECTION 1
1 : 50 @ A1



3 BRUNSWICK ST - SECTION 2
1 : 50 @ A1



1 CECIL ST - SECTION 1
1 : 50 @ A1

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
INTERNAL OVERLOOKING SECTIONS

DRAWING NO.
TP 221

DATE PUBLISHED
6/11/2025

SCALE (@A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

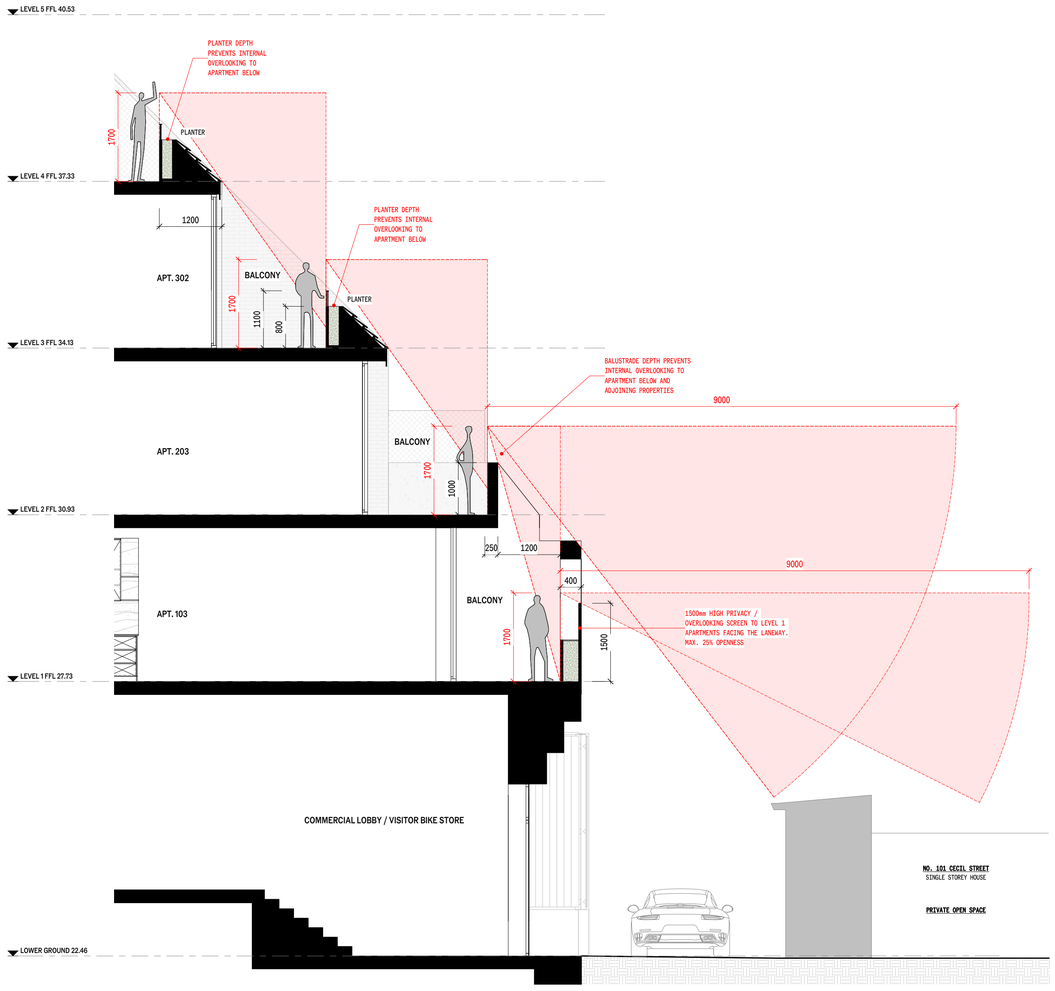
PANDOLFINI

MATERIALS LEGEND:

BR-1	BLOCKED BRICKWORK
BR-3	OFF-WHITE BRICKWORK
RN-1	CHARCOAL ROUGH RENDER
TL-4	LIGHT BLUE TILES
TL-2	OFF WHITE TILES
TL-3	CHARCOAL TILES
CN-1	SMOOTH CONCRETE
CN-SH	CONCRETE SHIPLAP
ST-1	TRAVERTINE
ST-2	BRISTONE
GL-1	CLEAR GLAZING
GL-2	FLUTED OBSCURE GLAZING
MT-1	METAL CLADDING
MT-2	METAL ROD BALUSTRADE
MT-3	VERTICAL RIBBED FINS
MT-4	PERFORATED METAL AWNING
MT-5	PERFORATED SCREEN
MT-6	ACOUSTIC LOUVRED SCREEN
MT-7	GREY POWDERCOAT
RF-1	BALLAST ROOF

H2

5b



1 LANEWAY - SECTION 1
1 : 50 @ A1

04.08.25 A PLANNING ISSUE
DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
LANEWAY OVERLOOKING SECTIONS

DRAWING NO.
TP 222

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

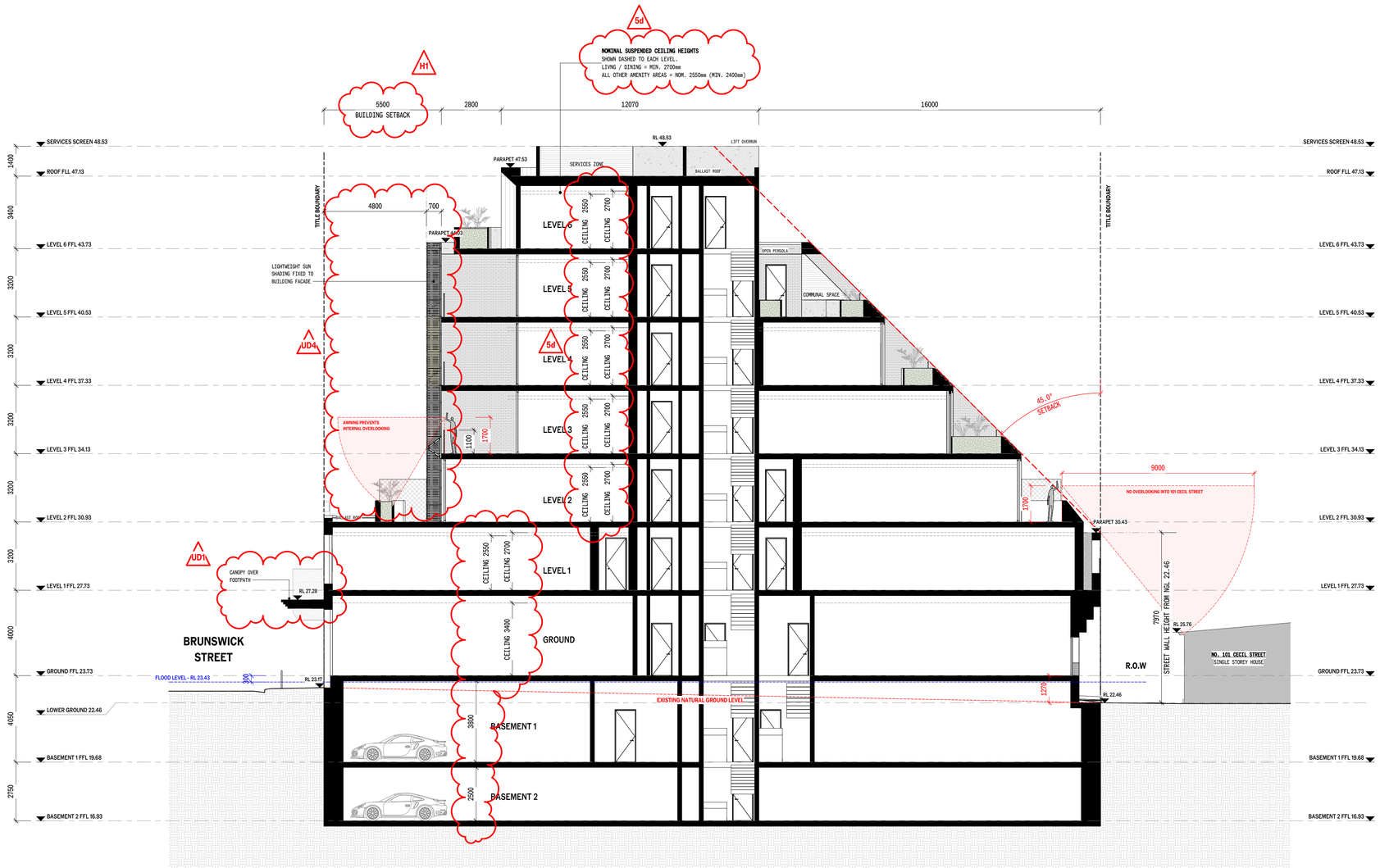
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

MATERIALS LEGEND:

BR-1	BLOCKED BRICKWORK
BR-3	OFF-WHITE BRICKWORK
RN-1	CHARCOAL ROUGH RENDER
TL-4	LIGHT BLUE TILES
TL-2	OFF WHITE TILES
TL-3	CHARCOAL TILES
CN-1	SMOOTH CONCRETE
CN-SH	CONCRETE SHIPLAP
ST-1	TRAVERTINE
ST-2	DRYSTONE
GL-1	CLEAR GLAZING
GL-2	FLUTED OBSCURE GLAZING
MT-1	METAL CLADDING
MT-2	METAL ROD BALUSTRADE
MT-3	VERTICAL RIBBED FINS
MT-4	PERFORATED METAL AWNING
MT-5	PERFORATED SCREEN
MT-6	ACOUSTIC LOUVRED SCREEN
MT-7	GREY POWDERCOAT
RF-1	BALLAST ROOF



1 SECTION A
1 : 100 @ A1

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SECTION A

DRAWING NO.
TP 250

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

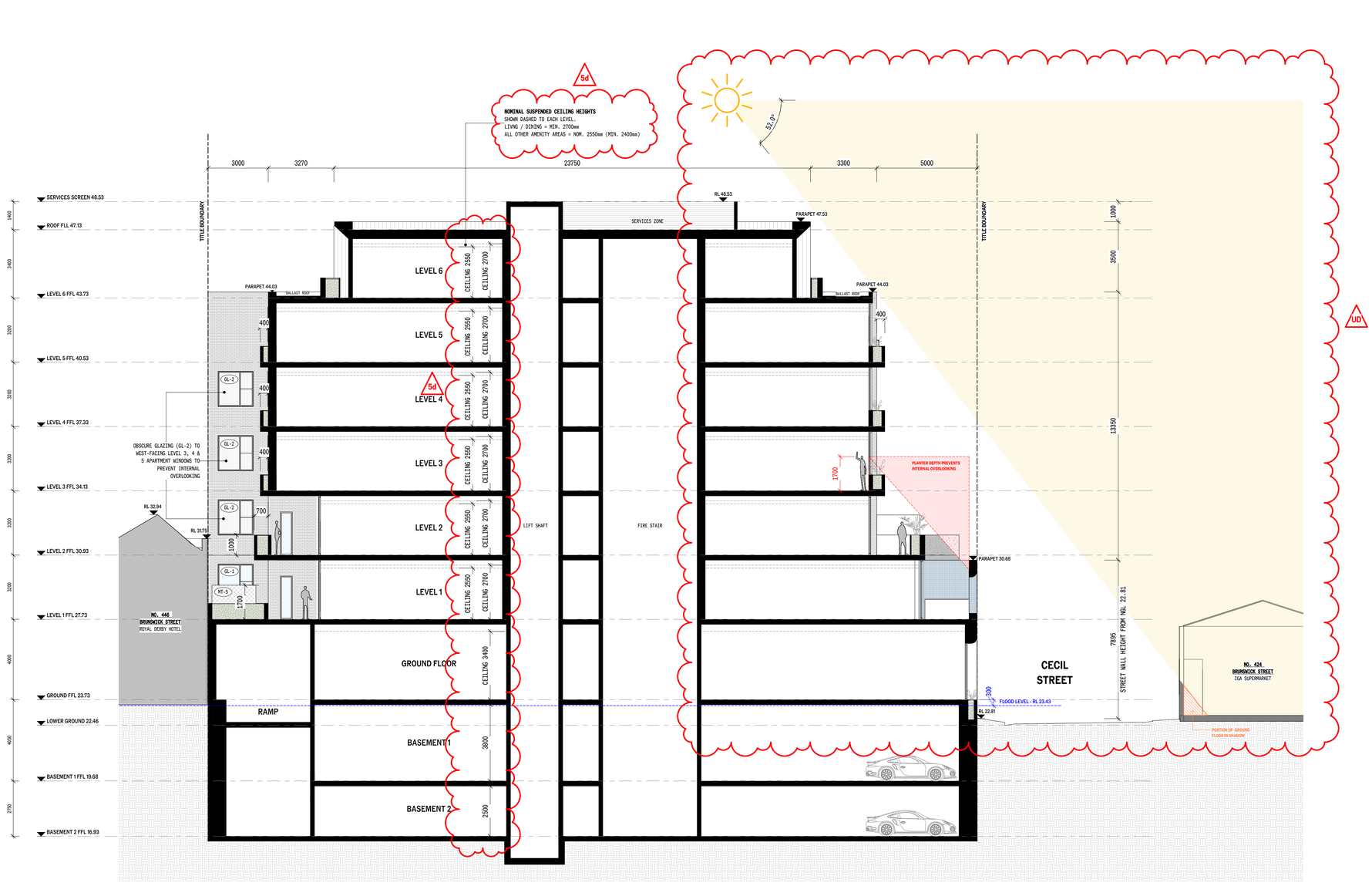
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



MATERIALS LEGEND:

BR-1	BLONDE BRICKWORK
BR-3	OFF-WHITE BRICKWORK
RN-1	CHARCOAL ROUGH Rrender
TL-4	LIGHT BLUE TILES
TL-2	OFF WHITE TILES
TL-3	CHARCOAL TILES
CN-1	SMOOTH CONCRETE
CN-SH	CONCRETE SHIPLAP
ST-1	TRAVERTINE
ST-2	BASALTONE
GL-1	CLEAR GLAZING
GL-2	FLUTED OBSCURE GLAZING
MT-1	METAL CLADDING
MT-2	METAL ROD BALUSTRADE
MT-3	VERTICAL RIBBED FINS
MT-4	PERFORATED METAL AWNING
MT-5	PERFORATED SCREEN
MT-6	ACOUSTIC LOUVRED SCREEN
MT-7	GREY POWDERCOAT
RF-1	BALLAST ROOF

H2

5b

1 SECTION B
1 : 100 @ A1

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SECTION B

DRAWING NO.
TP 251

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

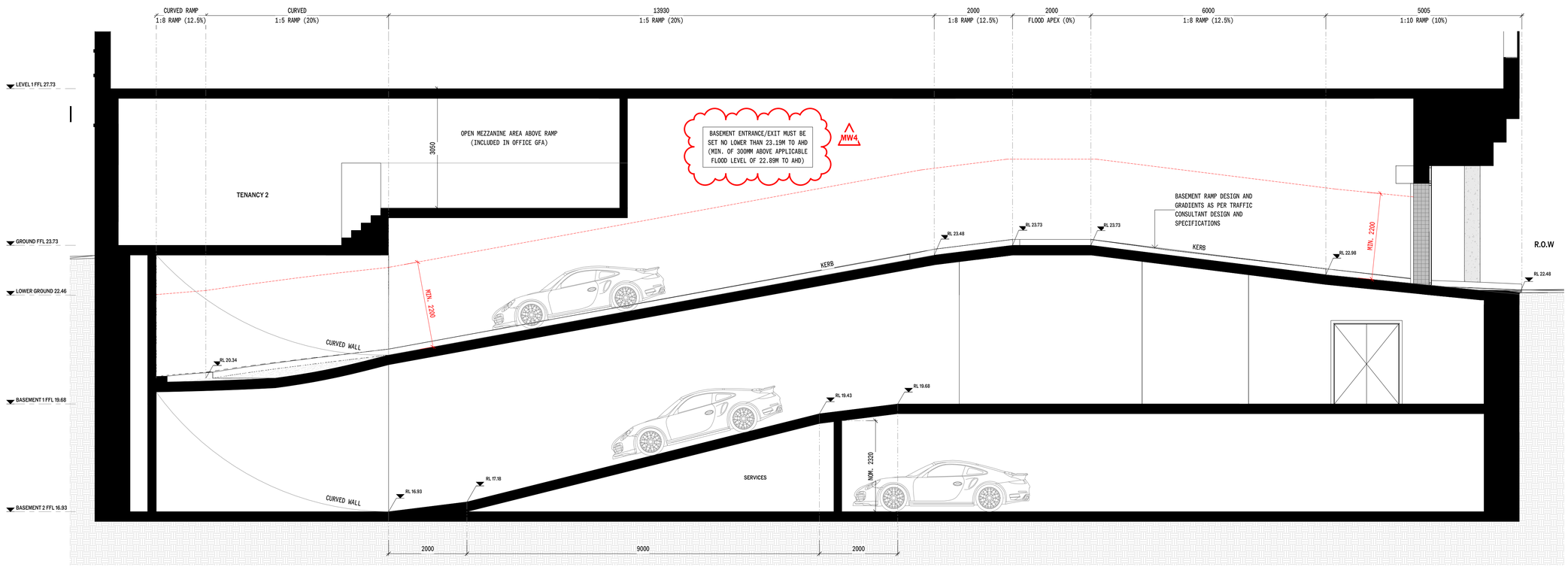
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

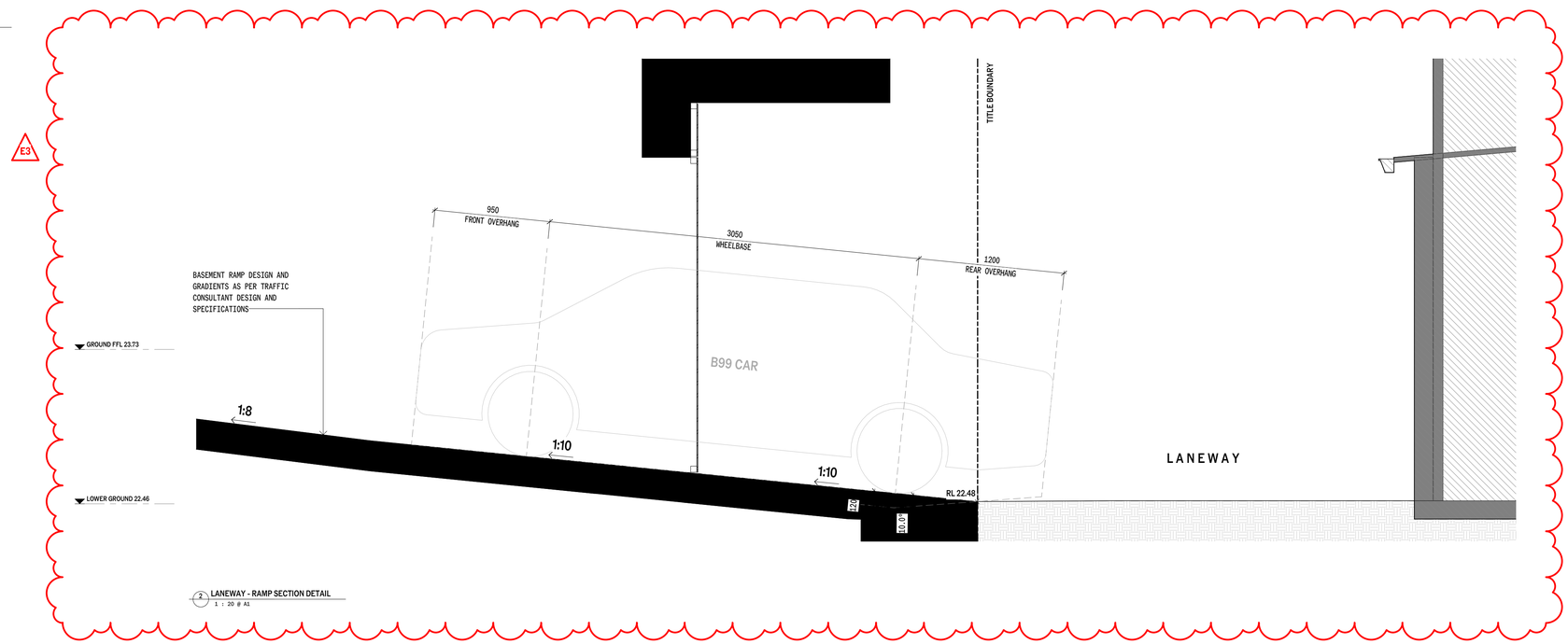
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 800 572 165

PANDOLFINI



1 RAMP SECTION
1 : 50 @ A1



2 LANEWAY - RAMP SECTION DETAIL
1 : 20 @ A1

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
RAMP SECTION

DRAWING NO.
TP 252

DATE PUBLISHED
6/11/2025

SCALE (A3)
AS INDICATED

Do not scale drawings.

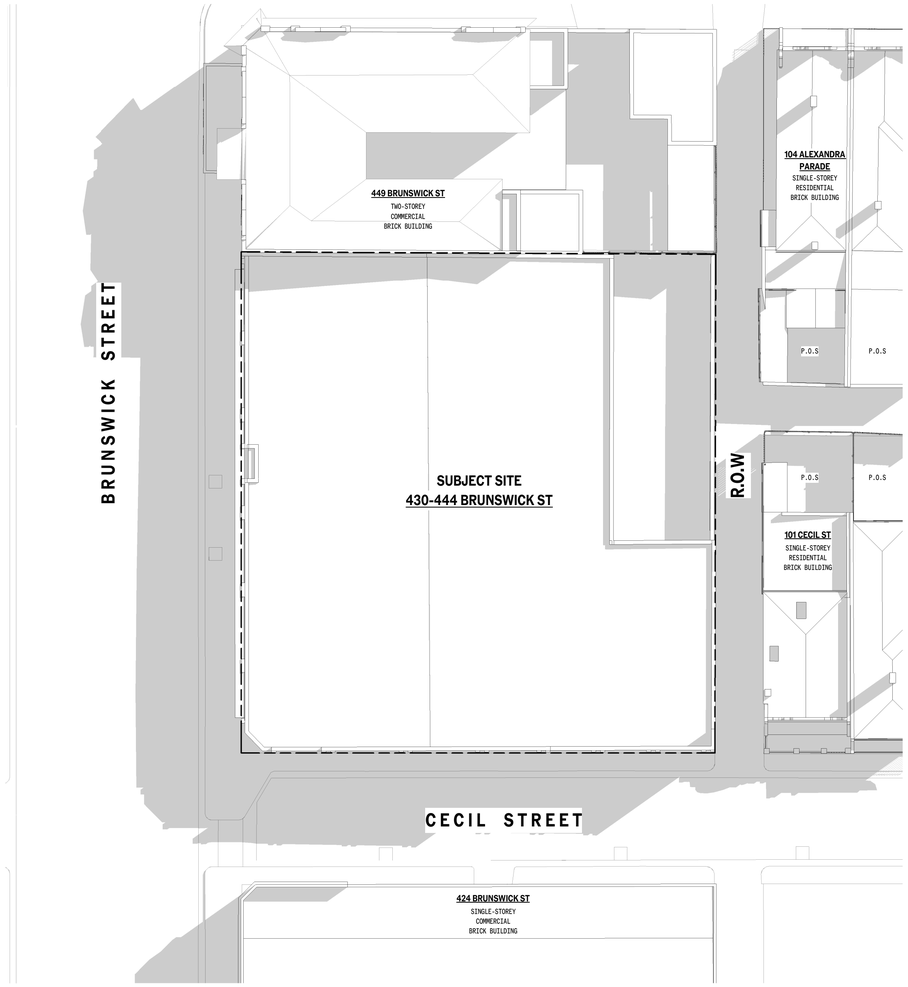
All dimensions must be verified on site prior to commencement of work.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

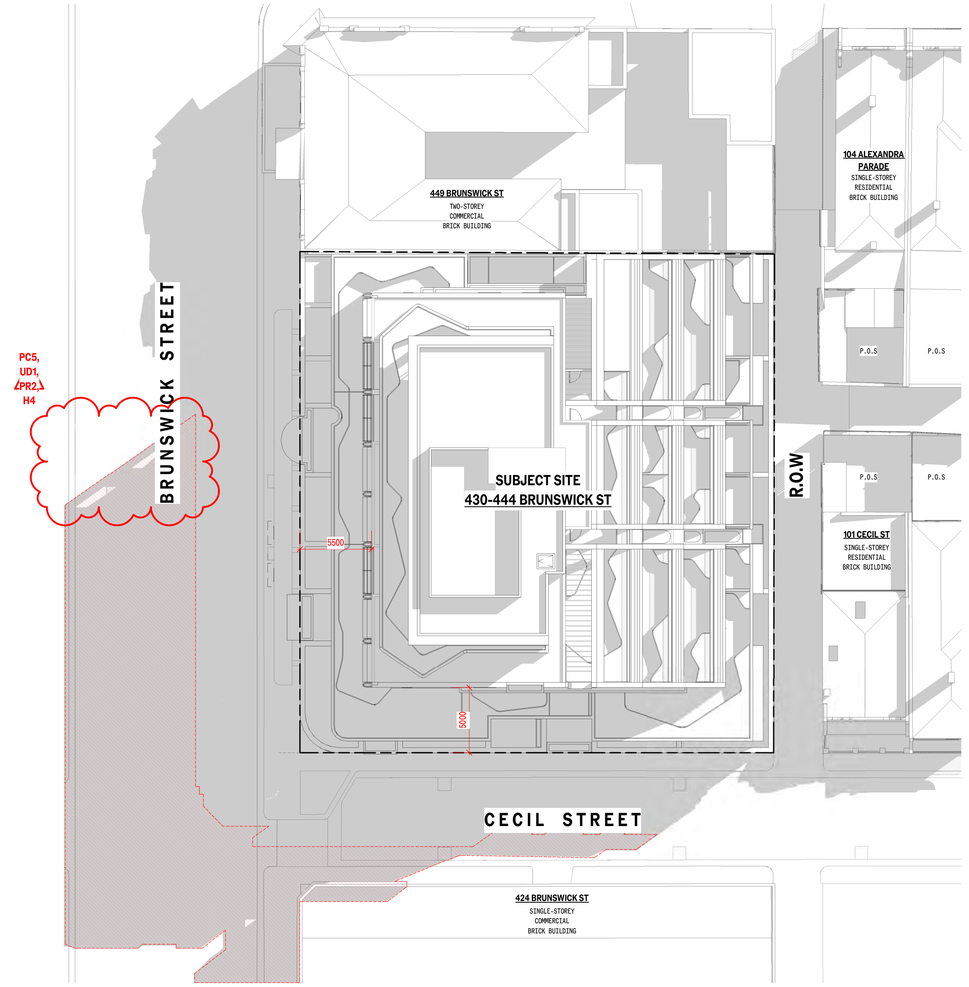
361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

SHADOW DIAGRAMS
9AM - SEPTEMBER 22ND EQUINOX



1 EXISTING SHADOWS 9AM SEPT 22ND EQUINOX
1 : 200 @ A1



2 SHADOWS 9AM SEPT 22ND EQUINOX
1 : 200 @ A1

PROPOSED DEVELOPMENT SHADOW CAST

101 CECIL ST	ADDITIONAL SHADOW CAST TO P.O.S. (3PM - SEPTEMBER 22ND EQUINOX)
104 ALEXANDRA PRD	ADDITIONAL SHADOW CAST TO P.O.S (3PM - SEPTEMBER 22ND EQUINOX)
424 BRUNSWICK ST	NO ADDITIONAL SHADOW CAST TO P.O.S.

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

ADDITIONAL SHADOW CAST

ADDITIONAL SHADOW CAST TO P.O.S.

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SHADOW DIAGRAMS - 9AM

DRAWING NO.
TP 300

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

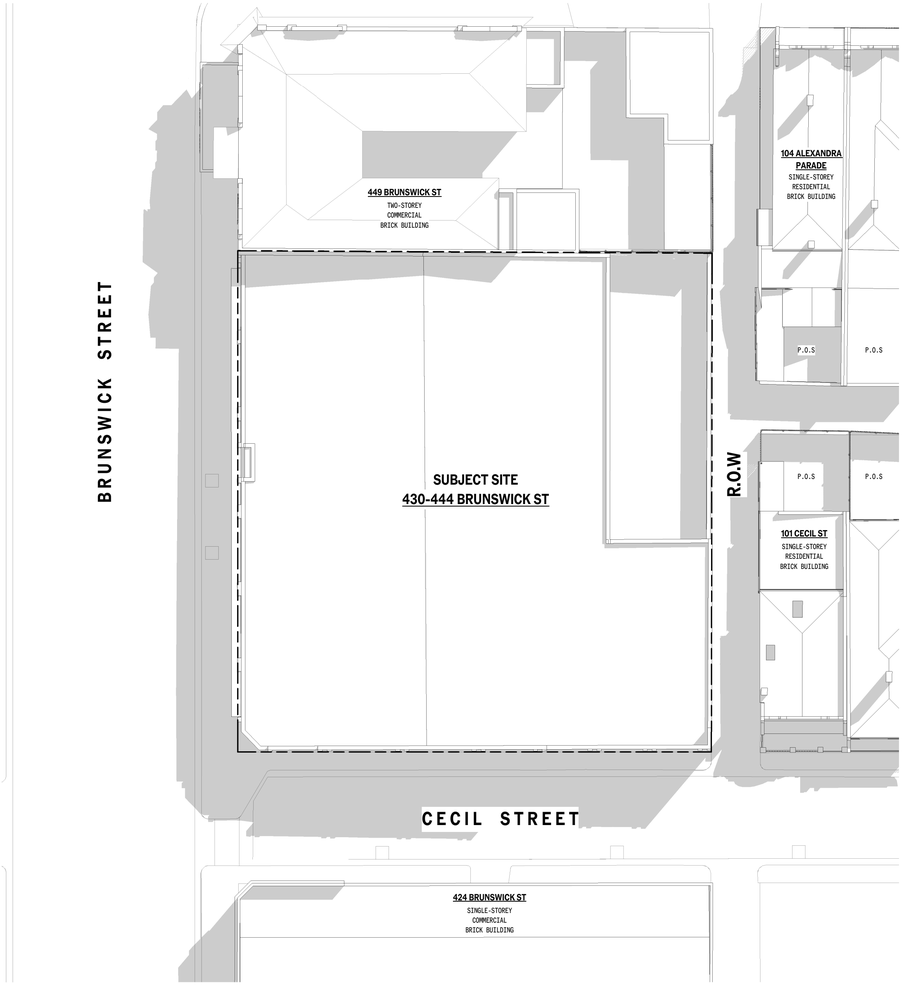
All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

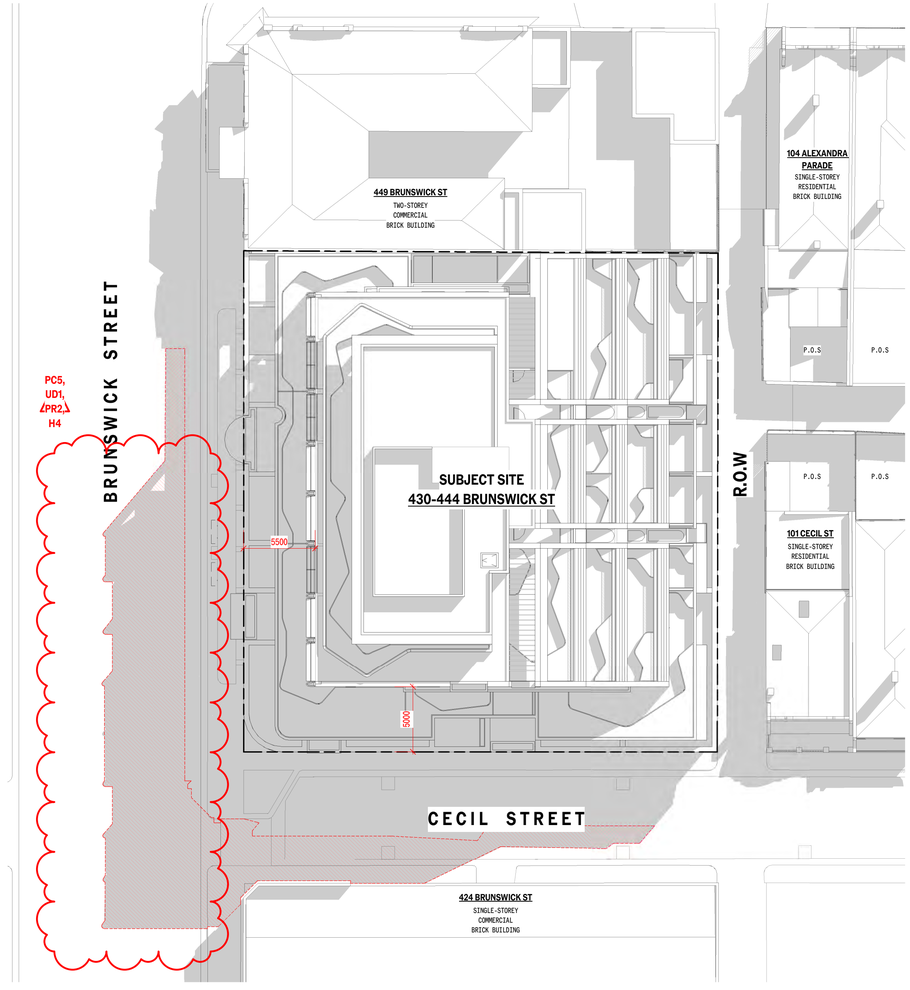
361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4895
ABN 77 600 572 165

PANDOLFINI

SHADOW DIAGRAMS
10AM - SEPTEMBER 22ND EQUINOX



1 EXISTING SHADOWS 10AM SEPT 22ND EQUINOX
1 : 200 @ A1



2 SHADOWS 10AM SEPT 22ND EQUINOX
1 : 200 @ A1

PROPOSED DEVELOPMENT SHADOW CAST

101 CECIL ST	ADDITIONAL SHADOW CAST TO P.O.S. (2PM - SEPTEMBER 22ND EQUINOX)
104 ALEXANDRA PRD	ADDITIONAL SHADOW CAST TO P.O.S (2PM - SEPTEMBER 22ND EQUINOX)
424 BRUNSWICK ST	NO ADDITIONAL SHADOW CAST TO P.O.S.

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

ADDITIONAL SHADOW CAST

ADDITIONAL SHADOW CAST TO P.O.S.

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SHADOW DIAGRAMS - 10AM

DRAWING NO.
TP 301

DATE PRINTED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

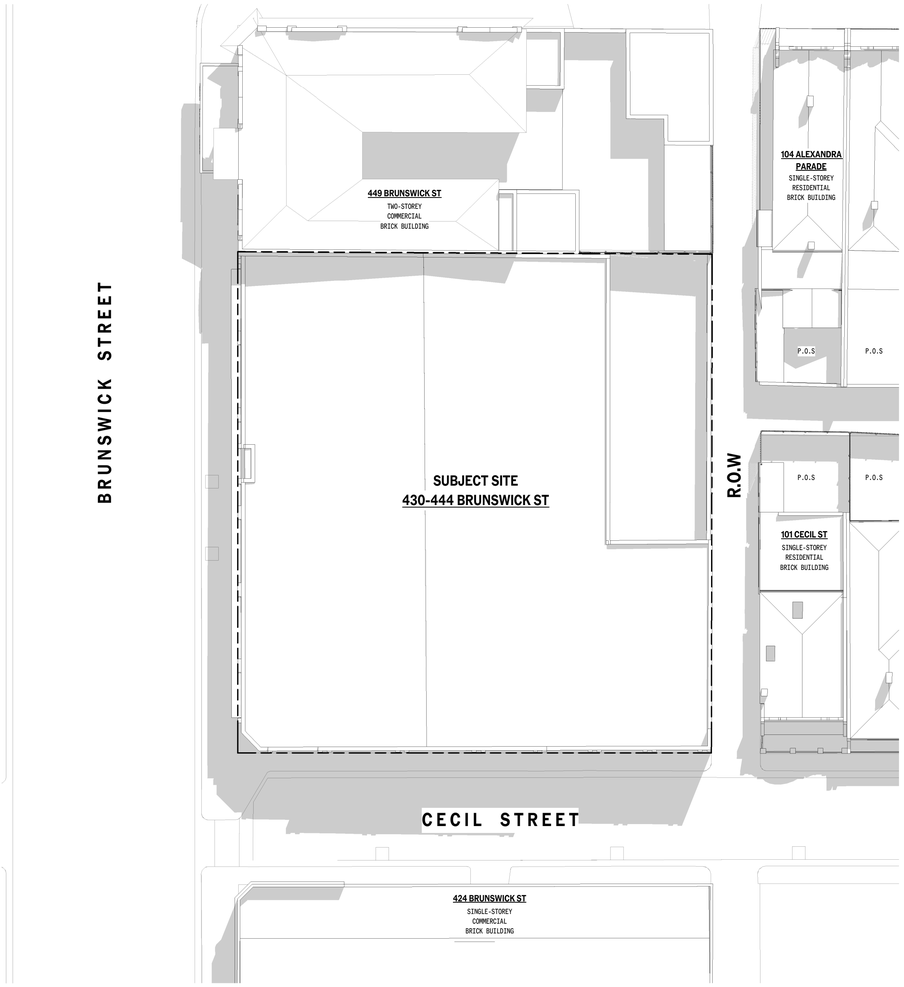
All dimensions must be verified on site prior to commencement of work.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

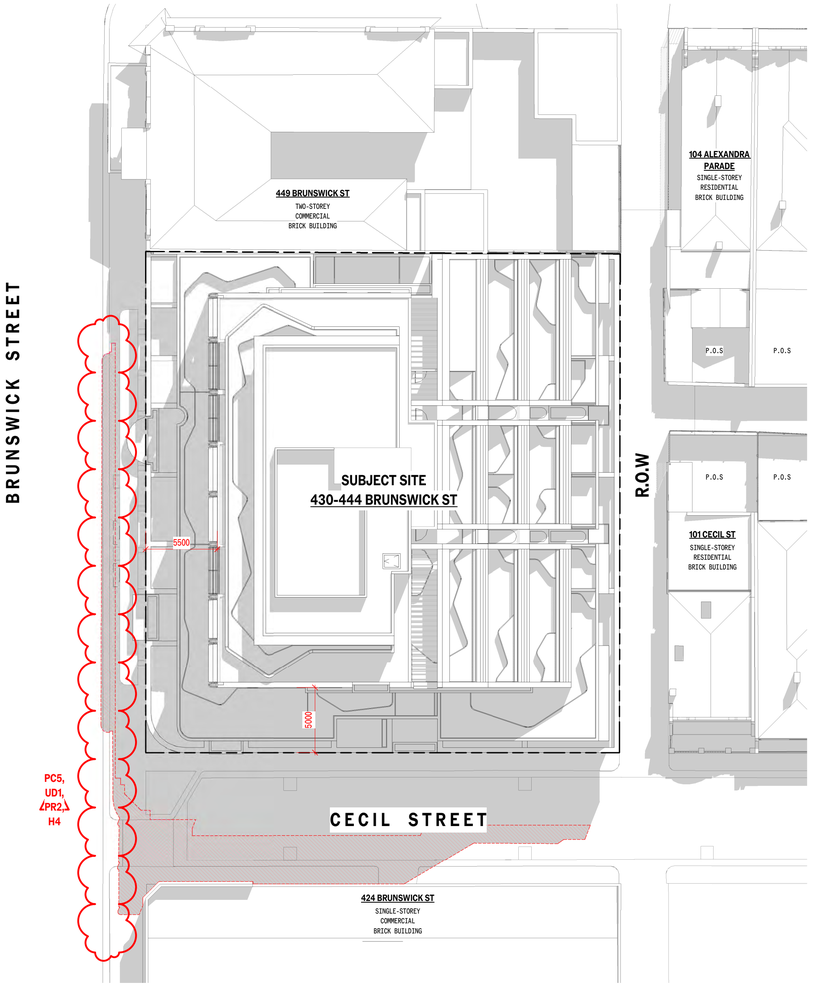
361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 372 165

PANDOLFINI

SHADOW DIAGRAMS
11AM - SEPTEMBER 22ND EQUINOX



1 EXISTING SHADOWS 11AM SEPT 22ND EQUINOX
1 : 200 @ A1



2 SHADOWS 11AM SEPT 22ND EQUINOX
1 : 200 @ A1

PROPOSED DEVELOPMENT SHADOW CAST

101 CECIL ST	ADDITIONAL SHADOW CAST TO P.O.S. (2PM - SEPTEMBER 22ND EQUINOX)
104 ALEXANDRA PRD	ADDITIONAL SHADOW CAST TO P.O.S (2PM - SEPTEMBER 22ND EQUINOX)
424 BRUNSWICK ST	NO ADDITIONAL SHADOW CAST TO P.O.S.

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

ADDITIONAL SHADOW CAST

ADDITIONAL SHADOW CAST TO P.O.S.

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SHADOW DIAGRAMS - 11AM

DRAWING NO.
TP 302

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

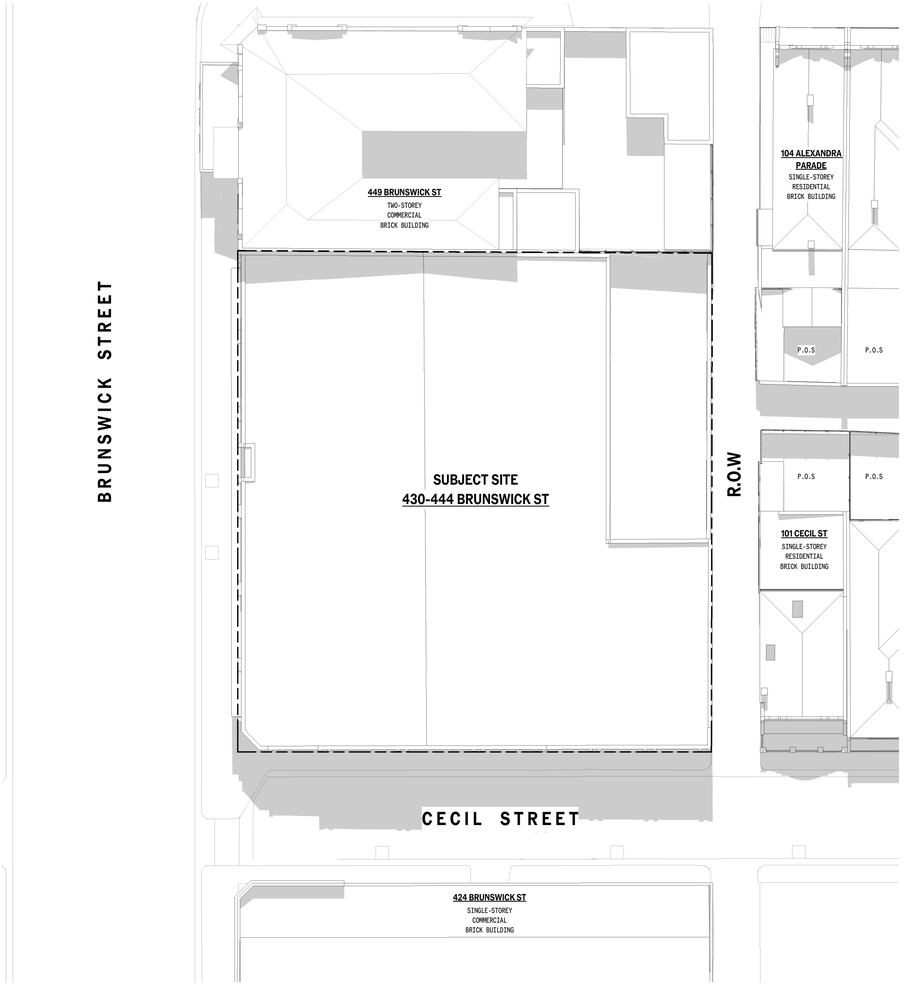
All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

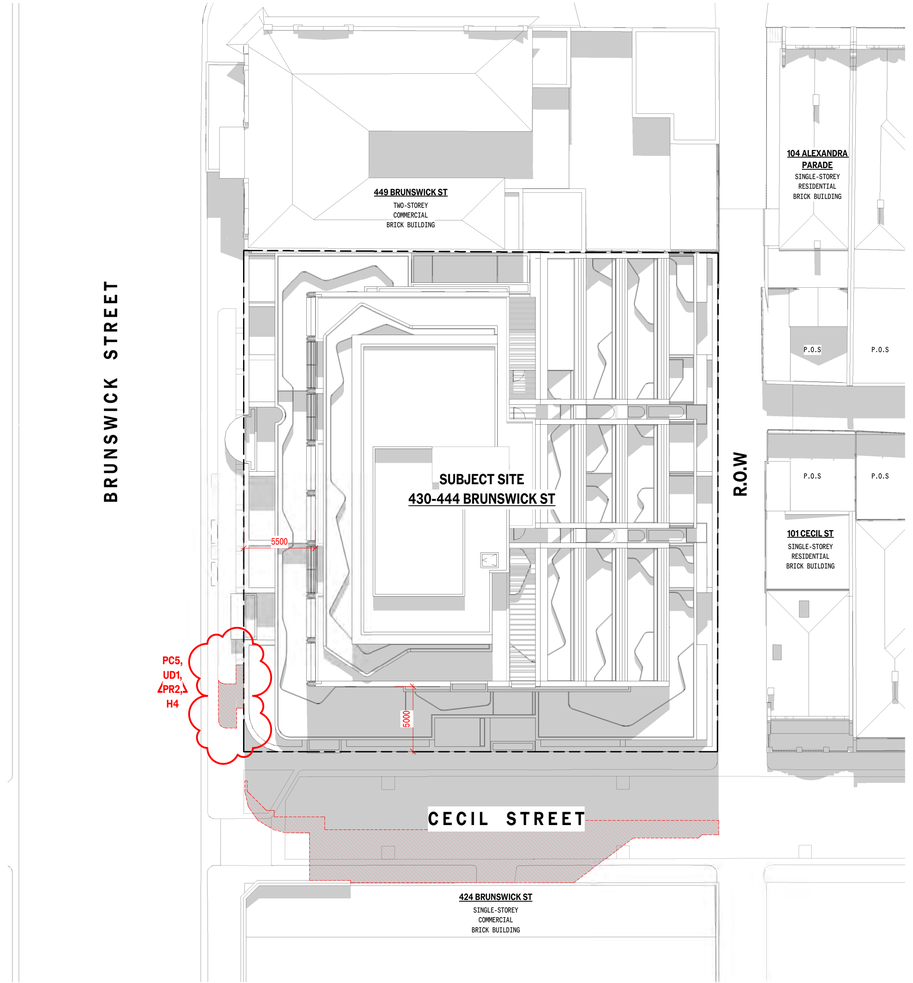
361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

SHADOW DIAGRAMS
12PM - SEPTEMBER 22ND EQUINOX



1 EXISTING SHADOWS 12PM SEPT 22ND EQUINOX
1 : 200 @ A1



2 SHADOWS 12PM SEPT 22ND EQUINOX
1 : 200 @ A1

PROPOSED DEVELOPMENT SHADOW CAST

101 CECIL ST	ADDITIONAL SHADOW CAST TO P.O.S. (3PM - SEPTEMBER 22ND EQUINOX)
104 ALEXANDRA PRD	ADDITIONAL SHADOW CAST TO P.O.S (3PM - SEPTEMBER 22ND EQUINOX)
424 BRUNSWICK ST	NO ADDITIONAL SHADOW CAST TO P.O.S.

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

ADDITIONAL SHADOW CAST

ADDITIONAL SHADOW CAST TO P.O.S.

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SHADOW DIAGRAMS - 12PM

DRAWING NO.
TP 303

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

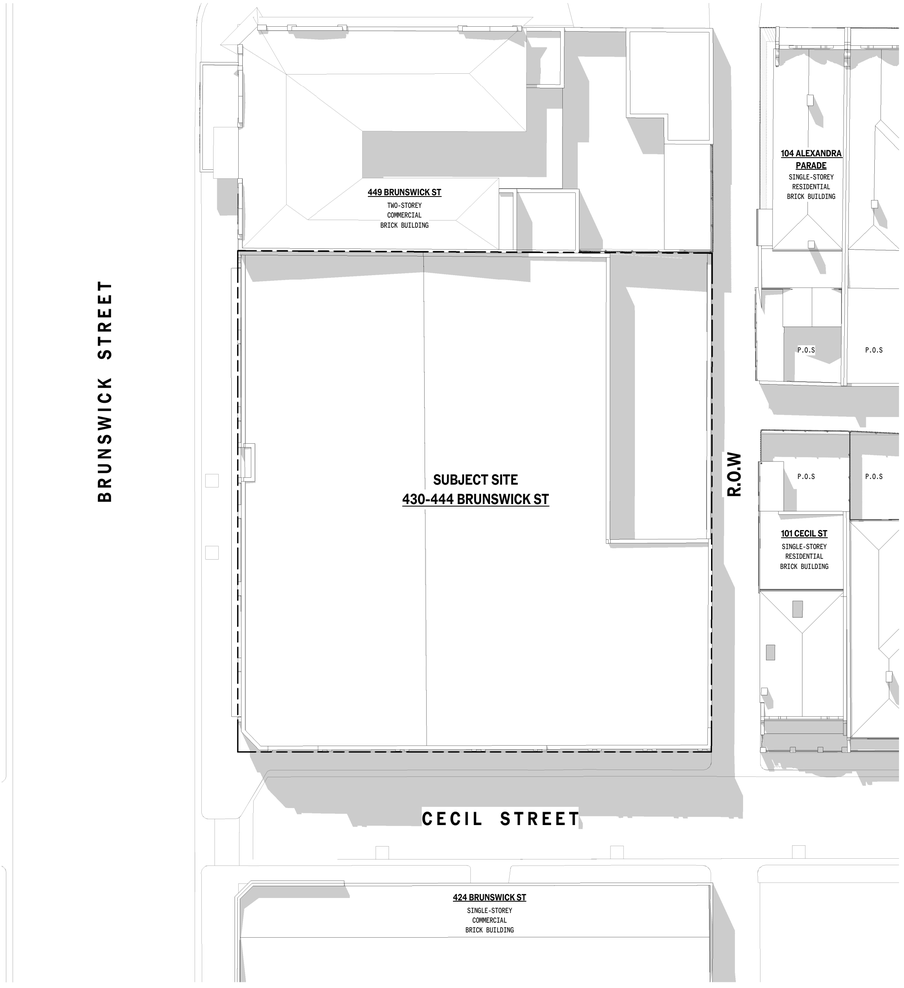
All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or reproduction of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

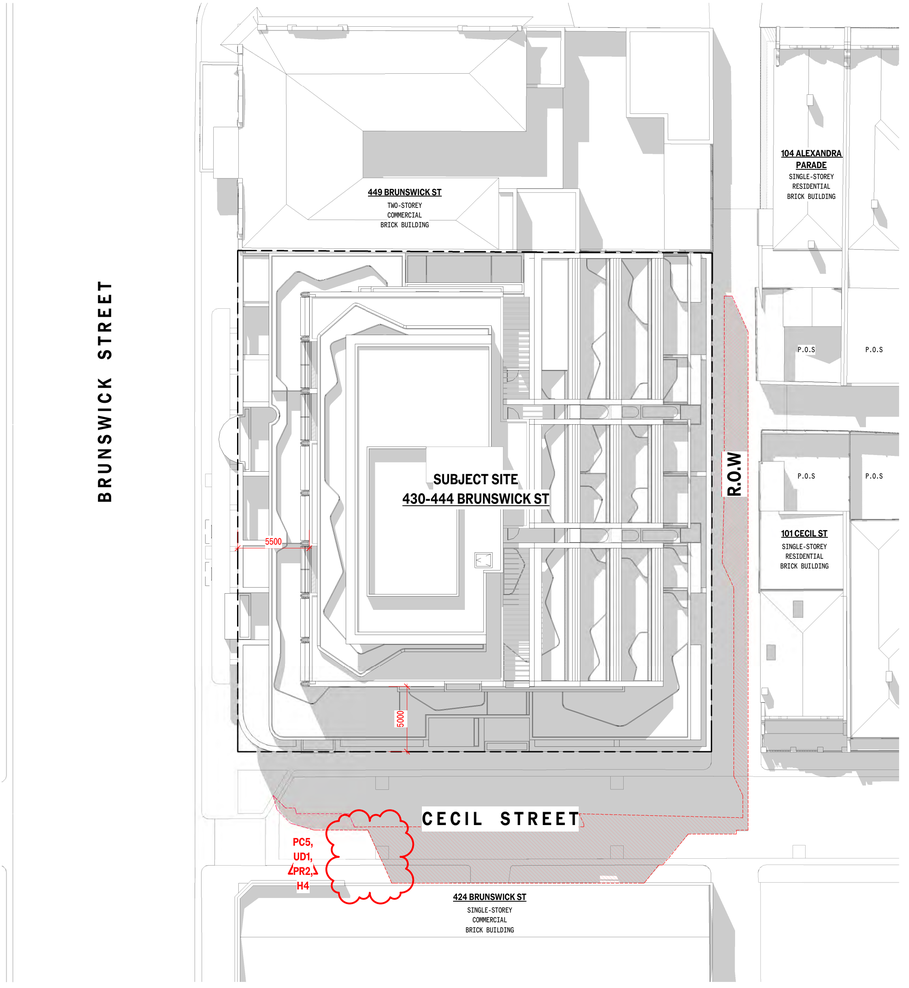
361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

SHADOW DIAGRAMS
1PM - SEPTEMBER 22ND EQUINOX



1 EXISTING SHADOWS 1PM SEPT 22ND EQUINOX
1 : 200 @ A1



2 SHADOWS 1PM SEPT 22ND EQUINOX
1 : 200 @ A1

PROPOSED DEVELOPMENT SHADOW CAST

101 CECIL ST	ADDITIONAL SHADOW CAST TO P.O.S. (2PM - SEPTEMBER 22ND EQUINOX)
104 ALEXANDRA PRD	ADDITIONAL SHADOW CAST TO P.O.S (2PM - SEPTEMBER 22ND EQUINOX)
424 BRUNSWICK ST	NO ADDITIONAL SHADOW CAST TO P.O.S.

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

ADDITIONAL SHADOW CAST

ADDITIONAL SHADOW CAST TO P.O.S.

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SHADOW DIAGRAMS - 1PM

DRAWING NO.
TP 304

DATE PRINTED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

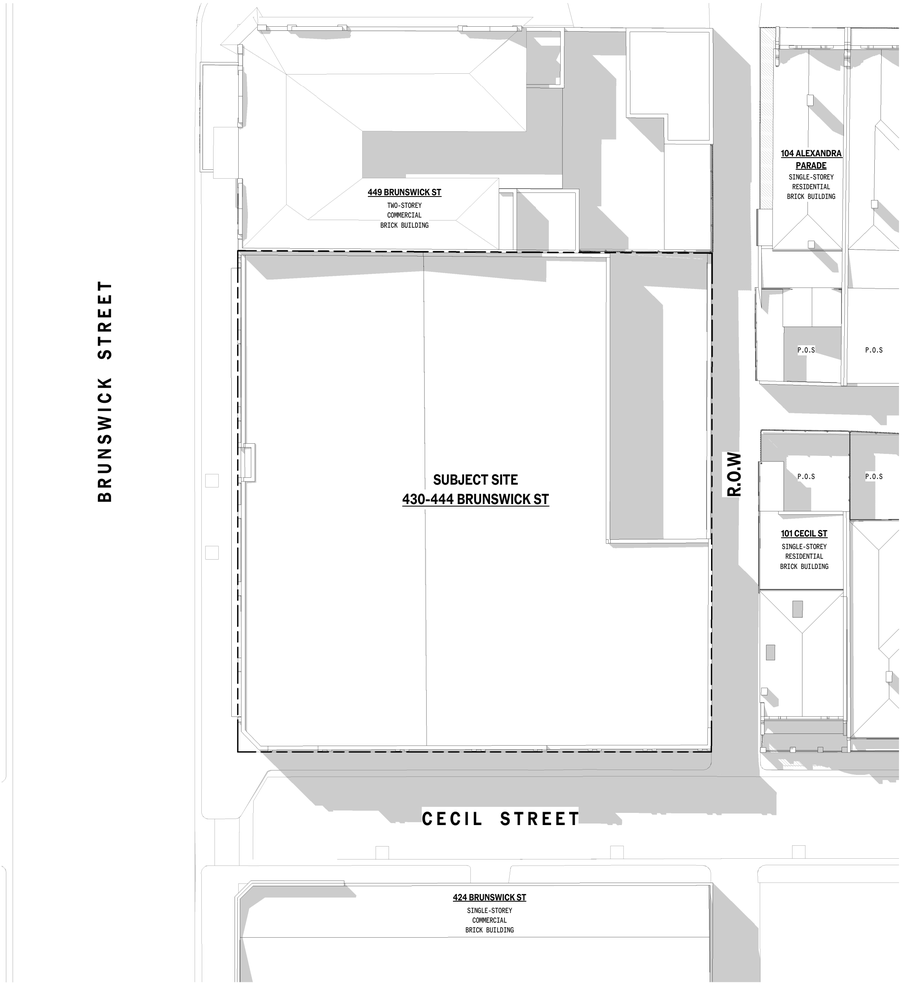
All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

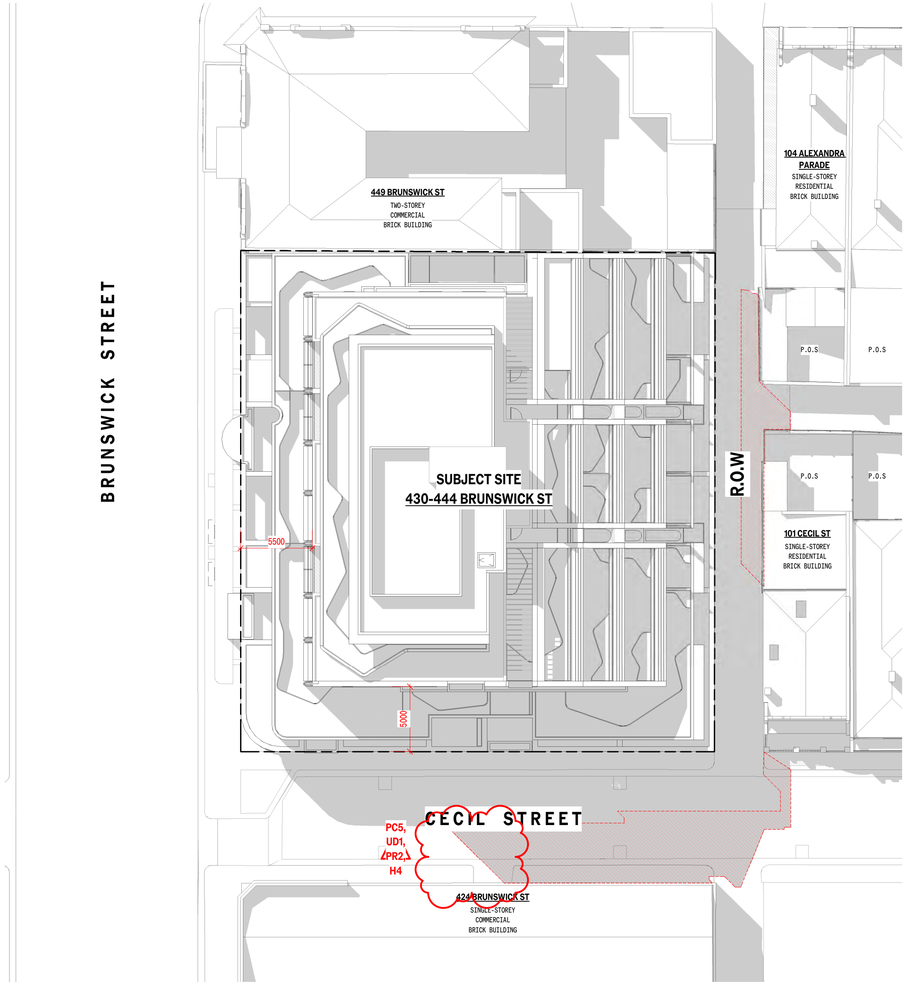
361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

SHADOW DIAGRAMS
2PM - SEPTEMBER 22ND EQUINOX



1 EXISTING SHADOWS 2PM SEPT 22ND EQUINOX
1 : 200 @ A1



2 SHADOWS 2PM SEPT 22ND EQUINOX
1 : 200 @ A1

PROPOSED DEVELOPMENT SHADOW CAST

101 CECIL ST	ADDITIONAL SHADOW CAST TO P.O.S. (2PM - SEPTEMBER 22ND EQUINOX)
104 ALEXANDRA PRD	ADDITIONAL SHADOW CAST TO P.O.S (2PM - SEPTEMBER 22ND EQUINOX)
424 BRUNSWICK ST	NO ADDITIONAL SHADOW CAST TO P.O.S.

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

- ADDITIONAL SHADOW CAST
- ADDITIONAL SHADOW CAST TO P.O.S.

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SHADOW DIAGRAMS - 2PM

DRAWING NO.
TP 305

DATE PRINTED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

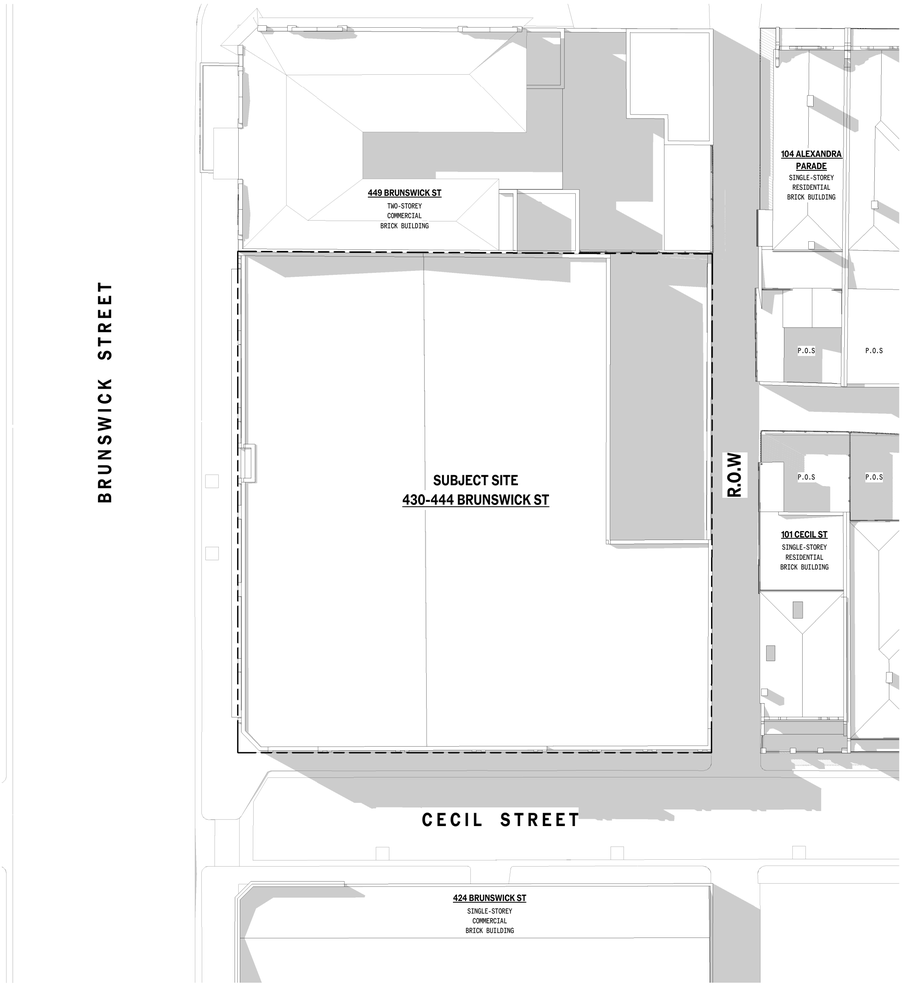
All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

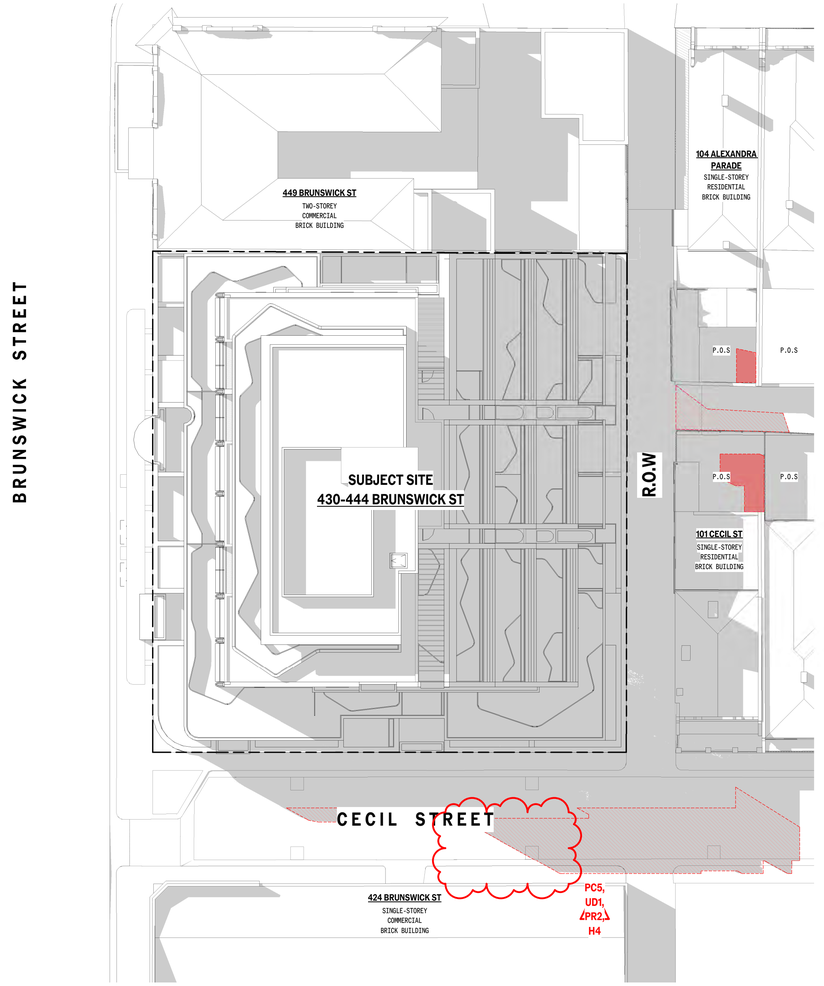
361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

SHADOW DIAGRAMS
3PM - SEPTEMBER 22ND EQUINOX



1 EXISTING SHADOWS 3PM SEPT 22ND EQUINOX
1 : 200 @ A1



2 SHADOWS 3PM SEPT 22ND EQUINOX
1 : 200 @ A1

PROPOSED DEVELOPMENT SHADOW CAST

101 CECIL ST	ADDITIONAL SHADOW CAST TO P.O.S. (3PM - SEPTEMBER 22ND EQUINOX)
104 ALEXANDRA PRD	ADDITIONAL SHADOW CAST TO P.O.S (3PM - SEPTEMBER 22ND EQUINOX)
424 BRUNSWICK ST	NO ADDITIONAL SHADOW CAST TO P.O.S.

B21 - OVERSHADOWING OF OPEN SPACE LEGEND

ADDITIONAL SHADOW CAST

ADDITIONAL SHADOW CAST TO P.O.S.

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
SHADOW DIAGRAMS - 3PM

DRAWING NO.
TP 306

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



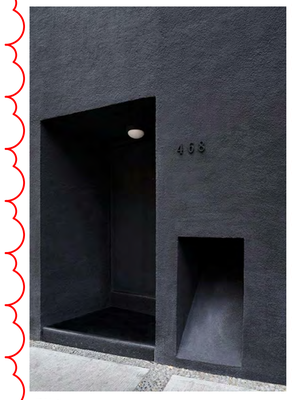
BR-1

OFF WHITE HEAVY BAGGED BRICKWORK
(FRONT FACADE)



BR-3

OFF WHITE BRICKWORK
(FRONT, SIDE & REAR FACADES)



RN-1

CHARCOAL ROUGH RENDER
(SIDE & REAR FACADE)



TL-4

LIGHT BLUE BLEND TILES
(FRONT & SIDE FACADE)



TL-2

OFF WHITE TILES
(FRONT FACADE)



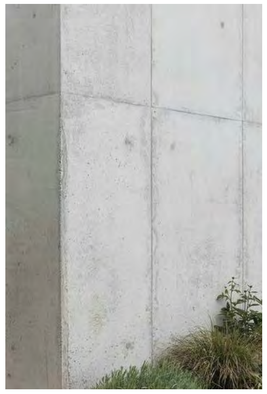
TL-3

CHARCOAL TILES
(SIDE & REAR FACADE)



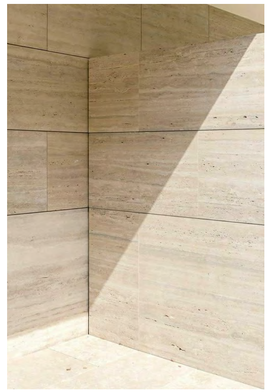
CN-SH

CONCRETE SHIPLAP PANELS
FADED YELLOW & WHITE FINISH
(REAR FACADE)



CN-1

LIGHT GREY SMOOTH CONCRETE
(THROUGHOUT)



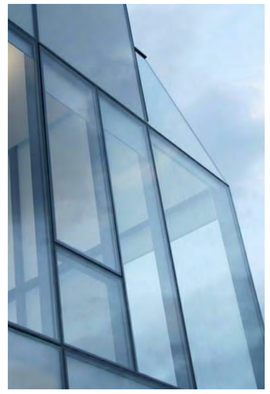
ST-1

TRAVERTINE
(FACADE PLANTERS)



ST-2

DRYSTONE
(FACADE PLANTER)



GL-1

CLEAR GLAZING
(THROUGHOUT)



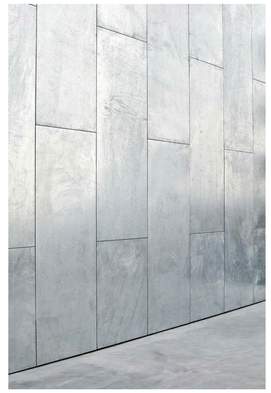
GL-2

FLUTED OBSCURE GLAZING
(THROUGHOUT)



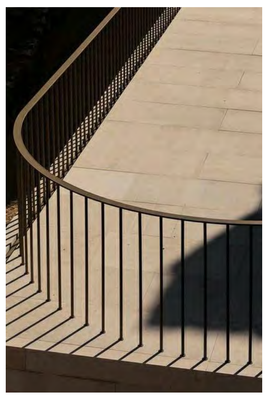
RF-1

GREY BALLAST ROOF
(THROUGHOUT)



MT-1

METAL CLADDING
(THROUGHOUT)



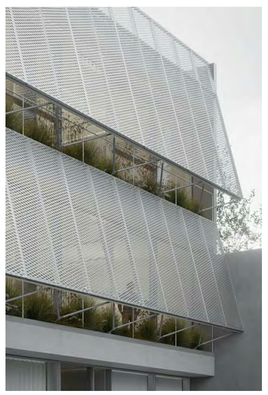
MT-2

METAL ROD BALUSTRADE
(THROUGHOUT)



MT-3

BENT METAL TUBE / PIPES
FADED YELLOW & WHITE FINISH
(FRONT FACADE)



MT-4

PERFORATED METAL AWNING
FADED BLUE & GREY FINISH
(FRONT FACADE)



MT-5

PERFORATED PRIVACY SCREEN / DOORS
GREY OR CHARCOAL FINISH
(THROUGHOUT)
MAX. 25% OPENNESS



MT-6

ACOUSTIC LOUVRED SCREEN - GREY FINISH
(THROUGHOUT)



MT-7

GREY POWDERCOAT
(THROUGHOUT)

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
MATERIAL SCHEDULE

DRAWING NO. TP 400

DATE PUBLISHED 6/11/2025

SCALE (A1) AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

DIVERSITY OF APARTMENTS RATIO

3x	1 BED APARTMENTS	8.5%
25x	2 BED APARTMENTS	71.5%
7x	3 BED APARTMENTS	20%
TOTAL OF 35 APARTMENTS		

CAR PARKING

	PROVIDED	REQUIRED	
28x 1 & 2 BED APTS.	28	28	(1 PER DWELLING)
7x 3 BED APTS.	14	14	(2 PER DWELLING)
APARTMENT - VISITORS	0	0	
SHOP	7	19	(3.5 PER 100 M2 OF LFA)
OFFICE	4	10	(3 PER 100 M2 OF NFA)
DDA + SHARED ZONE	1	1	(NCC REQUIREMENT)
TOTAL	54	72	

BIKE PARKING

	PROVIDED	REQUIRED	
APARTMENT - RESIDENTS	14	7	(1 PER 5 DWELLINGS)
APARTMENT - VISITORS	5	4	(1 PER 10 DWELLINGS)
SHOP - EMPLOYEE	0	0	(1 PER 600 M2 OF LFA)
SHOP - VISITORS	2	0	(1 PER 500 M2 OF LFA)
OFFICE - EMPLOYEE	0	0	(1 PER 300 M2 OF LFA)
OFFICE - VISITORS	2	0	(1 PER 1000 M2 OF LFA)
TOTAL	23	11	

NOTE: SHOWER & CHANGE ROOM NOT REQUIRED (LESS THAN 5 EMPLOYEE BICYCLE SPACES REQUIRED)

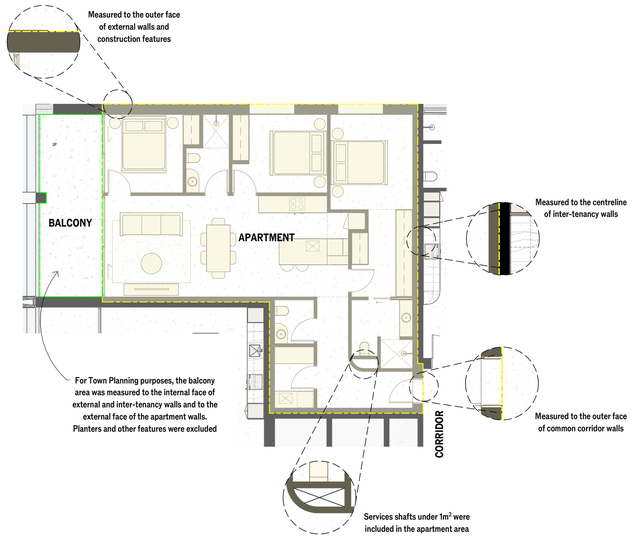
APARTMENT NET SELLABLE AREA

APT. NO.	NO. BEDS	APT. AREA	BALCONY AREA
101	2 BED	109m^2	8m^2
102	2 BED	109m^2	10.2m^2
103	2 BED	109m^2	10.2m^2
104	2 BED	92m^2	8.7m^2
105	2 BED	88m^2	8.1m^2
106	2 BED	105m^2	8.8m^2
107	2 BED	113m^2	8.1m^2
108	2 BED	102m^2	9.8m^2
109	2 BED	99m^2	9.8m^2
110	2 BED	92m^2	8.4m^2
111	1 BED	68m^2	9.2m^2
201	2 BED	90m^2	8m^2
202	2 BED	89m^2	8.2m^2
203	2 BED	91m^2	8.2m^2
204	2 BED	82m^2	9.5m^2
205	1 BED	61m^2	8m^2
206	2 BED	94m^2	24.6m^2
207	2 BED	84m^2	24m^2
208	2 BED	79m^2	16.8m^2
209	1 BED	66m^2	8.6m^2
301	2 BED	103m^2	9.4m^2
302	2 BED	83m^2	8.2m^2
303	2 BED	88m^2	8.7m^2
304	3 BED	140m^2	12m^2
305	2 BED	88m^2	8.1m^2
306	3 BED	117m^2	16.7m^2
401	2 BED	90m^2	8.3m^2
402	2 BED	88m^2	8m^2
403	3 BED	140m^2	12m^2
404	2 BED	88m^2	8.1m^2
405	3 BED	117m^2	16.7m^2
501	3 BED	142m^2	12m^2
502	2 BED	88m^2	8.1m^2
503	3 BED	119m^2	16.7m^2
601	3 BED	182m^2	14.6m^2
TOTAL		3495m^2	364.6m^2

COMMERCIAL NET FLOOR AREA

SHOP - TENANCY 1	584 m^2
OFFICE - TENANCY 2	383 m^2
TOTAL	967 m^2

APARTMENTS AREA MEASUREMENT DIAGRAM



USABLE STORAGE SPACE METHOD - STANDARD D21

6c

DWELLING STORAGE CALCULATIONS:

KITCHEN STORAGE - BENCH SPACE AREA x 900mm = m^3 STORAGE
L'DRY/ P'TRY STORAGE - BENCH SPACE AREA x 2550mm = m^3 STORAGE
BEDROOM STORAGE - ROBE SPACE AREA x 2550mm = m^3 STORAGE
BATHROOM STORAGE - VANITY SPACE AREA x 900mm = m^3 STORAGE
STUDY STORAGE - DESK SPACE AREA x 900mm = m^3 STORAGE

EXTERNAL STORAGE CALCULATIONS:

MIN. 1.6m^3 STORAGE LOCKERS LOCATED ON PROPOSED BASEMENT 2 FLOOR PLAN

GLOSSARY

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

METHODS OF AREA MEASUREMENT:

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

COMMERCIAL:
AUSTRALIAN PROPERTY INSTITUTE (API)
IPMS 3 - EXCLUSIVE OCCUPATION
EXTERNAL MEASUREMENT

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

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
DEVELOPMENT SUMMARY

DRAWING NO.
TP 600

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

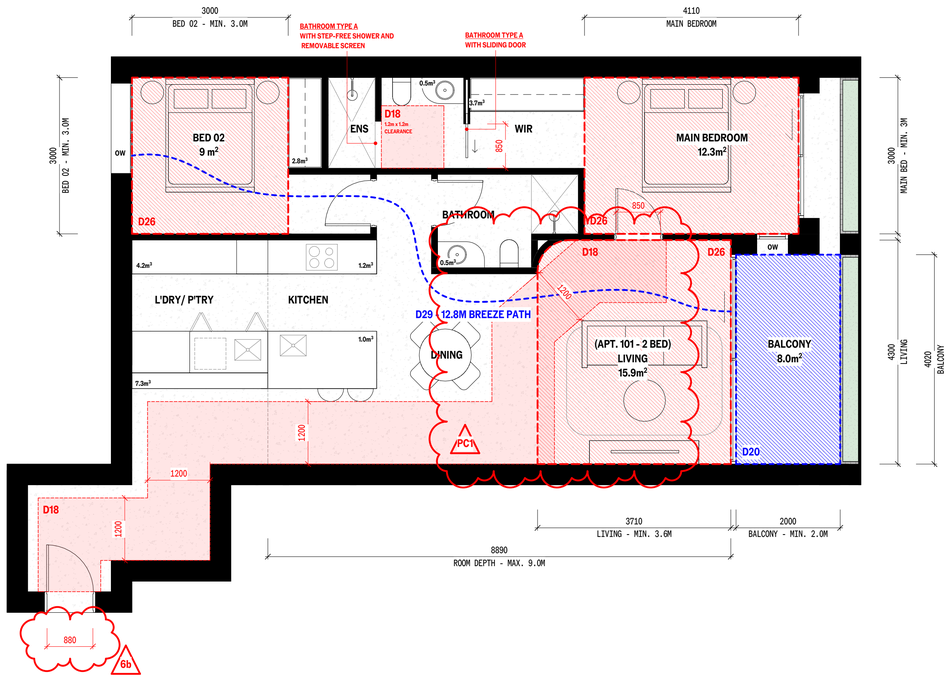
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 APT. 101
1 : 50 @ A1

APT. 101

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
TOTAL MIN. REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	21.5m³
EXTERNAL:	1.6m³
TOTAL:	22.8m³

APARTMENT DESIGN STANDARDS

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

RATIO OF COMPLIANT APARTMENTS
D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS
D29 VENTILATION

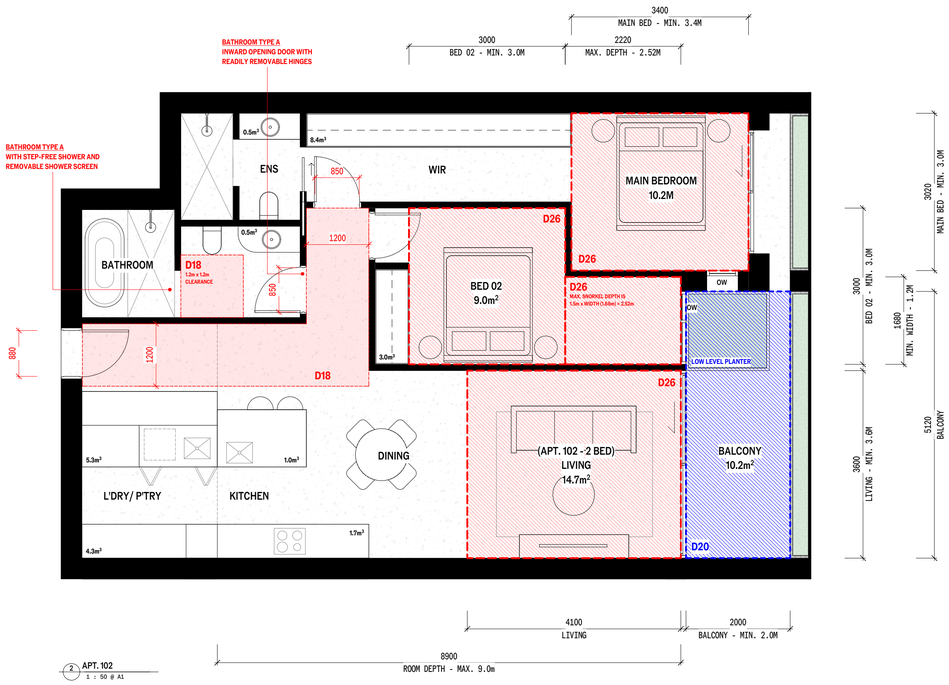
101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

D18 — D18 ACCESSIBLE CIRCULATION PATH
D20 — D20 BALCONY / TERRACE AREA (P.O.S)
D21 — D21 STORAGE AREA
D26 — D26 ROOM AREA (INTERNAL AMENITY)
D29 — D29 BREEZE PATH (VENTILATION)



2 APT. 102
1 : 50 @ A1

APT. 102

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
TOTAL MIN. REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	26m³
EXTERNAL:	1.6m³
TOTAL:	27.6m³

APARTMENT DESIGN STANDARDS

D18	ACCESSIBILITY:	COMPLIES
D20	OPEN SPACE OBJECTIVE:	COMPLIES
D21	STORAGE OBJECTIVE:	COMPLIES
D26	INTERNAL AMENITY:	COMPLIES
D27	ROOM DEPTH OBJECTIVE:	COMPLIES
D29	VENTILATION:	DOES NOT COMPLY — PC2

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE
DATE	REV	COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 1

DRAWING NO.
TP 700

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

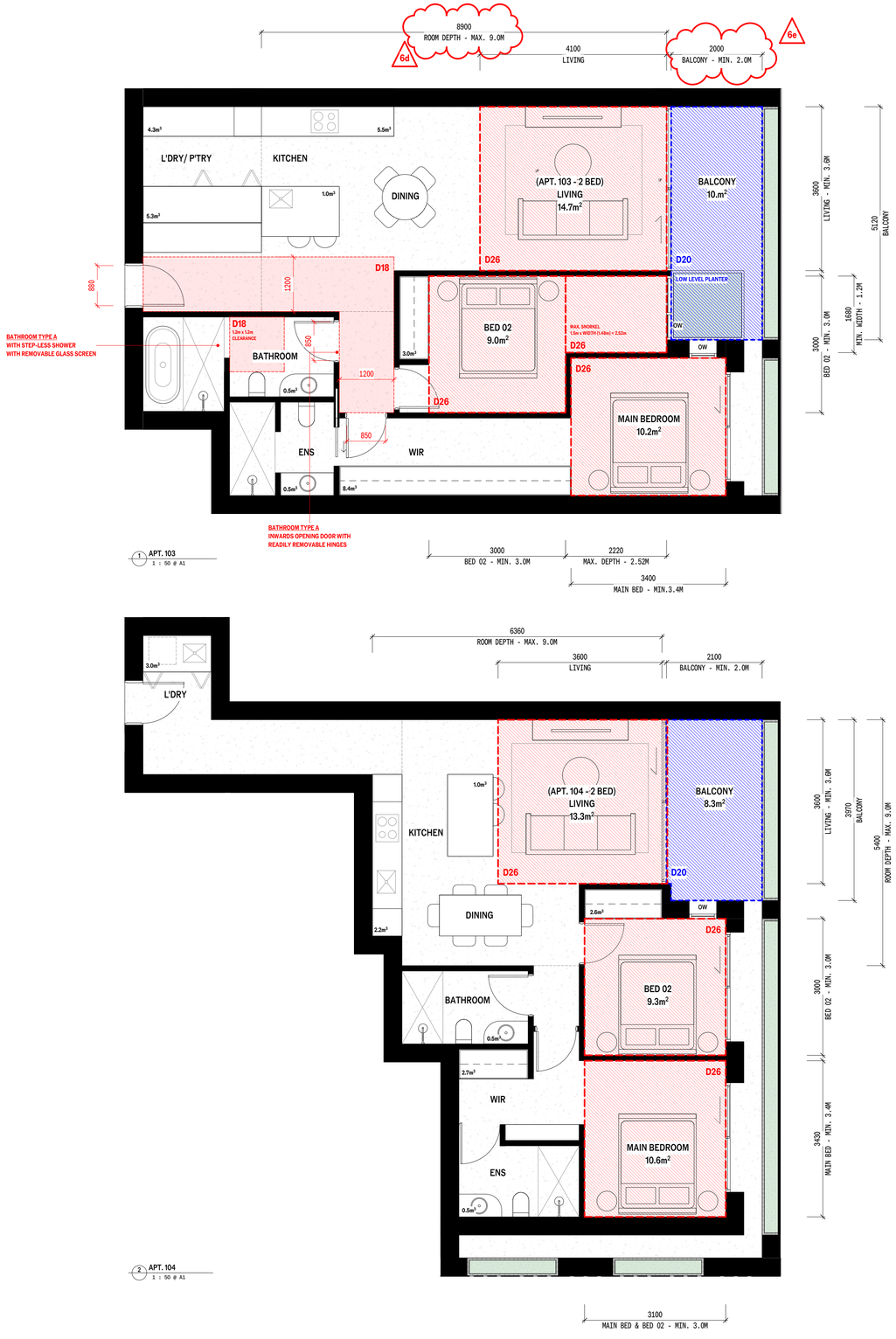
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



APT. 103

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTENRAL REQUIRED: 9m³
TOTAL MIN. REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	28.5m³
EXTERNAL:	1.6m³
TOTAL:	30.1m³

APARTMENT DESIGN STANDARDS

D18	ACCESSIBILITY:	COMPLIES
D20	OPEN SPACE OBJECTIVE:	COMPLIES
D21	STORAGE OBJECTIVE:	COMPLIES
D26	INTERNAL AMENITY:	COMPLIES
D27	ROOM DEPTH OBJECTIVE:	COMPLIES
D29	VENTILATION:	DOES NOT COMPLY PC2

APT. 104

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
TOTAL MIN. REQUIRED : 14m³

PROPOSED STORAGE

INTERNAL:	12.5m³
EXTERNAL:	1.6m³
TOTAL:	14.1m³

APARTMENT DESIGN STANDARDS

D18	ACCESSIBILITY:	DOES NOT COMPLY
D20	OPEN SPACE OBJECTIVE:	COMPLIES
D21	STORAGE OBJECTIVE:	COMPLIES
D26	INTERNAL AMENITY:	COMPLIES
D27	ROOM DEPTH OBJECTIVE:	COMPLIES
D29	VENTILATION:	DOES NOT COMPLY PC2

RATIO OF COMPLIANT APARTMENTS
D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS
D29 VENTILATION

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

PC2

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

APARTMENT DESIGN STANDARDS LEGEND

D18 — D18 ACCESSIBLE CIRCULATION PATH
D20 — D20 BALCONY / TERRACE AREA (P.O.S)
D21 — D21 STORAGE AREA
D26 — D26 ROOM AREA (INTERNAL AMENITY)
D29 — D29 BREEZE PATH (VENTILATION)

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 2

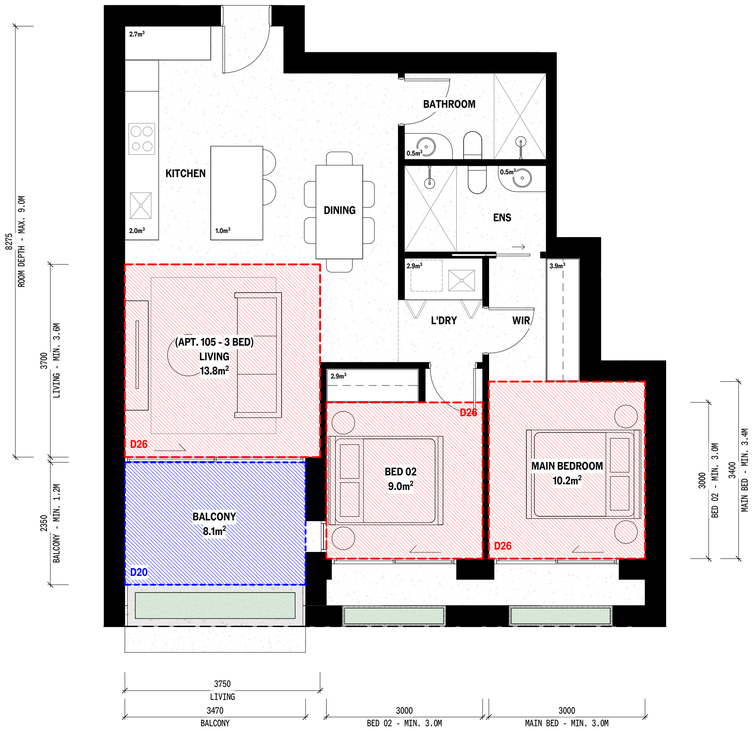
DRAWING NO.
TP 701

DATE PUBLISHED
6/11/2025

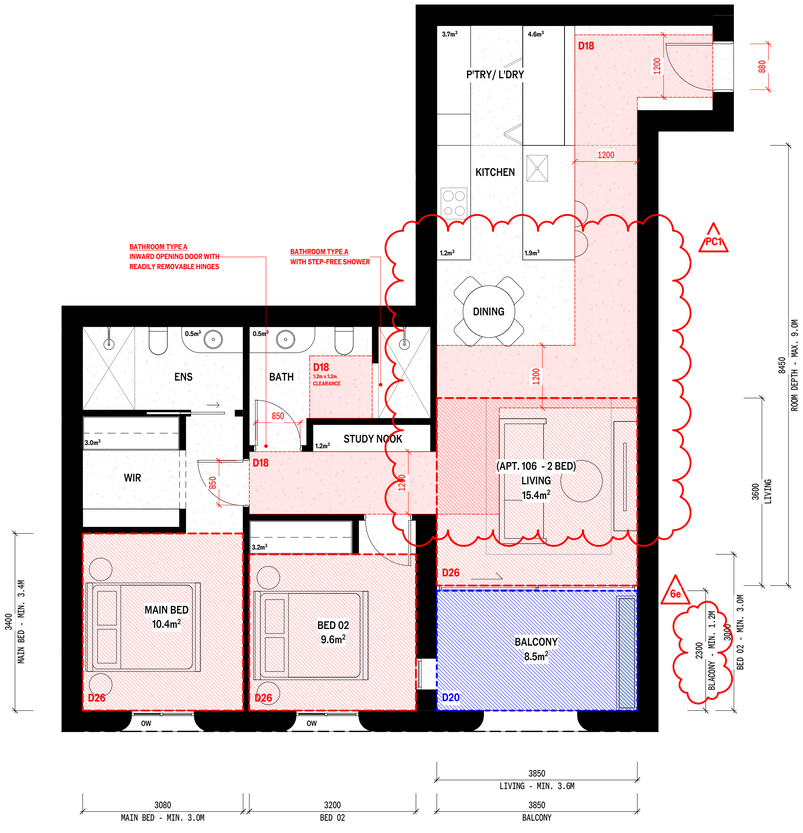
SCALE (A1)
AS INDICATED

Do not scale drawings.
All dimensions must be verified on site prior to commencement of work.
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165
PANDOLFINI



1 APT. 105
1 : 50 @ A1



2 APT. 106
1 : 50 @ A1

APT. 105

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
TOTAL MIN . REQUIRED : 14m³

PROPOSED STORAGE

INTERNAL:	16.4m³
EXTERNAL:	1.6m³
TOTAL:	18.0m³

APARTMENT DESIGN STANDARDS

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

PC2

APT. 106

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
TOTAL MIN. REQUIRED : 14m³

PROPOSED STORAGE

INTERNAL:	19.8m³
EXTERNAL:	1.6m³
TOTAL:	21.4m³

APARTMENT DESIGN STANDARDS

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

PC2

RATIO OF COMPLIANT APARTMENTS D18 ACCESSIBILITY

101	COMPLIES	
102	COMPLIES	
103	COMPLIES	
104	DOES NOT COMPLY	
105	DOES NOT COMPLY	
106	COMPLIES	
107	DOES NOT COMPLY	
108	COMPLIES	
109	COMPLIES	
110	COMPLIES	
111	COMPLIES	
201	DOES NOT COMPLY	
202	DOES NOT COMPLY	
203	DOES NOT COMPLY	
204	DOES NOT COMPLY	
205	DOES NOT COMPLY	
206	COMPLIES	
207	DOES NOT COMPLY	
208	DOES NOT COMPLY	
209	COMPLIES	
301	COMPLIES	
302	DOES NOT COMPLY	
303	COMPLIES	
304	COMPLIES	
305	DOES NOT COMPLY	
306	COMPLIES	
401	DOES NOT COMPLY	
402	DOES NOT COMPLY	
403	COMPLIES	
404	DOES NOT COMPLY	
405	COMPLIES	
501	COMPLIES	
502	DOES NOT COMPLY	
503	COMPLIES	
601	DOES NOT COMPLY	

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS D29 VENTILATION

101	COMPLIES	
102	DOES NOT COMPLY	
103	DOES NOT COMPLY	
104	DOES NOT COMPLY	
105	DOES NOT COMPLY	
106	DOES NOT COMPLY	
107	COMPLIES	
108	DOES NOT COMPLY	
109	DOES NOT COMPLY	
110	COMPLIES	
111	DOES NOT COMPLY	
201	COMPLIES	
202	DOES NOT COMPLY	
203	DOES NOT COMPLY	
204	COMPLIES	
205	DOES NOT COMPLY	
206	COMPLIES	
207	DOES NOT COMPLY	
208	COMPLIES	
209	DOES NOT COMPLY	
301	COMPLIES	
302	DOES NOT COMPLY	
303	COMPLIES	
304	COMPLIES	
305	DOES NOT COMPLY	
306	COMPLIES	
401	COMPLIES	
402	DOES NOT COMPLY	
403	COMPLIES	
404	DOES NOT COMPLY	
405	COMPLIES	
501	COMPLIES	
502	DOES NOT COMPLY	
503	COMPLIES	
601	COMPLIES	

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

- D18 — ACCESSIBLE CIRCULATION PATH
- D20 — BALCONY / TERRACE AREA (P.O.S)
- D21 — STORAGE AREA
- D26 — ROOM AREA (INTERNAL AMENITY)
- D29 — BREEZE PATH (VENTILATION)

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 3

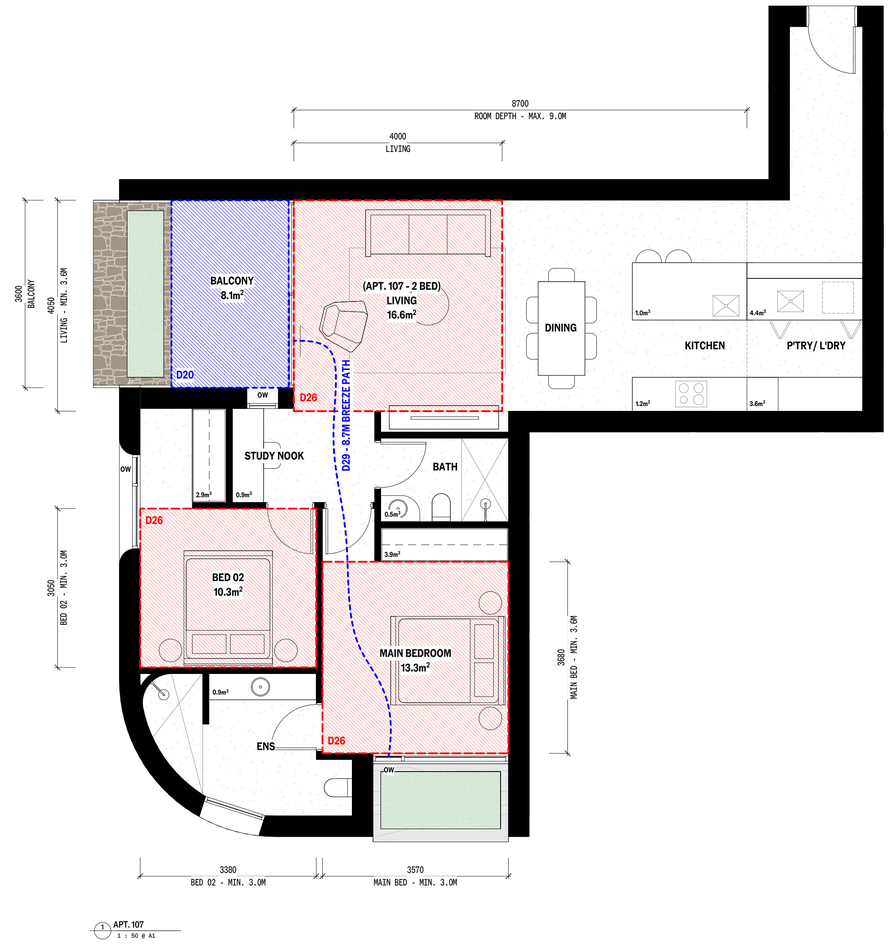
DRAWING NO.
TP 702

DATE PUBLISHED
6/11/2025

SHEET SIZE
AS INDICATED

Do not scale drawings.
All dimensions must be verified on site prior to commencement of works.
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165
PANDOLFINI



1 APT. 107
1 : 50 @ A1

RATIO OF COMPLIANT APARTMENTS D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS D29 VENTILATION

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

- D18 — D18 ACCESSIBLE CIRCULATION PATH
- D20 — D20 BALCONY / TERRACE AREA (P.O.S)
- D21 — D21 STORAGE AREA
- D26 — D26 ROOM AREA (INTERNAL AMENITY)
- D29 — D29 BREEZE PATH (VENTILATION)

APT. 107

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	19.3m³
EXTERNAL:	1.6m³
TOTAL:	20.9m³

APARTMENT DESIGN STANDARDS

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

DATE	REV	COMMENTS
04.08.25	A	PLANNING ISSUE

CLIENT: VALLI

PROJECT: 430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS: TOWN PLANNING SUBMISSION

TITLE: APARTMENT COMPLIANCE PLANS - SHEET 4

DRAWING NO.: TP 703

DATE PUBLISHED: 6/11/2025

SCALE (A1): AS INDICATED

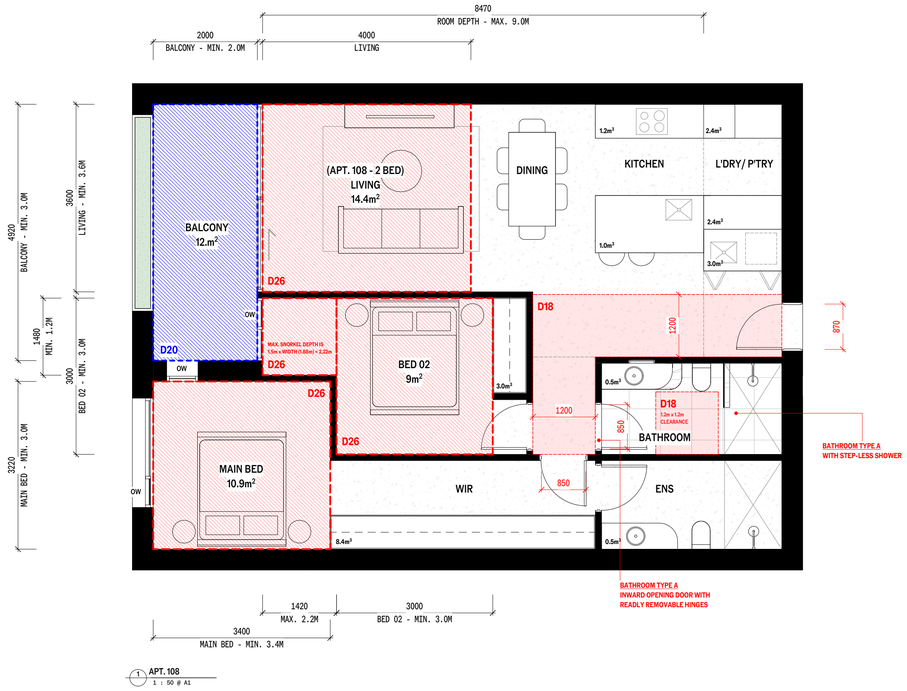
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9690 4895
ABN 77 600 572 165

PANDOLFINI



APT. 108

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	22.4m³
EXTERNAL:	1.6m³
TOTAL:	24m³

APARTMENT DESIGN STANDARDS

D18	ACCESSIBILITY:	COMPLIES
D20	OPEN SPACE OBJECTIVE:	COMPLIES
D21	STORAGE OBJECTIVE:	COMPLIES
D26	INTERNAL AMENITY:	COMPLIES
D27	ROOM DEPTH OBJECTIVE:	COMPLIES
D29	VENTILATION:	DOES NOT COMPLY PC2

RATIO OF COMPLIANT APARTMENTS
D18 ACCESSIBILITY

101	COMPLIES	
102	COMPLIES	
103	COMPLIES	
104	DOES NOT COMPLY	
105	DOES NOT COMPLY	
106	COMPLIES	
107	DOES NOT COMPLY	
108	COMPLIES	
109	COMPLIES	
110	COMPLIES	
111	COMPLIES	
201	DOES NOT COMPLY	
202	DOES NOT COMPLY	
203	DOES NOT COMPLY	
204	DOES NOT COMPLY	
205	DOES NOT COMPLY	
206	COMPLIES	
207	DOES NOT COMPLY	
208	DOES NOT COMPLY	
209	COMPLIES	
301	COMPLIES	
302	DOES NOT COMPLY	
303	COMPLIES	
304	COMPLIES	
305	DOES NOT COMPLY	
306	COMPLIES	
401	DOES NOT COMPLY	
402	DOES NOT COMPLY	
403	COMPLIES	
404	DOES NOT COMPLY	
405	COMPLIES	
501	COMPLIES	
502	DOES NOT COMPLY	
503	COMPLIES	
601	DOES NOT COMPLY	

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS
D29 VENTILATION

101	COMPLIES	
102	DOES NOT COMPLY	
103	DOES NOT COMPLY	
104	DOES NOT COMPLY	
105	DOES NOT COMPLY	
106	DOES NOT COMPLY	
107	COMPLIES	
108	DOES NOT COMPLY	
109	DOES NOT COMPLY	
110	COMPLIES	
111	DOES NOT COMPLY	
201	COMPLIES	
202	DOES NOT COMPLY	
203	DOES NOT COMPLY	
204	COMPLIES	
205	DOES NOT COMPLY	
206	COMPLIES	
207	DOES NOT COMPLY	
208	COMPLIES	
209	DOES NOT COMPLY	
301	COMPLIES	
302	DOES NOT COMPLY	
303	COMPLIES	
304	COMPLIES	
305	DOES NOT COMPLY	
306	COMPLIES	
401	COMPLIES	
402	DOES NOT COMPLY	
403	COMPLIES	
404	DOES NOT COMPLY	
405	COMPLIES	
501	COMPLIES	
502	DOES NOT COMPLY	
503	COMPLIES	
601	COMPLIES	

PC2

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

APARTMENT DESIGN STANDARDS LEGEND

D18 — D18 ACCESSIBLE CIRCULATION PATH

D20 — D20 BALCONY / TERRACE AREA (P.O.S)

D21 — D21 STORAGE AREA

D26 — D26 ROOM AREA (INTERNAL AMENITY)

D29 — D29 BREEZE PATH (VENTILATION)



APT. 109

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY AREAS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	22.4m³
EXTERNAL:	1.6m³
TOTAL:	24m³

APARTMENT DESIGN STANDARDS

D18	ACCESSIBILITY:	COMPLIES
D20	OPEN SPACE OBJECTIVE:	COMPLIES
D21	STORAGE OBJECTIVE:	COMPLIES
D26	INTERNAL AMENITY:	COMPLIES
D27	ROOM DEPTH OBJECTIVE:	COMPLIES
D29	VENTILATION:	DOES NOT COMPLY PC2

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE
DATE	REV	COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 5

DRAWING NO.
TP 704

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

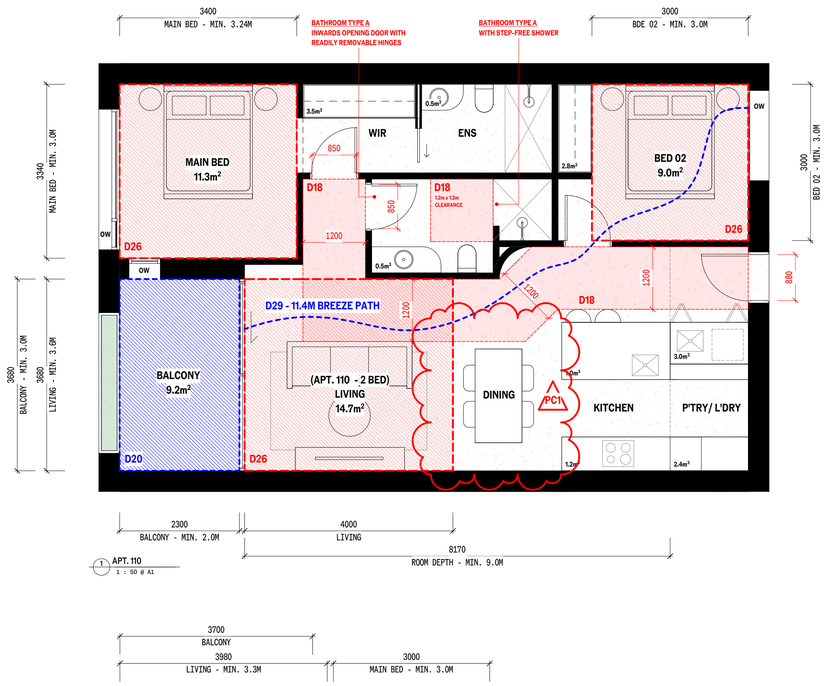
Do not scale drawings.

All dimensions must be verified on site prior to commencement of work.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 372 165

PANDOLFINI



APT. 110

DESCRIPTION
- LEVEL 1
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	14.9m³
EXTERNAL:	1.6m³
TOTAL:	16.5m³

APARTMENT DESIGN STANDARDS

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

RATIO OF COMPLIANT APARTMENTS
D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS
D29 VENTILATION

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

PC2

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

APARTMENT DESIGN STANDARDS LEGEND

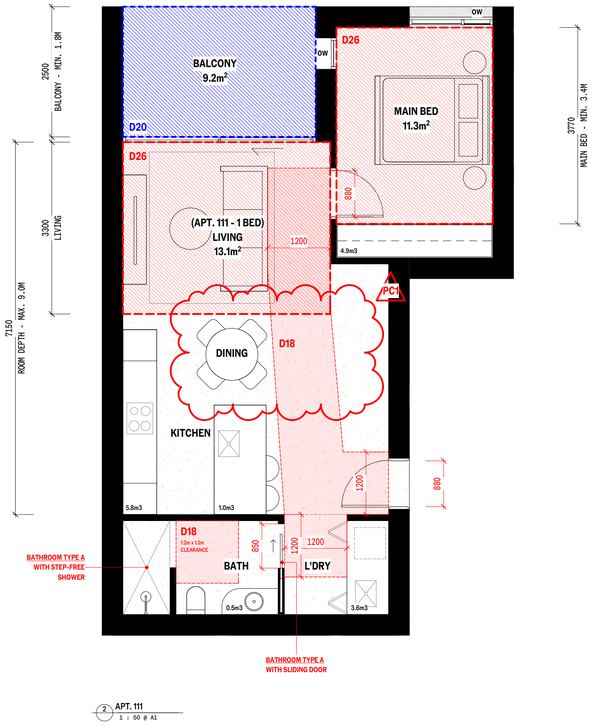
D18 — D18 ACCESSIBLE CIRCULATION PATH

D20 — D20 BALCONY / TERRACE AREA (P.O.S)

D21 — D21 STORAGE AREA

D26 — D26 ROOM AREA (INTERNAL AMENITY)

D29 — D29 BREEZE PATH (VENTILATION)



APT. 111

DESCRIPTION
- LEVEL 1
- 1 BEDROOMS
- 1 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 6m³
MIN. TOTAL REQUIRED: 10m³

PROPOSED STORAGE

INTERNAL:	15.8m³
EXTERNAL:	1.6m³
TOTAL:	17.4m³

APARTMENT DESIGN STANDARDS

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

PC2

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE
DATE	REV	COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 6

DRAWING NO.
TP 705

DATE PLOTTED
6/11/2025

SCALE (A1)
AS INDICATED

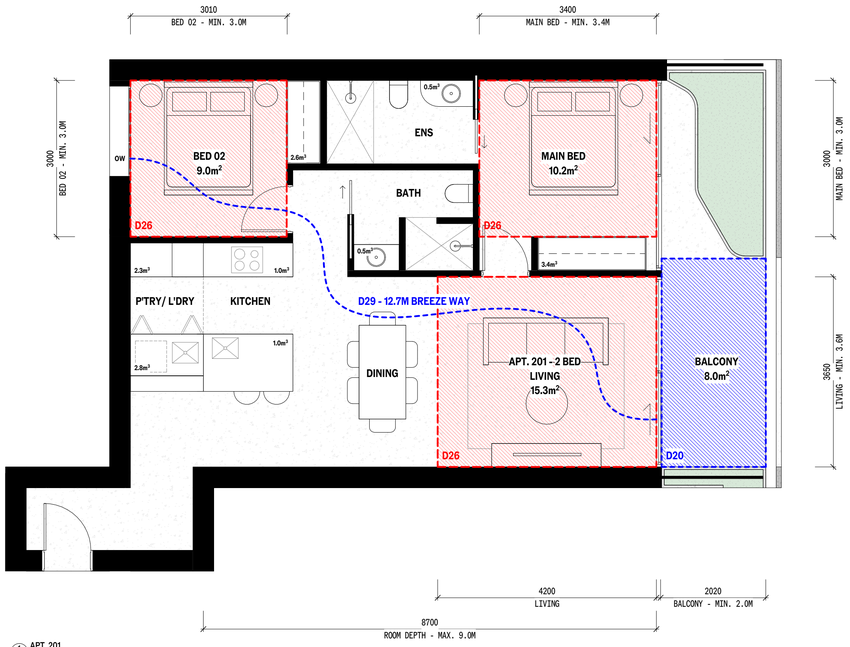
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 APT. 201
1 : 50 @ A1

APT. 201

DESCRIPTION
- LEVEL 2
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	14.1m³
EXTERNAL:	1.6m³
TOTAL:	15.7m³

APARTMENT DESIGN STANDARDS

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

RATIO OF COMPLIANT APARTMENTS D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS D29 VENTILATION

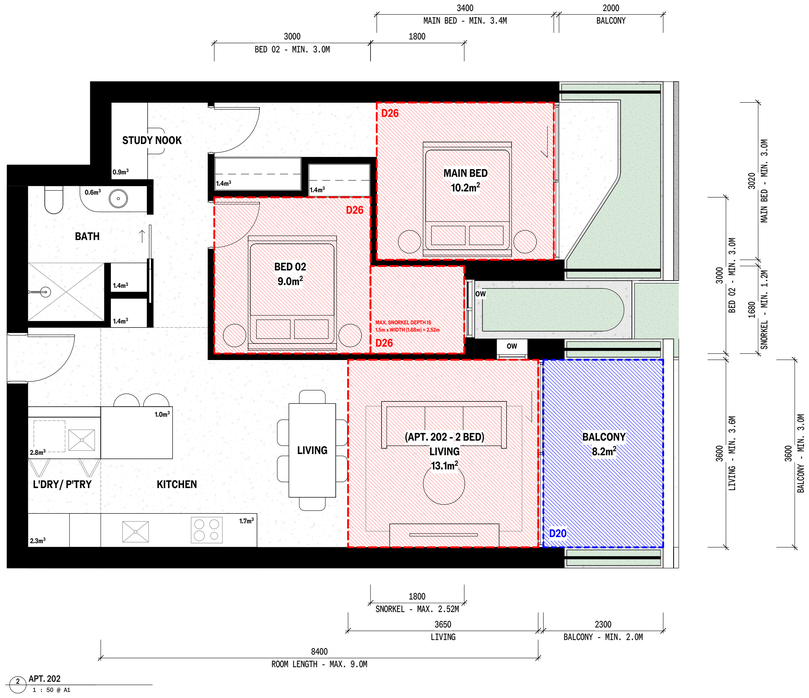
101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

D18 — D18 ACCESSIBLE CIRCULATION PATH
D20 — D20 BALCONY / TERRACE AREA (P.O.S)
D21 — D21 STORAGE AREA
D26 — D26 ROOM AREA (INTERNAL AMENITY)
D29 — D29 BREEZE PATH (VENTILATION)



2 APT. 202
1 : 50 @ A1

APT. 202

DESCRIPTION
- LEVEL 2
- 2 BEDROOMS
- 1 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	14.9m³
EXTERNAL:	1.6m³
TOTAL:	16.5m³

APARTMENT DESIGN STANDARDS

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

PC2

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 7

DRAWING NO.
TP 706

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

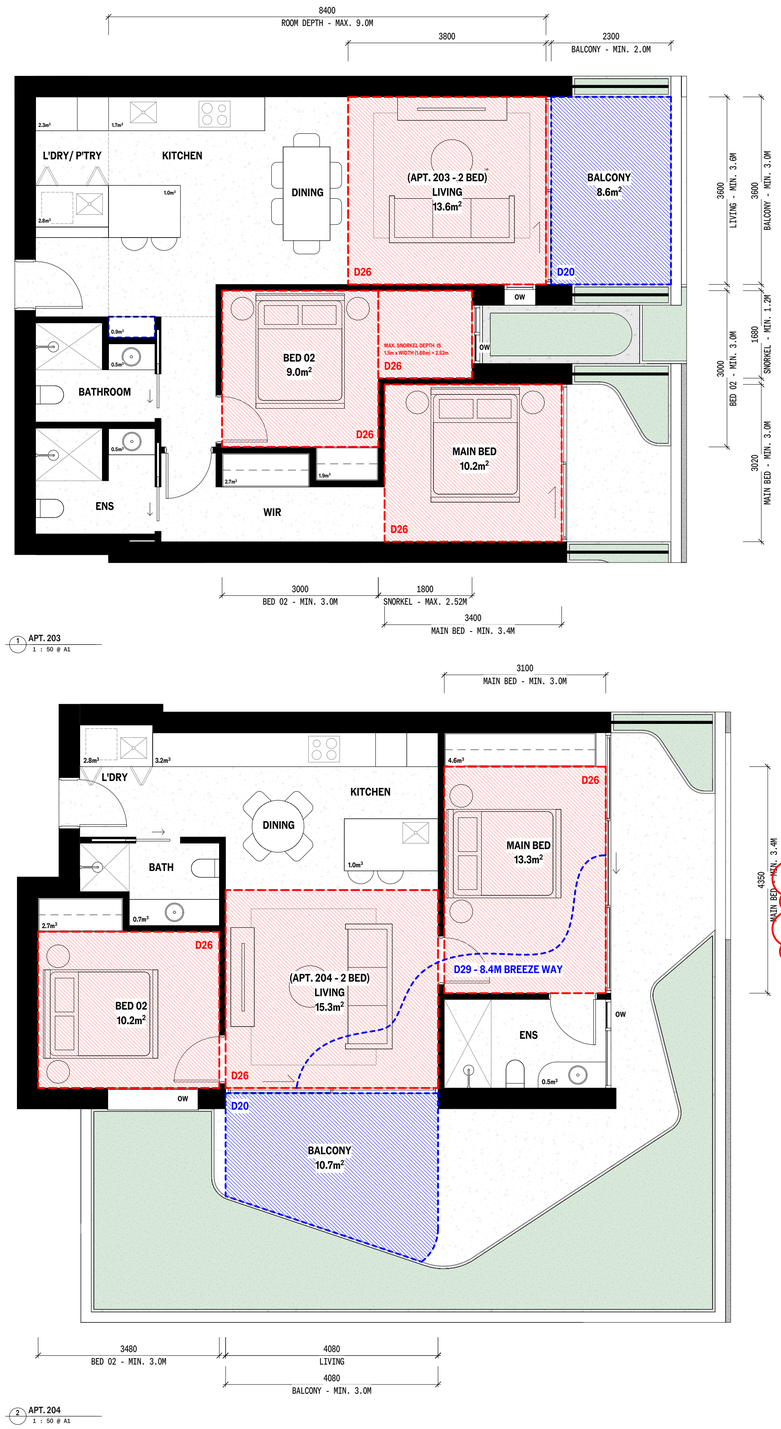
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Unauthorised use, reproduction or distribution in any form in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 166

PANDOLFINI



1 APT. 203
1 : 50 @ A1

2 APT. 204
1 : 50 @ A1

APT. 203

DESCRIPTION
- LEVEL 2
- 2 BEDROOMS
- 1 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	14.3m³
EXTERNAL:	1.6m³
TOTAL:	15.9m³

APARTMENT DESIGN STANDARDS

D18	ACCESSIBILITY:	DOES NOT COMPLY
D20	OPEN SPACE OBJECTIVE:	COMPLIES
D21	STORAGE OBJECTIVE:	COMPLIES
D26	INTERNAL AMENITY:	COMPLIES
D27	ROOM DEPTH OBJECTIVE:	COMPLIES
D29	VENTILATION:	DOES NOT COMPLY PC2

RATIO OF COMPLIANT APARTMENTS D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS D29 VENTILATION

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

PC2

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

APARTMENT DESIGN STANDARDS LEGEND

D18 — D18 ACCESSIBLE CIRCULATION PATH
D20 — D20 BALCONY / TERRACE AREA (P.O.S)
D21 — D21 STORAGE AREA
D26 — D26 ROOM AREA (INTERNAL AMENITY)
D29 — D29 BREEZE PATH (VENTILATION)

APT. 204

DESCRIPTION
- LEVEL 2
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	15.5m³
EXTERNAL:	1.6m³
TOTAL:	17.1m³

APARTMENT DESIGN STANDARDS

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

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 8

DRAWING NO.
TP 707

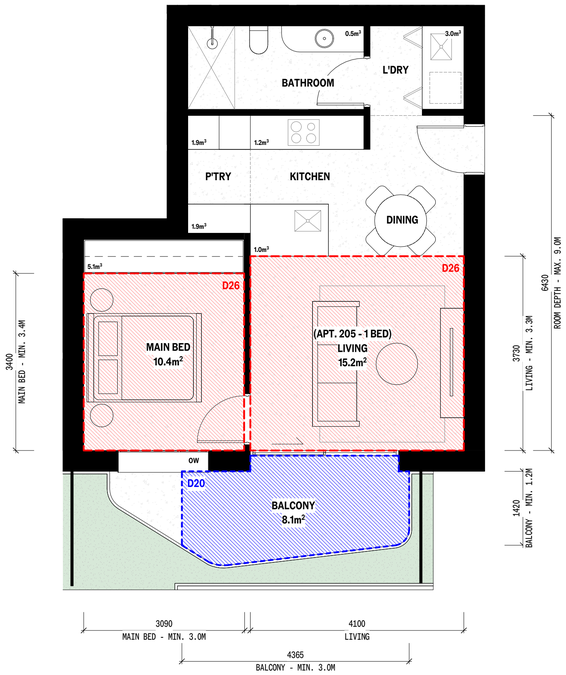
DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

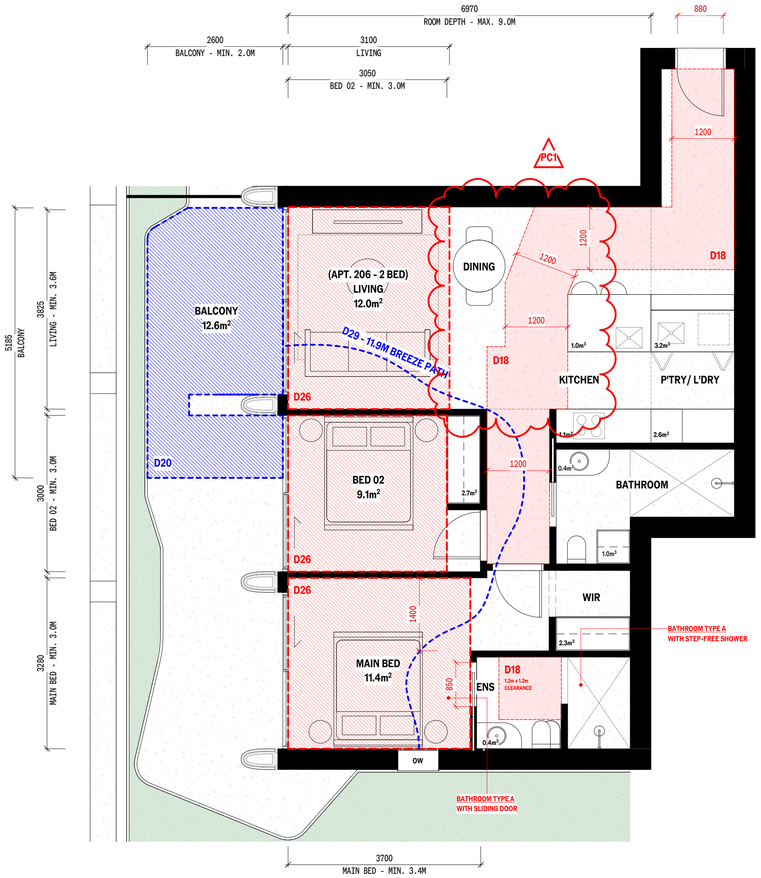
Do not scale drawings.
All dimensions must be verified on site prior to commencement of works.
Information contained in this document is the copyright of Pandolfini Architects. Unauthorised use of this document in any form whatsoever is prohibited without written permission of Pandolfini Architects (Unique) copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4699
ABN 77 600 572 165

PANDOLFINI



1 APT. 205
1 : 50 @ A1



2 APT. 206
1 : 50 @ A1

APT. 205

DESCRIPTION
- LEVEL 2
- 1 BEDROOMS
- 1 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 6m³
MIN. TOTAL REQUIRED: 10m³

PROPOSED STORAGE

INTERNAL:	14.6m³
EXTERNAL:	1.6m³
TOTAL:	16.2m³

APARTMENT DESIGN STANDARDS

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

PC2

APT. 206

DESCRIPTION
- LEVEL 2
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	14.7m³
EXTERNAL:	1.6m³
TOTAL:	16.3m³

APARTMENT DESIGN STANDARDS

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

RATIO OF COMPLIANT APARTMENTS D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS D29 VENTILATION

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

- D18 — ACCESSIBLE CIRCULATION PATH
- D20 — BALCONY / TERRACE AREA (P.O.S)
- D21 — STORAGE AREA
- D26 — ROOM AREA (INTERNAL AMENITY)
- D29 — BREEZE PATH (VENTILATION)

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

DATE REV COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 9

DRAWING NO.
TP 708

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

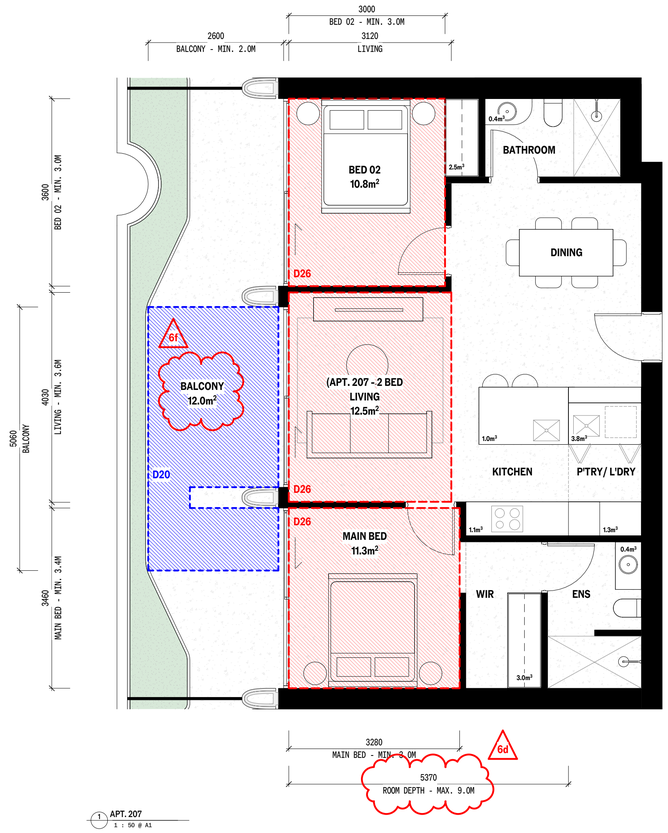
Do not scale drawings.

All dimensions must be verified on site prior to commencement of work.

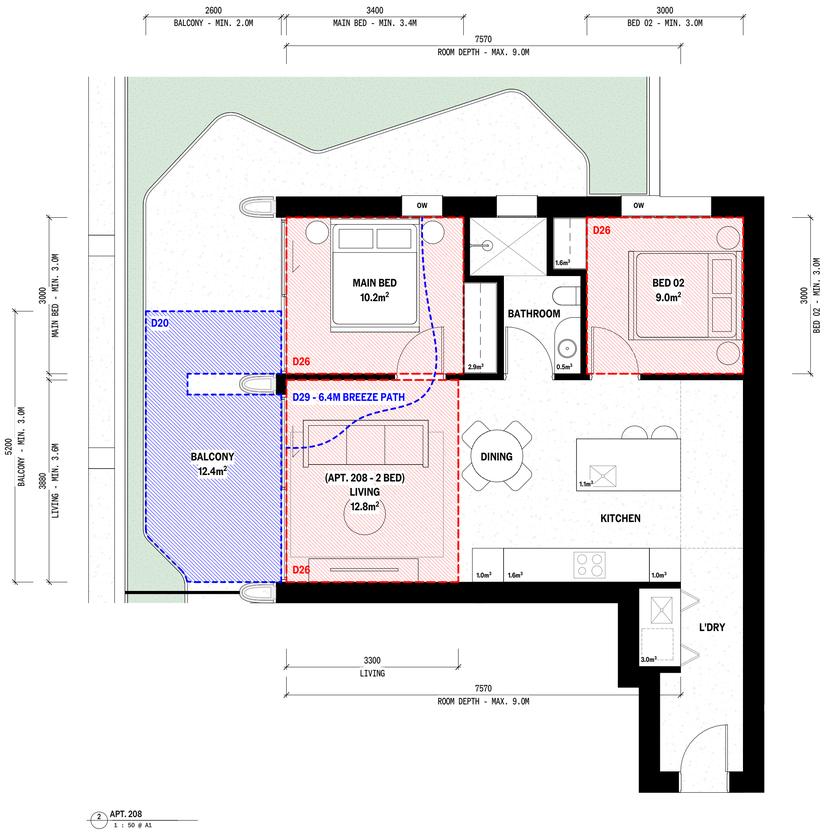
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 APT. 207
1 : 50 @ A1



2 APT. 208
1 : 50 @ A1

APT. 207

DESCRIPTION
- LEVEL 2
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	13.5m³
EXTERNAL:	1.6m³
TOTAL:	15.1m³

APARTMENT DESIGN STANDARDS

D18	ACCESSIBILITY:	DOES NOT COMPLY
D20	OPEN SPACE OBJECTIVE:	COMPLIES
D21	STORAGE OBJECTIVE:	COMPLIES
D26	INTERNAL AMENITY:	COMPLIES
D27	ROOM DEPTH OBJECTIVE:	COMPLIES
D29	VENTILATION:	DOES NOT COMPLY PC2

APT. 208

DESCRIPTION
- LEVEL 2
- 2 BEDROOMS
- 1 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	12.7m³
EXTERNAL:	1.6m³
TOTAL:	14.3m³

APARTMENT DESIGN STANDARDS

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

RATIO OF COMPLIANT APARTMENTS
D18 ACCESSIBILITY

101	COMPLIES	
102	COMPLIES	
103	COMPLIES	
104	DOES NOT COMPLY	
105	DOES NOT COMPLY	
106	COMPLIES	
107	DOES NOT COMPLY	
108	COMPLIES	
109	COMPLIES	
110	COMPLIES	
111	COMPLIES	
201	DOES NOT COMPLY	
202	DOES NOT COMPLY	
203	DOES NOT COMPLY	
204	DOES NOT COMPLY	
205	DOES NOT COMPLY	
206	COMPLIES	
207	DOES NOT COMPLY	
208	DOES NOT COMPLY	
209	COMPLIES	
301	COMPLIES	
302	DOES NOT COMPLY	
303	COMPLIES	
304	COMPLIES	
305	DOES NOT COMPLY	
306	COMPLIES	
401	DOES NOT COMPLY	
402	DOES NOT COMPLY	
403	COMPLIES	
404	DOES NOT COMPLY	
405	COMPLIES	
501	COMPLIES	
502	DOES NOT COMPLY	
503	COMPLIES	
601	DOES NOT COMPLY	
TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS
D29 VENTILATION

101	COMPLIES	
102	DOES NOT COMPLY	
103	DOES NOT COMPLY	
104	DOES NOT COMPLY	
105	DOES NOT COMPLY	
106	DOES NOT COMPLY	
107	COMPLIES	
108	DOES NOT COMPLY	
109	DOES NOT COMPLY	
110	COMPLIES	
111	DOES NOT COMPLY	
201	COMPLIES	
202	DOES NOT COMPLY	
203	DOES NOT COMPLY	
204	COMPLIES	
205	DOES NOT COMPLY	
206	COMPLIES	
207	DOES NOT COMPLY	
208	COMPLIES	
209	DOES NOT COMPLY	
301	COMPLIES	
302	DOES NOT COMPLY	
303	COMPLIES	
304	COMPLIES	
305	DOES NOT COMPLY	
306	COMPLIES	
401	COMPLIES	
402	DOES NOT COMPLY	
403	COMPLIES	
404	DOES NOT COMPLY	
405	COMPLIES	
501	COMPLIES	
502	DOES NOT COMPLY	
503	COMPLIES	
601	COMPLIES	
TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

- D18 — ACCESSIBLE CIRCULATION PATH
- D20 — BALCONY / TERRACE AREA (P.O.S)
- D21 — STORAGE AREA
- D26 — ROOM AREA (INTERNAL AMENITY)
- D29 — BREEZE PATH (VENTILATION)

06.11.25	B	TOWN PLANNING RFI 01	
04.08.25	A	PLANNING ISSUE	
DATE	REV	COMMENTS	

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 10

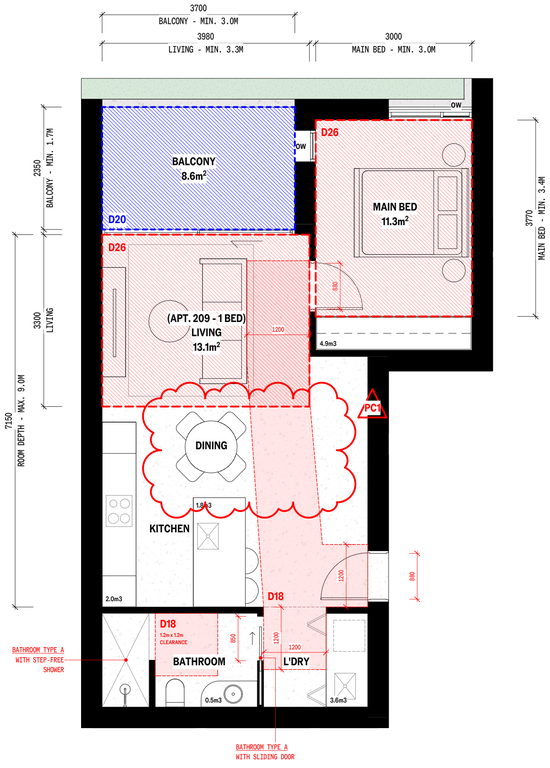
DRAWING NO.: TP 709
DATE PUBLISHED: 6/11/2025
SHEET SIZE: AS INDICATED

Do not scale drawings.
All dimensions must be verified on site prior to commencement of works.

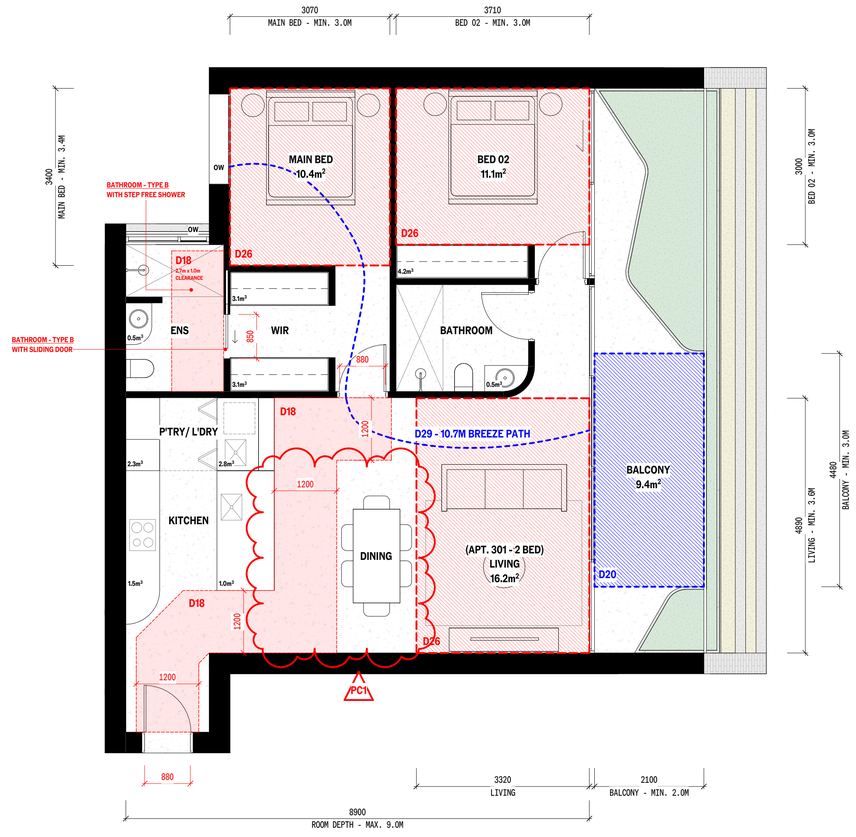
Information contained in this document is the copyright of Pandolfini Architects. Unauthorised use of this document in any form whatsoever is not permitted without written permission of Pandolfini Architects. ©Pandolfini Architects ©Pandolfini copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 APT. 209
1 : 50 @ A1



2 APT. 301
1 : 50 @ A1

APT. 209

DESCRIPTION
- LEVEL 1
- 1 BEDROOMS
- 1 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: $6m^3$
MIN. TOTAL REQUIRED: $10m^3$

PROPOSED STORAGE

INTERNAL:	$12.8m^3$
EXTERNAL:	$1.6m^3$
TOTAL:	$14.4m^3$

APARTMENT DESIGN STANDARDS

D18	ACCESSIBILITY:	COMPLIES
D20	OPEN SPACE OBJECTIVE:	COMPLIES
D21	STORAGE OBJECTIVE:	COMPLIES
D26	INTERNAL AMENITY:	COMPLIES
D27	ROOM DEPTH OBJECTIVE:	COMPLIES
D29	VENTILATION:	DOES NOT COMPLY (PC2)

APT. 301

DESCRIPTION
- LEVEL 3
- 2 BEDROOMS
- 2 BATHROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: $9m^3$
MIN. TOTAL REQUIRED: $14m^3$

PROPOSED STORAGE

INTERNAL:	$19.0m^3$
EXTERNAL:	$1.6m^3$
TOTAL:	$20.6m^3$

APARTMENT DESIGN STANDARDS

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

RATIO OF COMPLIANT APARTMENTS D18 ACCESSIBILITY

101	COMPLIES	
102	COMPLIES	
103	COMPLIES	
104	DOES NOT COMPLY	
105	DOES NOT COMPLY	
106	COMPLIES	
107	DOES NOT COMPLY	
108	COMPLIES	
109	COMPLIES	
110	COMPLIES	
111	COMPLIES	
201	DOES NOT COMPLY	
202	DOES NOT COMPLY	
203	DOES NOT COMPLY	
204	DOES NOT COMPLY	
205	DOES NOT COMPLY	
206	COMPLIES	
207	DOES NOT COMPLY	
208	DOES NOT COMPLY	
209	COMPLIES	
301	COMPLIES	
302	DOES NOT COMPLY	
303	COMPLIES	
304	COMPLIES	
305	DOES NOT COMPLY	
306	COMPLIES	
401	DOES NOT COMPLY	
402	DOES NOT COMPLY	
403	COMPLIES	
404	DOES NOT COMPLY	
405	COMPLIES	
501	COMPLIES	
502	DOES NOT COMPLY	
503	COMPLIES	
601	DOES NOT COMPLY	
TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS D29 VENTILATION

101	COMPLIES	
102	DOES NOT COMPLY	
103	DOES NOT COMPLY	
104	DOES NOT COMPLY	
105	DOES NOT COMPLY	
106	DOES NOT COMPLY	
107	COMPLIES	
108	DOES NOT COMPLY	
109	DOES NOT COMPLY	
110	COMPLIES	
111	DOES NOT COMPLY	
201	COMPLIES	
202	DOES NOT COMPLY	
203	DOES NOT COMPLY	
204	COMPLIES	
205	DOES NOT COMPLY	
206	COMPLIES	
207	DOES NOT COMPLY	
208	COMPLIES	
209	DOES NOT COMPLY	
301	COMPLIES	
302	DOES NOT COMPLY	
303	COMPLIES	
304	COMPLIES	
305	DOES NOT COMPLY	
306	COMPLIES	
401	COMPLIES	
402	DOES NOT COMPLY	
403	COMPLIES	
404	DOES NOT COMPLY	
405	COMPLIES	
501	COMPLIES	
502	DOES NOT COMPLY	
503	COMPLIES	
601	COMPLIES	
TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

- D18 — ACCESSIBLE CIRCULATION PATH
- D20 — BALCONY / TERRACE AREA (P.O.S)
- D21 — STORAGE AREA
- D26 — ROOM AREA (INTERNAL AMENITY)
- D29 — BREEZE PATH (VENTILATION)

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT: VALLI

PROJECT: 430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS: TOWN PLANNING SUBMISSION

TITLE: APARTMENT COMPLIANCE PLANS - SHEET 11

DRAWING NO.: TP 710

DATE PRINTED: 6/11/2025

SCALE (A1): AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

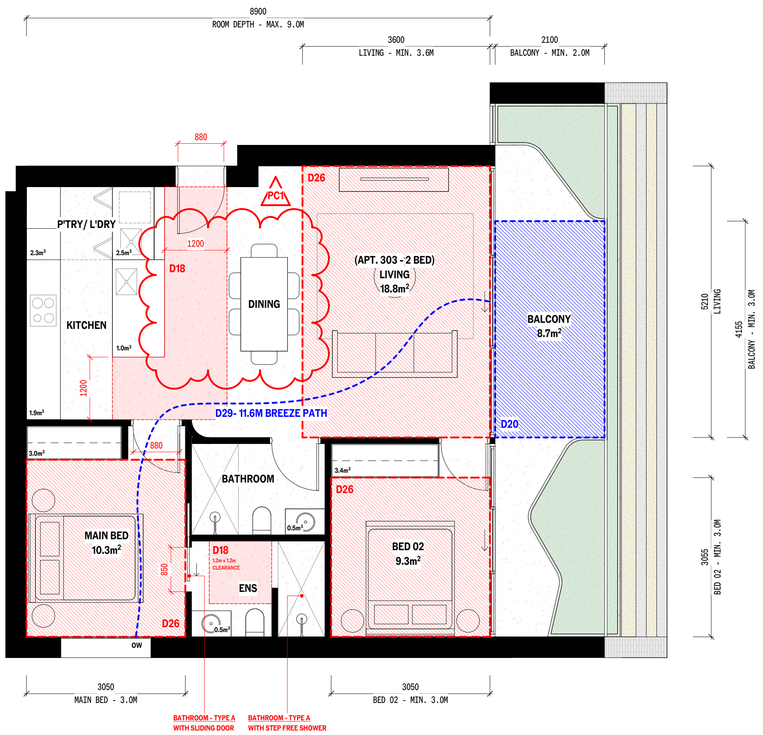
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 APT. 302
1 : 50 @ A1



2 APT. 303
1 : 50 @ A1

APT. 302

DESCRIPTION
- LEVEL 3
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	15.4m³
EXTERNAL:	1.6m³
TOTAL:	17.0m³

APARTMENT DESIGN STANDARDS

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

PC2

APT. 303

DESCRIPTION
- LEVEL 3
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	15.1m³
EXTERNAL:	1.6m³
TOTAL:	16.7m³

APARTMENT DESIGN STANDARDS

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

RATIO OF COMPLIANT APARTMENTS
D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS
D29 VENTILATION

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

D18 — D18 ACCESSIBLE CIRCULATION PATH
D20 — D20 BALCONY / TERRACE AREA (P.O.S)
D21 — D21 STORAGE AREA
D26 — D26 ROOM AREA (INTERNAL AMENITY)
D29 — D29 BREEZE PATH (VENTILATION)

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE
DATE	REV	COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 12

DRAWING NO.
TP 711

DATE (DD/MM/YYYY)
6/11/2025

SCALE (A1)
AS INDICATED

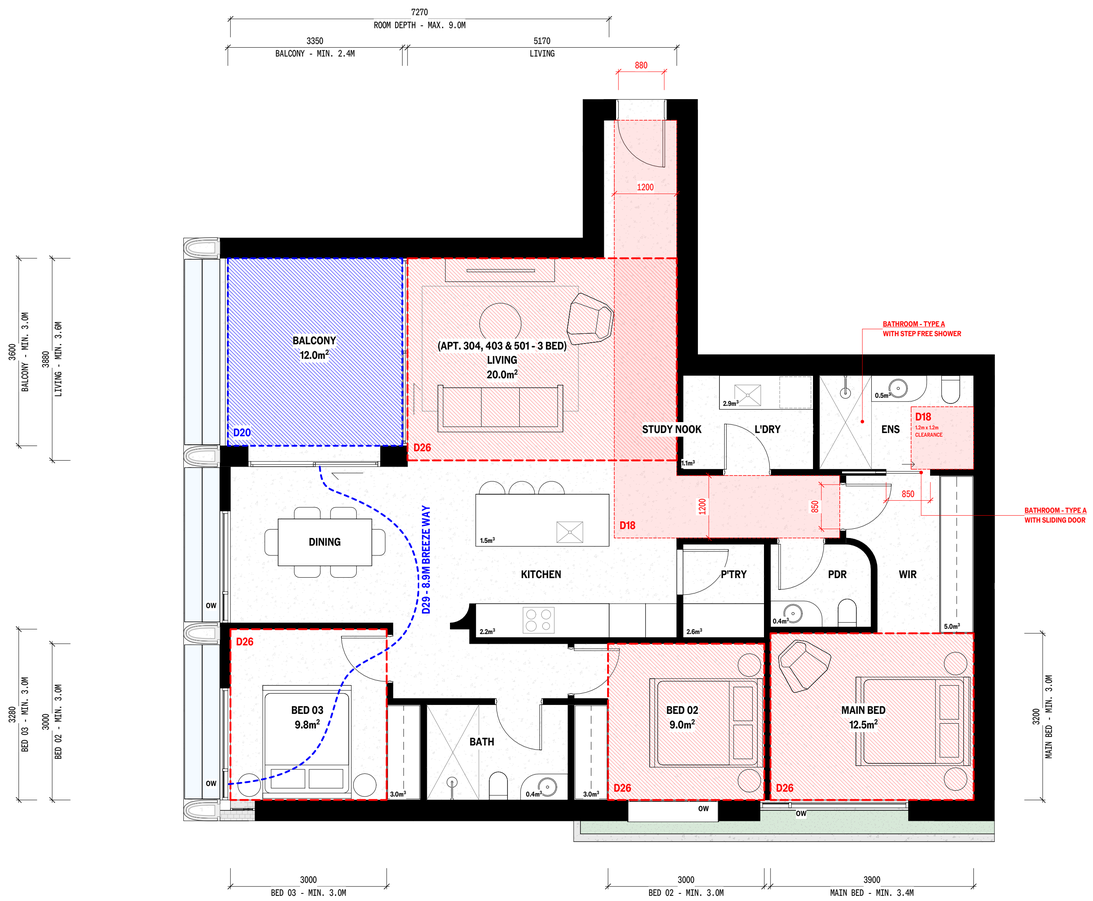
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 APT. 304,403,501
1 : 50 @ A1

APT. 304, 403 & 501

DESCRIPTION
- LEVEL 3, 4 & 5
- 3 BEDROOMS
- 3 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 2

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 12m³
MIN. TOTAL REQUIRED: 18m³

PROPOSED STORAGE

INTERNAL:	22.6m³
EXTERNAL:	1.6m³
TOTAL:	24.2m³

APARTMENT DESIGN STANDARDS

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

RATIO OF COMPLIANT APARTMENTS D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS D29 VENTILATION

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

- D18 — D18 ACCESSIBLE CIRCULATION PATH
- D20 — D20 BALCONY / TERRACE AREA (P.O.S)
- D21 — D21 STORAGE AREA
- D26 — D26 ROOM AREA (INTERNAL AMENITY)
- D29 — D29 BREEZE PATH (VENTILATION)

DATE	REV	COMMENTS
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 13

DRAWING NO.
TP 712

DATE PUBLISHED
6/11/2025

SHEET SIZE
AS INDICATED

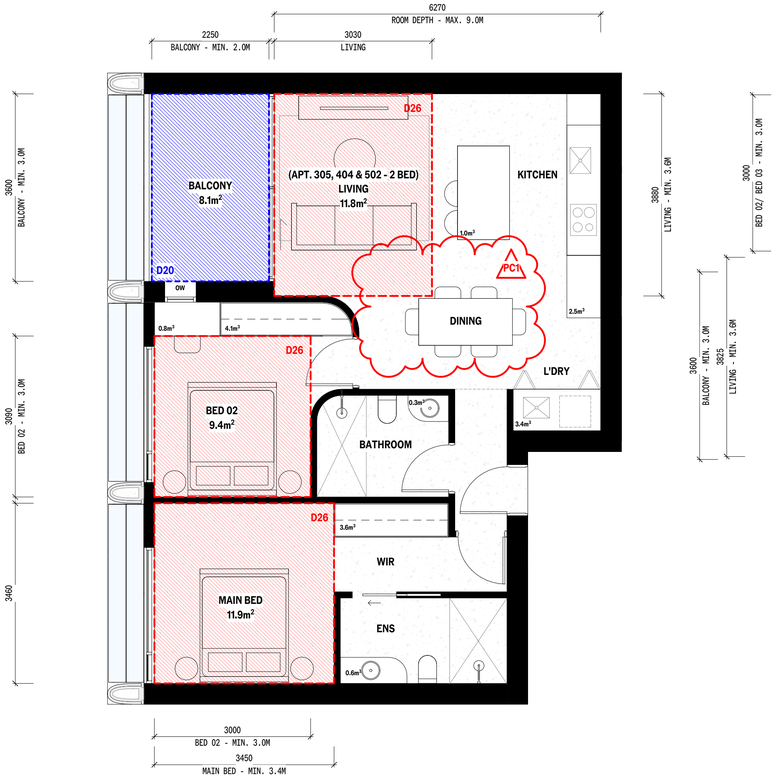
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

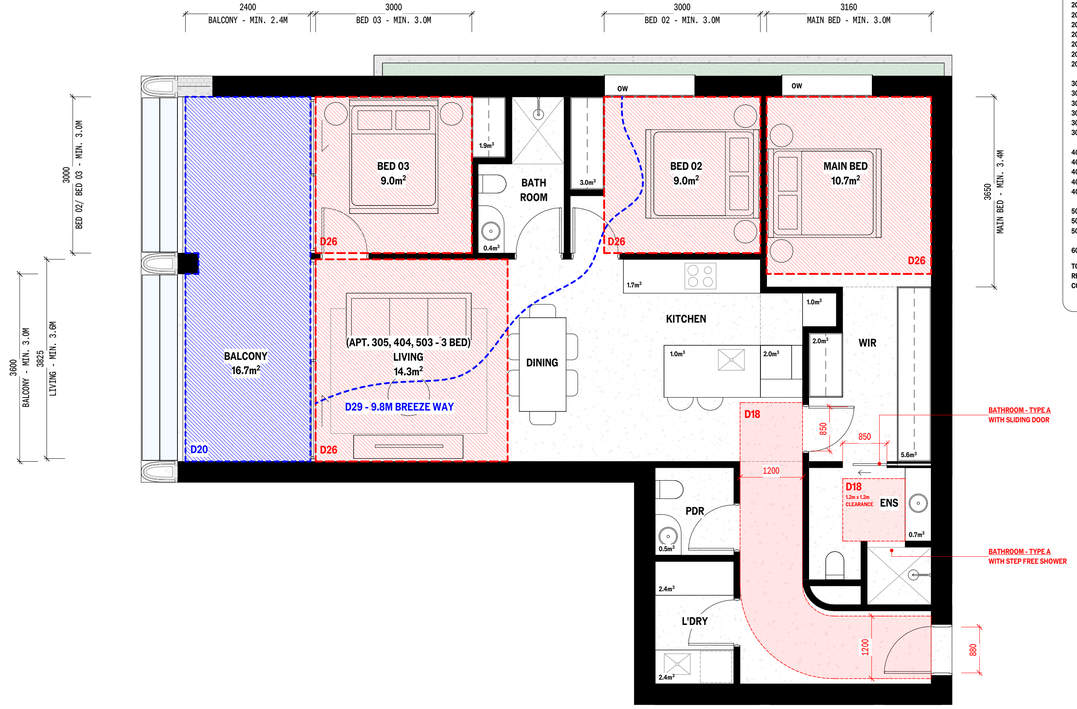
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 APT. 305,404,502
1 : 50 @ A1



2 APT. 306,405,503
1 : 50 @ A1

APT. 305, 404 & 502

DESCRIPTION
- LEVEL 3, 4 & 5
- 2 BEDROOMS
- 2 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 12m³
MIN. TOTAL REQUIRED: 18m³

PROPOSED STORAGE

INTERNAL:	16.3m³
EXTERNAL:	1.6m³
TOTAL:	17.9m³

APARTMENT DESIGN STANDARDS

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

PC2

APT. 306, 405, 503

DESCRIPTION
- LEVEL 3, 4 & 5
- 3 BEDROOMS
- 3 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 2

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 12m³
MIN. TOTAL REQUIRED: 18m³

PROPOSED STORAGE

INTERNAL:	24.6m³
EXTERNAL:	1.6m³
TOTAL:	26.2m³

APARTMENT DESIGN STANDARDS

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

RATIO OF COMPLIANT APARTMENTS
D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS
D29 VENTILATION

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

- D18 — D18 ACCESSIBLE CIRCULATION PATH
- D20 — D20 BALCONY / TERRACE AREA (P.O.S)
- D21 — D21 STORAGE AREA
- D26 — D26 ROOM AREA (INTERNAL AMENITY)
- D29 — D29 BREEZE PATH (VENTILATION)

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE
DATE	REV	COMMENTS

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 14

DRAWING NO.
TP 713

DATE PUBLISHED
6/11/2025

SHEET SIZE
AS INDICATED

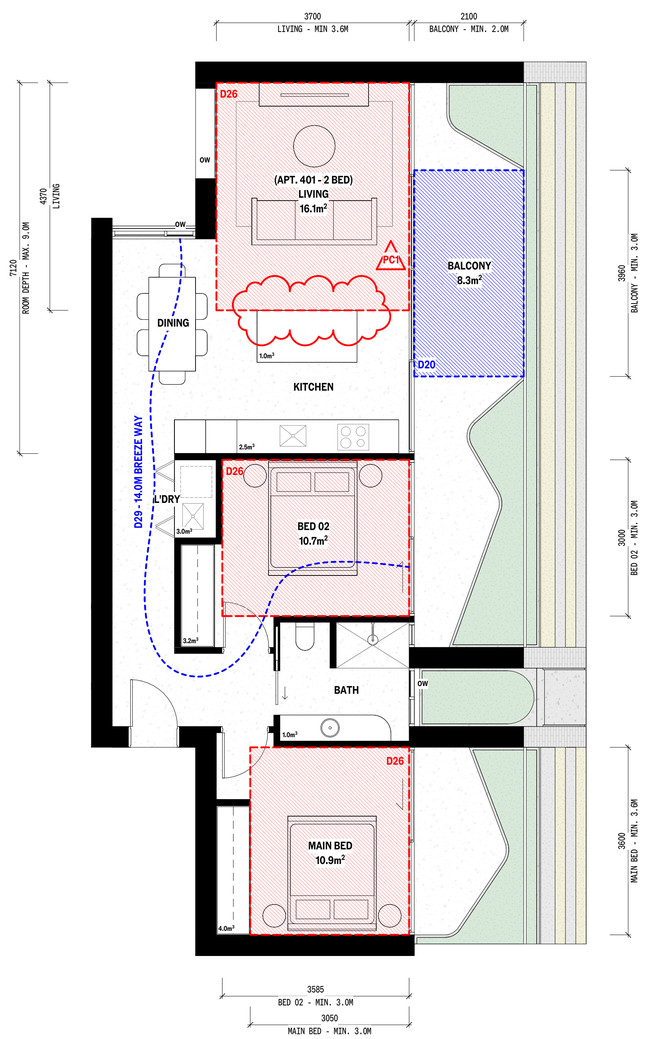
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

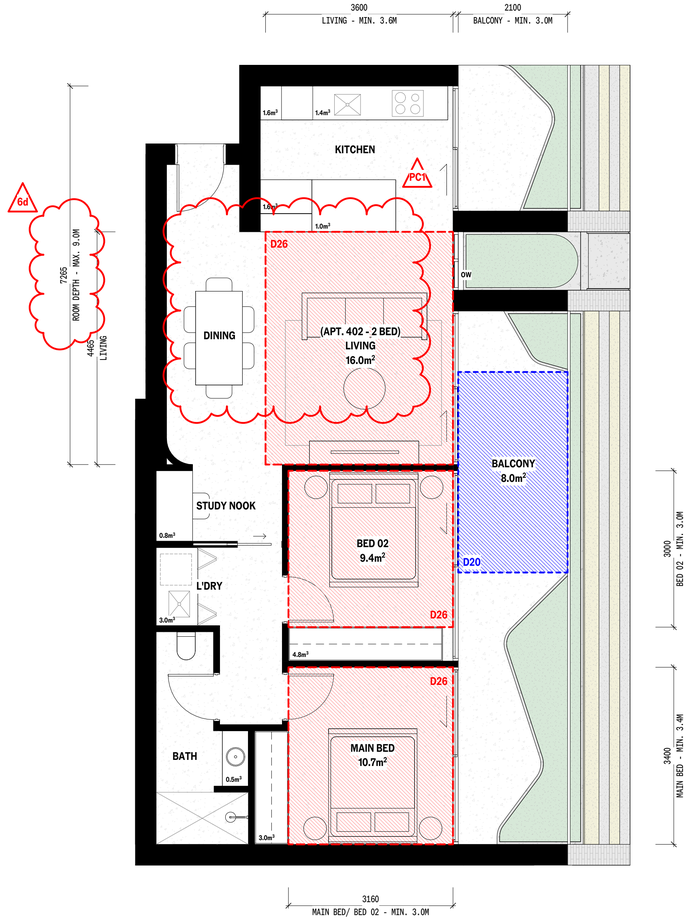
Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



1 APT. 401
1 : 50 @ A1



2 APT. 402
1 : 50 @ A1

APT. 401

DESCRIPTION
- LEVEL 4
- 2 BEDROOMS
- 1 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	14.7m³
EXTERNAL:	1.6m³
TOTAL:	16.3m³

APARTMENT DESIGN STANDARDS

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

APT. 402

DESCRIPTION
- LEVEL 4
- 2 BEDROOMS
- 1 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING
CAR SPACES: 1

REQUIRED STORAGE
MIN. INTERNAL REQUIRED: 9m³
MIN. TOTAL REQUIRED: 14m³

PROPOSED STORAGE

INTERNAL:	17.7m³
EXTERNAL:	1.6m³
TOTAL:	19.3m³

APARTMENT DESIGN STANDARDS

D18	ACCESSIBILITY:	DOES NOT COMPLY
D20	OPEN SPACE OBJECTIVE:	COMPLIES
D21	STORAGE OBJECTIVE:	COMPLIES
D26	INTERNAL AMENITY:	COMPLIES
D27	ROOM DEPTH OBJECTIVE:	COMPLIES
D29	VENTILATION:	DOES NOT COMPLY PC2

RATIO OF COMPLIANT APARTMENTS D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS D29 VENTILATION

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

PC2

APARTMENT DESIGN STANDARDS LEGEND

- D18 — ACCESSIBLE CIRCULATION PATH
- D20 — BALCONY / TERRACE AREA (P.O.S)
- D21 — STORAGE AREA
- D26 — ROOM AREA (INTERNAL AMENITY)
- D29 — BREEZE PATH (VENTILATION)

06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE
DATE	REV	COMMENTS

CLIENT: VALLI

PROJECT: 430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS: TOWN PLANNING SUBMISSION

TITLE: APARTMENT COMPLIANCE PLANS - SHEET 15

DRAWING NO.: TP 714

DATE PUBLISHED: 6/11/2025

SCALE (A1): AS INDICATED

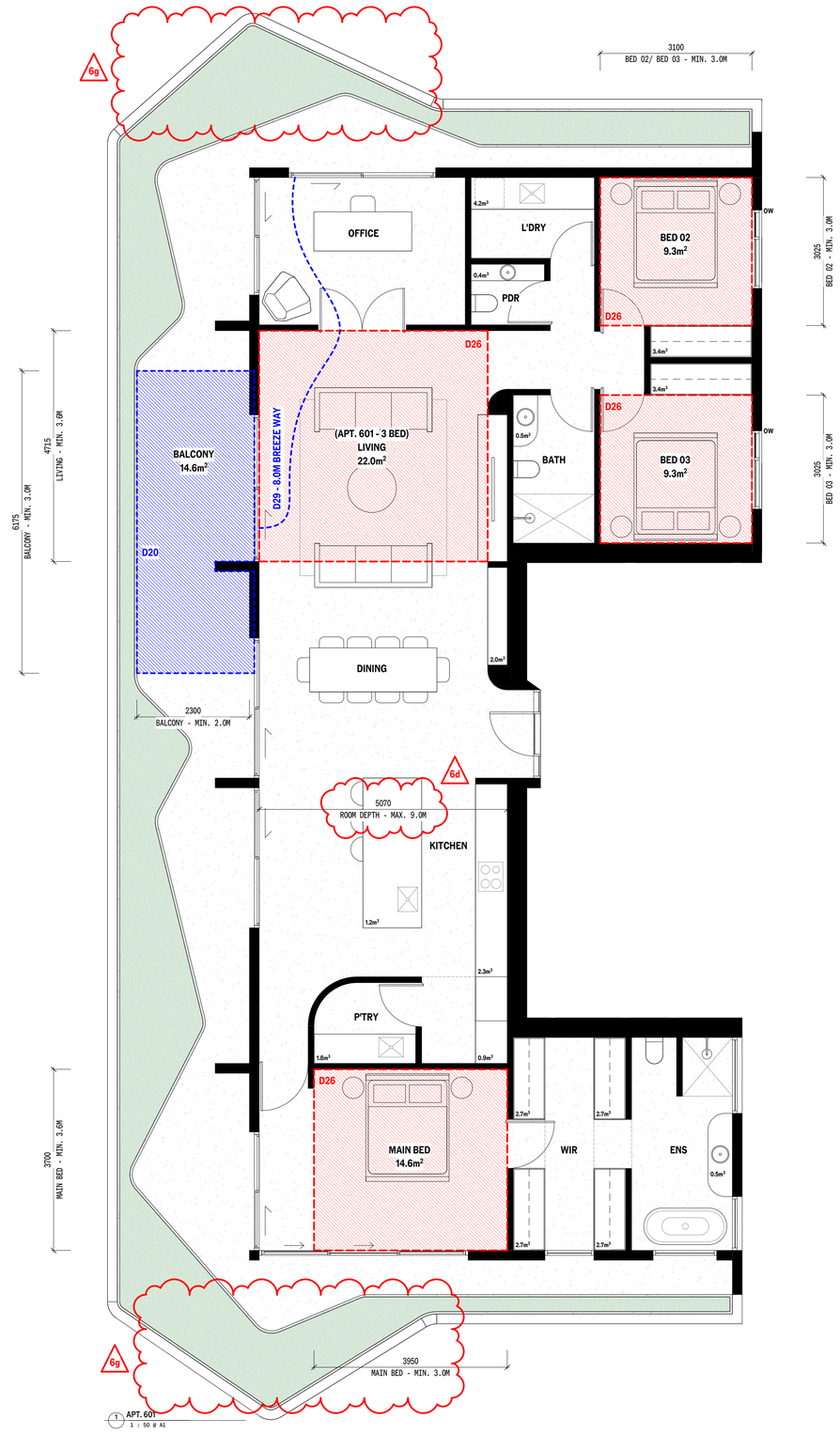
Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI



RATIO OF COMPLIANT APARTMENTS D18 ACCESSIBILITY

101	COMPLIES
102	COMPLIES
103	COMPLIES
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	COMPLIES
107	DOES NOT COMPLY
108	COMPLIES
109	COMPLIES
110	COMPLIES
111	COMPLIES
201	DOES NOT COMPLY
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	DOES NOT COMPLY
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	DOES NOT COMPLY
209	COMPLIES
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	DOES NOT COMPLY
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	DOES NOT COMPLY

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	17.5	50%
COMPLIANT APARTMENTS	18	51%

RATIO OF COMPLIANT APARTMENTS D29 VENTILATION

PC2

101	COMPLIES
102	DOES NOT COMPLY
103	DOES NOT COMPLY
104	DOES NOT COMPLY
105	DOES NOT COMPLY
106	DOES NOT COMPLY
107	COMPLIES
108	DOES NOT COMPLY
109	DOES NOT COMPLY
110	COMPLIES
111	DOES NOT COMPLY
201	COMPLIES
202	DOES NOT COMPLY
203	DOES NOT COMPLY
204	COMPLIES
205	DOES NOT COMPLY
206	COMPLIES
207	DOES NOT COMPLY
208	COMPLIES
209	DOES NOT COMPLY
301	COMPLIES
302	DOES NOT COMPLY
303	COMPLIES
304	COMPLIES
305	DOES NOT COMPLY
306	COMPLIES
401	COMPLIES
402	DOES NOT COMPLY
403	COMPLIES
404	DOES NOT COMPLY
405	COMPLIES
501	COMPLIES
502	DOES NOT COMPLY
503	COMPLIES
601	COMPLIES

TOTAL APARTMENTS	35	100%
REQUIRED COMPLIANCE	14	40%
COMPLIANT APARTMENTS	17	49%

APARTMENT DESIGN STANDARDS LEGEND

- D18 — ACCESSIBLE CIRCULATION PATH
- D20 — BALCONY / TERRACE AREA (P.O.S)
- D21 — STORAGE AREA
- D26 — ROOM AREA (INTERNAL AMENITY)
- D29 — BREEZE PATH (VENTILATION)

APT. 601

DESCRIPTION

- LEVEL 4
- 3 BEDROOMS
- 3 BATHROOMS
- MIN. 2.7m CH IN LIVING AREAS
- MIN. 2.5m CH IN UTILITY ROOMS

PARKING

CAR SPACES: 2

REQUIRED STORAGE

MIN. INTERNAL REQUIRED: 12m³
MIN. TOTAL REQUIRED: 18m³

PROPOSED STORAGE

INTERNAL:	31.4m³
EXTERNAL:	1.6m³
TOTAL:	33.0m³

APARTMENT DESIGN STANDARDS

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

DATE	REV	COMMENTS
06.11.25	B	TOWN PLANNING RFI 01
04.08.25	A	PLANNING ISSUE

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
APARTMENT COMPLIANCE PLANS - SHEET 16

DRAWING NO.
TP 715

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

CLAUSE 58 APARTMENT COMPLIANCE SUMMARY

68

APT. NO.	D18 STANDARD	D19 STANDARD	D20 STANDARD	D21 STANDARD	D26 STANDARD	D27 STANDARD	D28 STANDARD	D29 STANDARD
101	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
102	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
103	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
104	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
105	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
106	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
107	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
108	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
109	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
110	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
111	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
201	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
202	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
203	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
204	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
205	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
206	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
207	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
208	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
209	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
301	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
302	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
303	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
304	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
305	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
306	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
401	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
402	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
403	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
404	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
405	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
501	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
502	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	DOES NOT COMPLY
503	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
601	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES
TOTAL %	51%	100%	100%	100%	100%	100%	100%	49%

CLAUSE 58 ON-SITE & INTERNAL AMENITY OBJECTIVES

D18 (INTERNAL ACCESSIBILITY)
TO ENSURE THE DESIGN OF DWELLINGS MEETS THE NEED OF PEOPLE WITH LIMITED MOBILITY (MIN. 50% OF DWELLINGS TO COMPLY)

D19 (BUILDING ENTRY AND CIRCULATION)
PROVIDE EACH DWELLING AND BUILDING WITH ITS OWN SENSE OF IDENTITY (VISIBLE/ DISTINGUISHED ENTRIES/ SAFE/ INCLUDE A SOURCE OF NATURAL LIGHT OR VENTILATION

D20 (PRIVATE OPEN SPACE)
PROVIDE EACH DWELLING A BALCONY WITH MIN. 8m2 AND CONVENIENT ACCES FROM LIVING ROOM

D21 (STORAGE)
EACH DWELLING SHOULD HAVE CONVENIENT ACCES TO USABLE AND SECURE STORAGE SPACE

D26 (FUNCTIONAL LAYOUT)
ENSURING ALL DWELLINGS PROVIDE FUNCTIONAL AREAS THAT MEET THE NEEDS OF RESIDENTS

D27 (ROOM DEPTH)
TO ALLOW ADEQUATE DAYLIGHT INTO SINGLE ASPECT HABITABLE ROOMS

D28 (WINDOWS)
PROVIDE ADEQUATE DAYLIGHT INTO NEW HABITABLE ROOM WINDOWS (HABITABLE ROOMS SHOULD HAVE A WINDOW IN AN EXTERNAL WALL OF BUILDING)

D29 (NATURAL VENTILATION)
ENSURING THE LAYOUT OF DWELLINGS SHOULD MAXIMISE OPENABLE WINDOWS AND CROSS VENTILATION (MIN. 40% OF DWELLINGS TO COMPLY)

DATE	REV	COMMENTS
06.11.25	A	TOWN PLANNING RFI 01

CLIENT
VALLI

PROJECT
430-444 BRUNSWICK STREET
FITZROY VIC 3065

STATUS
TOWN PLANNING SUBMISSION

TITLE
CLAUSE 58 COMPLIANCE SUMMARY - SHEET 17

DRAWING NO.
TP 716

DATE PUBLISHED
6/11/2025

SCALE (A1)
AS INDICATED

Do not scale drawings.

All dimensions must be verified on site prior to commencement of works.

Information contained in this document is the copyright of Pandolfini Architects. Use or copying of this document in whole or in part without written permission of Pandolfini Architects infringes copyright.

361 Clarendon Street, South Melbourne
VIC 3205 Australia
info@pandolfini.com.au
03 9000 4899
ABN 77 600 572 165

PANDOLFINI

Renders



Brunswick Street Facade

Renders



Cecil Street Facade

Renders



Brunswick Street & Cecil Street Facade
Looking North-East from Brunswick Street

Renders



Cecil Street Facade
Looking North-West From Cecil Street

hansen

To:	Erryn Megennis	Date:	17.09.2025
Company:	City of Yarra	From:	Hansen Urban Design Team
Re:	**430-444 Brunswick Street, Fitzroy**		

Thank you for the opportunity to review the application package for the proposed 7 storey mixed-use (residential) development at **430-444 Brunswick Street, Fitzroy**. This review is based on the development proposal illustrated within the Architectural Plans Rev A prepared by Pandolfini Architects dated 4th August 2025. Following our site inspection, we have undertaken an urban design assessment of the proposal against the relevant planning policy and the contextual influences and characteristics of the surrounding area. We provide the following assessment in relation to urban design matters:

Site and context

The subject site is a large rectangular, corner site, positioned on the east of Brunswick Street and north of Cecil Street. It has a primary frontage of 38.59m along Brunswick Street and a secondary frontage of 36.37m along Cecil Street, with a total site area of 1,402m^2. To the rear is a 3.8m wide laneway where vehicle access is provided for private car parking. The site currently comprises a single storey brick warehouse occupied by 'Swimwear Galore'. The site itself falls approximately 1.03m from northwest to southeast and contains no vegetation.

The site is well serviced by public transport, with Tram route 11 running directly along Brunswick Street (to the west) and bus route 546 along Alexandra Parade (to the north). Tram route 96 and bus routes 250 and 251 along Nicholson Street (further to the west). Further east is Tram route 86 that runs along Smith Street.



Subject site and surrounding context (Nearmap)

The key site interface conditions are as follows:

- To the immediate **west** is Brunswick Street, a two-way main road within an approximately 20m wide road reserve, accommodating a central tram corridor, parallel parking on both sides, and footpaths with street trees. Across the street, at 443–451, is a row of 2 storey fine-grain shopfronts. To the south, at 439–441 Brunswick Street, are two 2 storey heritage shopfronts. Further south at 435 Brunswick Street is a single storey commercial warehouse with a high parapet, and beyond this at 433 Brunswick Street is a 2 storey red brick building.
- To the immediate **north** is 446 Brunswick Street, which comprises a 2 storey red brick heritage pub building occupied by the 'Royal Derby Hotel'. To the rear of the property is an outdoor beer garden deck area that directly interfaces with the subject site, creating potential sensitivities relating to overlooking and noise. Further north lies Alexandra Parade, a primary arterial road within an approximately 60m wide road reserve running east west. It functions as a key traffic corridor linking to the Eastern Freeway and comprises a wide central median, 6 westbound lanes to the south, and 4 eastbound lanes to the north.
- To the immediate **south** is Cecil Street, a one-way local road providing westbound movement between Brunswick Street and Smith Street. It sits within an approximately 10m wide road reserve, accommodating parallel parking, with narrow footpaths and street trees along both sides. Further south, across the street at 424–428 Brunswick Street, is a single storey brick building occupied by the local grocery store 'IGA'. Beyond this, the Brunswick Street frontage continues with a series of single and double storey heritage shopfronts that contribute to the established fine-grain character and reinforce the traditional retail function of the precinct.
- To the immediate **east** is a rear laneway, approximately 3.8m wide, accommodating limited two-way traffic movements. Further east are residential dwellings within the Neighbourhood Residential Zone (NRZ). Abutting the laneway at 101 and 103 Cecil Street are two single storey brick dwellings with secluded private open space (SPOS) to the back (to north). To the rear of these properties is another laneway, approximately 3.6m wide, which intersects with the laneway abutting the subject site. North of this laneway, also interfacing with the rear of the subject site, are 104 and 106 Alexandra Parade, which comprise two single storey brick dwellings with SPOS to the rear (to south).



Subject site from Brunswick Street



West – 435-451 Brunswick Street



North – 446 Brunswick Street – Royal Derby Hotel



South – 424-428 Brunswick Street (IGA)



East – 101 and 103 Cecil Street

The Proposal

The proposal seeks approval for the development of a 7 storey mixed-use building comprising residential, retail and office uses, with basement car parking.

Specifically, key components of the proposal are as follows:

- 2 levels of basement car parking (54 spaces), bike storage (14 bicycles), residential gym and end-of-trip facilities. The basement is accessed via the laneway to the rear of the site towards the north east.
- A Ground Floor comprising of a retail space (558m^2), an office with mezzanine area (362m^2) fronting Brunswick Street, and bike storage (5 bicycles). The core is located in the centre of the development, with the residential lobby to the west of the core and the commercial lobby to the east.
- The residential component of the development contains a dwelling mix comprising of 3 one-bedroom apartments, 25 two-bedroom apartments, 6 three-bedroom apartments, and 1 three-bedroom penthouse apartment.
- Level 1 comprises a light court located along the central portion of the northern boundary, providing daylight access to three adjoining dwellings.
- Level 5 comprises a communal rooftop terrace space (78m^2).
- The proposal rises to an overall height of 25.09m (measured from the east elevation), comprising of a 2 storey street wall (7.77m high). To the rear of the development, the Ground Floor is set back 1m widening the laneway. From Level 1, the building extends to the property boundary, before the upper rising form above Level 2 rakes back at 45 degrees to Level 6.
- The architectural expression adopts a contemporary, layered design with the podium articulated into three distinct components through varied materials and treatments. Brickwork and coloured tiling establish a fine-grain rhythm at street level, incorporating framed openings, projecting planters and a distinctive curved corner element that reinforces the scale and character of the precinct. The upper levels are unified by a lightweight glazed façade framed by vertical fins and horizontal slab edges, providing depth, articulation and transparency, while integrated planting softens the overall form.



Artist's Render of the proposal as viewed from Brunswick Street looking east

Planning Policy

The subject site is located within the **Commercial 1 Zone (C1Z)** which seeks to:

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

The subject site is also located within the following overlays:

The site is also affected by the **Development Contributions Plan Overlay – Schedule 1 (DCPO1),** along with the **Design Development Overlay – Schedule 2 (DDO2), Environmental Audit Overlay (EAO),** and the **Heritage Overlay – Schedule 311 (HO311)** and **Special Building Overlay (SBO).**

The **DDO2** contains the following Design Objectives:

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

The **HO311** contains the following Design Objectives:

- *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.*

The following State and Local planning policies are considered relevant:

- *Clause 02.03-1 – Settlement;*
- *Clause 02.03-4 – Built Environment and Heritage;*
- *Clause 02.03-6 – Economic Development;*



Zones



DCP01



DDO2



EAO

- *Clause 11.03-1S – Activity Centres;*
- *Clause 11.03-1L – Activity Centres;*
- *Clause 15.01-1S – Urban Design;*
- *Clause 15.01-1R – Urban Design Metropolitan Melbourne;*
- *Clause 15.01-1L – Urban Design;*
- *Clause 15.01-2S – Building Design;*
- *Clause 15.01-2L – Building Design;*
- *Clause 15.01-5S – Neighbourhood Character;*
- *Clause 16.01-1S – Housing Supply;*
- *Clause 16.01-1L – Location of Residential Development;*
- *Clause 55 Two or More Dwellings on a Lot and Residential Buildings; and*
- *Clause 58 Apartment Developments.*



HO311



SBO

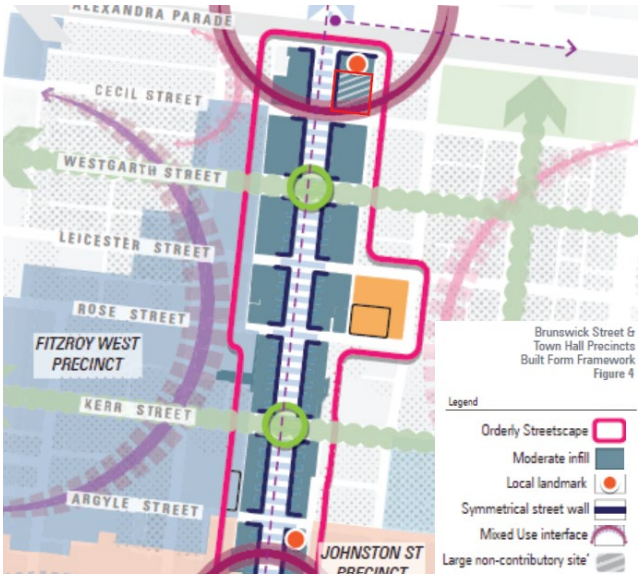
Other relevant documents include:

- The ***Draft Design Development Overlay – Schedule 29 (DDO29) (Brunswick Street Shops)*** which seeks the following design objectives:
  - *A new lower-rise to mid-rise character (ranging from 4 to 6 storeys) behind a consistent street wall north of Leicester Street and south of Johnston Street.*
  - *The existing low-rise character (ranging from 3 to 4 storeys) and consistent intact street wall between Johnston Street and Leicester Street.*
  - *The existing low-rise character (ranging from 3 to 4 storeys) at the intersections at Johnston Street and Gertrude Street.*
  - *To retain view lines to St Patrick's Cathedral and the St Luke's Church and to retain the prominence and integrity of corner heritage buildings, particularly at the Johnston and Gertrude Street intersections.*
  - *To ensure development maintains the prominence of the existing low-scale heritage street wall and fine-grain heritage character through recessive upper levels and a façade composition and articulation that complements the Brunswick Street character.*
  - *To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoid overshadowing of opposite footpaths on Brunswick Street, side streets and public spaces.*
  - *To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.*
- *Plan for Victoria (2025);*
- *Brunswick Street & Town Hall Built Form Framework (2019);*
- *Urban Design Guidelines for Victoria (2017);*
- *City of Yarra Urban Design Strategy (2011);*
- *Victorian Urban Design Charter (2010); and*
- *City of Yarra Built form Review (2003).*

Urban Design Assessment

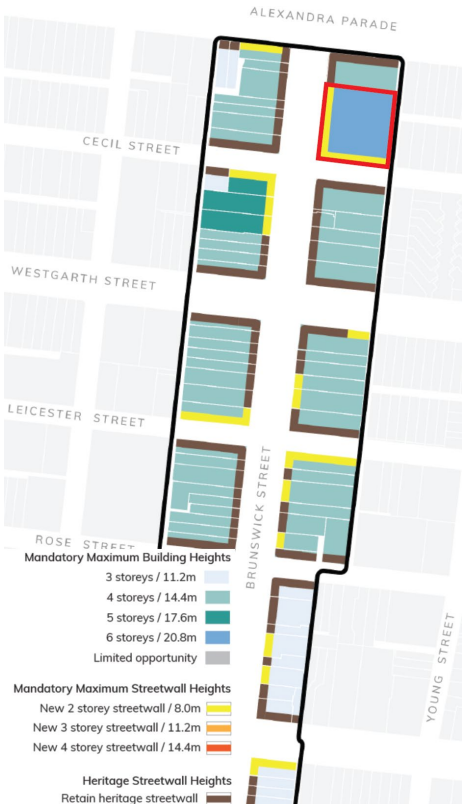
Strategic Context and Urban Form

- At a strategic level, the Yarra Planning Scheme seeks to reinforce Yarra's low-rise neighbourhoods by directing mid-rise buildings to appropriate locations, within major neighbourhood activity centres, employment areas, major regeneration areas and along boulevards. Clause 02.03-4 also seeks to '*ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or where there are no building height requirements specified, having regard to the physical and strategic context of the site.'*
- Council's ambitions regarding building form and scale are further outlined in Clause 15.01-2L (Building Design), which seeks to '*design development to reflect and respond to streetscape elements, including the pattern of development and building spacing'*. The policy also aims to '*support mid-rise development that contributes to a high-quality built form, demonstrates architectural design excellence, and provides a transitional scale to buildings in adjoining low-rise neighbourhoods, thereby protecting amenity and discouraging visual bulk'*.
- While the site sits within the Brunswick Street Major Activity Centre and has not been identified as a Strategic Redevelopment Site, there has been limited transformation of this low-rise, fine-grain mixed-use corridor. The established character remains defined by heritage shopfronts, narrow lot widths, and a prevailing scale of 2 to 3 storey development. Recent redevelopment activity has been limited along the northern portion of Brunswick Street and typically modest in scale, reinforcing the enduring consistency of the built form. This context highlights the strategic tension between accommodating mid-rise growth in activity centres and ensuring the protection of Brunswick Street's valued heritage fabric and fine-grain streetscape rhythm. Any proposal for substantial change in this location must therefore demonstrate a carefully considered transition in scale, architectural articulation that respects the intact heritage streetscape, and a contribution to the broader objectives of the activity centre without overwhelming the existing character.
- The Brunswick Street & Town Hall Built Form Framework (BFF) (2019) provides the strategic urban design basis for Draft DDO29. The Framework identifies the need to manage growth within the Major Activity Centre while retaining Brunswick Street's fine-grain heritage character. It establishes consistent street wall heights, requires recessed upper levels to maintain the prominence of heritage shopfronts, and promotes a sensitive and gradual transition between the commercial spine and adjoining low-rise residential areas.



Extract of the Brunswick Street & Town Hall Built Form Framework (2019) – Controls with subject site identified in red

- Draft DDO29 is proposed to be introduced into the Yarra Planning Scheme to establish built form controls for the Brunswick Street corridor. The draft overlay supports lower to mid-rise development (4 to 6 storeys) within the mixed-use precinct, ensuring the varied but predominantly low-scale heritage street wall remains the dominant element of the streetscape, with upper levels recessed. It also seeks to secure equitable development outcomes by requiring appropriate building separation and design responses that consider the development potential of adjoining properties, while ensuring a suitable transition to adjoining low-scale residential areas. The controls aim to protect these sensitive interfaces from unreasonable amenity impacts, including visual bulk, overlooking and overshadowing.
- Under the design provisions of Draft DDO29, the building height must not exceed 20.8m (6 storeys), with a maximum street wall height of 8m (2 storeys) to each road frontage. Upper level development above the street wall should be set back a minimum of 8m from Brunswick Street and 6m from Cecil Street, while the maximum rear boundary wall height should not exceed 8m, with an upper level rear setback defined by a 45 degree envelope. These provisions are intended to limit visual bulk and overshadowing impacts, maintain the prominence of the low-scale heritage street wall, safeguard daylight and sunlight access to the streets, and ensure a respectful transition to adjoining residential interfaces.



Draft DDO29 extract of overall building height requirements with site identified in red outline.

- Our urban design assessment has given limited weight to the Draft DDO29 given it is not yet being independently tested at a Panel Process or implemented into the Planning Scheme.

Building Form & Scale

Building Height

- Regarding overall height, the Draft DDO29 specifies a mandatory maximum of 20.8m, while the proposal reaches 25.09m, exceeding the mandatory limit by 4.29m.
- DDO2 applies to the northern portion of the site and seeks to recognise the importance of main roads to the image of the City and to recognise and reinforce the pattern of development and the character of the street. The DDO relates to the developments impact of Alexandra Parade.
- The subject site is a large, rectangular parcel identified within Draft DDO29 as offering the greatest development capacity along this section of Brunswick Street. Its size and rectangular configuration enables a more comprehensive built form response than is possible on fine-grain lots, which are typically constrained in depth and width and would require consolidation to accommodate development of a similar scale. While the site falls within HO311, identified as a non-contributory form by the heritage controls and therefore is less restricted and is more suitable an opportunity to accommodate a new, higher street wall presentation and upper form without undermining the heritage values that define the surrounding streetscape.

- Sightline testing from standing eye level directly opposite on Brunswick Street demonstrates that the visual impact of the proposed additional height has been carefully managed. As the uppermost level is recessed to a depth that ensures it is not visible from the opposite footpath or when viewed from this vantage point. As a result, the proposal maintains the established parapet line and shopfront rhythm that define the valued low-rise character of Brunswick Street. By recessing the seventh (top) storey, the perceived scale and visual bulk are contained, with the building presenting to the street as a mid-rise form consistent with the preferred character. This treatment ensures that the additional height (above the draft DDO's 20.8m metric) is largely concealed within the overall built form envelope without diminishing the prominence of the heritage fabric or intruding on the streetscape experience of Brunswick Street.



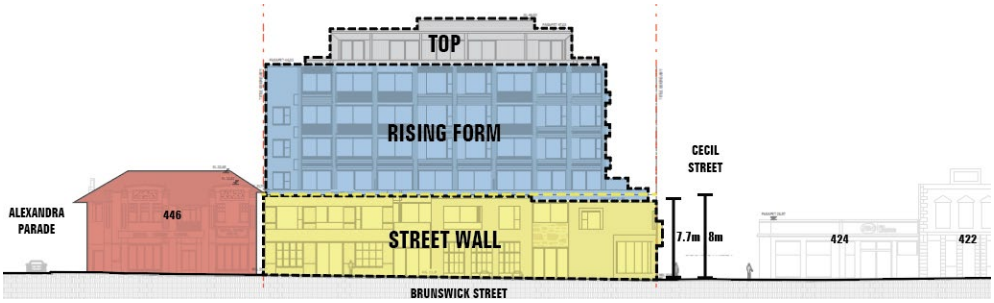
Brunswick Street Elevation with DDO29 building height overlaid



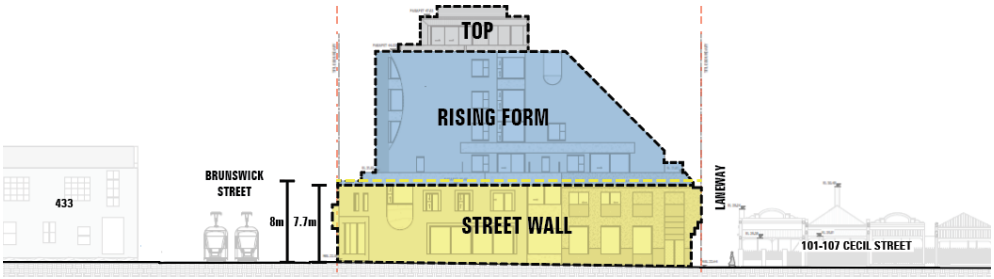
- Overall, the proposed height of 25.09m (7 storeys) marginally exceeds the Draft DDO29 mandatory limit of 20.8m by approximately 4.29m. We believe this variation is acceptable given the DDOs current lack of status, the site's capacity to absorb minimal additional scale without adverse offsite amenity impacts, the additional height is highly recessive and enables the proposal to remain respectful of the adjoining heritage building to the north and the proposal continues to read as a mid-rise form within from Brunswick Street, preserving the primacy of the heritage streetscape and maintaining pedestrian amenity.

Street Wall & Front Setbacks

- The Draft DDO29 specifies a mandatory street wall height of 8m along Brunswick and Cecil Streets, and requires that the street wall of infill development adjoining a heritage building must not exceed the height of the adjoining heritage building for a minimum length of 6m to retain the visual prominence of heritage buildings. The street wall on the corner of the building should continue the main frontage street wall height for a minimum of 8m to the side street (Cecil Street), with an appropriate transition in height to match the rear interface where required. Developments should also be built to both street frontages.



Brunswick Street Elevation with Draft DDO29 preferred street wall height overlaid

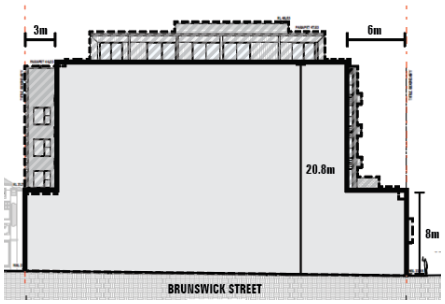


Cecil Street Elevation with Draft DDO29 preferred street wall height overlaid

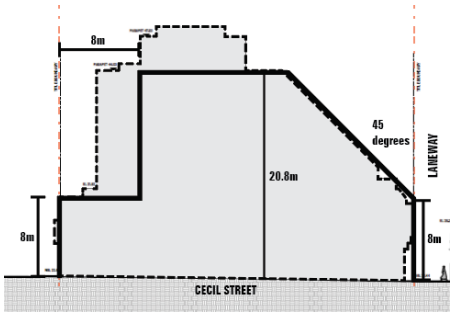
- The proposal establishes a street wall height of approximately 7.7m (2 storeys) to both Brunswick and Cecil Streets, which complies with the mandatory street wall height requirements set out in Draft DDO29. It does not exceed the height of the adjoining heritage pub, thereby retaining the visual prominence of the abutting heritage building on the corner. The proposed 2 storey street wall has been designed to introduce a vertical expression that subtly breaks up its presentation into three distinct modules along the broader Brunswick Street frontage. This fine-grain shopfront rhythm is acknowledged as a positive design attribute.
- Therefore, the proposed street wall is an acceptable outcome. It delivers a consistent and coherent built form to both frontages, respects the prominence of the adjoining heritage building, incorporated a fine-grain rhythm, and responds appropriately to the corner and rear interface.

Upper Level Setbacks

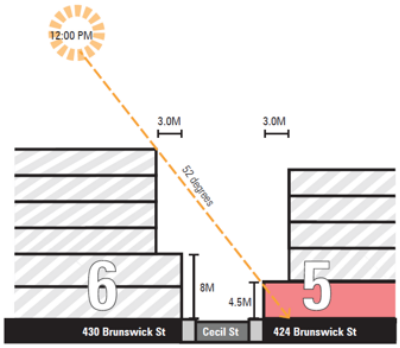
- The Draft DDO29 specifies a mandatory upper-level setback of 8m to Brunswick Street and a discretionary 6m setback to Cecil Street. By contrast, the Brunswick Street and Town Hall Built Form Framework (2019) establishes a 3m setback to Cecil Street.
- In response, the proposal does not comply with the setback requirements. Along Brunswick Street, the upper levels are set back 5m at Level 2, falling short of the mandatory 8m by 3m. Along Cecil Street, the setback is 5m, which is 1m less than the discretionary 6m sought in Draft DDO29, though greater than the 3m established in the 2019 Framework.
- We understand that the Brunswick Street and Town Hall Built Form Framework (2019) was prepared in collaboration with heritage consultants, with the generous 8m street wall control specifically designed to reinforce the prominence of the heritage forms within the streetscape. The subject site is a relative anomaly within Brunswick Street, comprising a broad frontage with a non-contributory building. Therefore, it lacks the heritage fabric, that the 8m setback seeks to protect and reinforce. In this context, the proposed 5m setback to Brunswick Street is considered an acceptable spatial separation, as it enables the street wall to continue respecting the adjoining heritage fabric, while the recess of the upper levels reduces visual bulk and ensures the parapet line remains clearly legible.
- However, this outcome could be further improved through the removal of the architectural fins (shade devices), which currently project 1.2m beyond the setback and create the impression that the recess is only 3.8m. Despite their slightly porous nature, these shade devices visually creep the mass of the rising form forward, towards Brunswick Street Their removal would clarify the setback, ensuring that a more notable 5m recession is visually legible and reinforces the prominence of the heritage parapet line. Given the western orientation of the façade, these shade devices could be replaced by operable louvers or screens, adding a dynamic element to the façade while ensuring a clear spatial separation between podium and rising form.



Brunswick Street Elevation with Draft DDO29 controls overlaid



Cecil Street Elevation with Draft DDO29 controls overlaid



The Brunswick Street & Town Hall BFF (2019) – Cecil Street cross section of equinox solar access

- Along Cecil Street, the proposal provides a 5m setback, representing a 1m encroachment against the discretionary 6m sought in Draft DDO29 but exceeding the 3m setback established in the Brunswick Street and Town Hall BFF (2019). The Framework has tested solar access outcomes and confirmed that a 3m (to a 6 storey form) setback is acceptable. On this basis, the proposed 5m setback is considered appropriate, with the 1m encroachment being minor.
- In summary, while the proposal does not meet the upper-level setback metrics specified in Draft DDO29, the 5m recesses to both Brunswick and Cecil Streets are considered acceptable (subject to the removal of the fins), as they achieve an appropriate separation and reduce visual bulk.

Rear Interface

- The Draft DDO29 specifies that the rear boundary wall height must not exceed 8m to the adjoining NRZ, with all upper levels set back and contained within a 45 degree setback profile measured from this boundary.
- The proposal provides a rear wall height of 7.7m, with the upper levels designed within a sloped façade to comply with the envelope. Given the interface to the secluded private open space of 101 and 103 Cecil Street, and 104 and 106 Alexander Parade, the sloped treatment provides a clear sense of separation, minimises overshadowing and reduces the perception of building bulk to these sensitive residential properties.
- At Ground Floor, the proposal is set back 1m abutting the rear laneway. This setback effectively widens the laneway, aiding its functionality. This arrangement is acknowledged as a public benefit.
- Therefore, the rear interface is considered to present an acceptable outcome.



Artist Impression - articulation of the rear interface

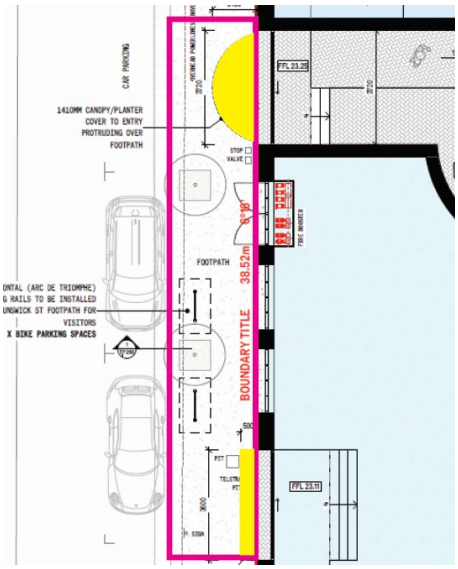
Building Separation

- The Draft DDO29 requires developments to '*considers adjacent properties in terms of outlook, daylight and solar access to windows, as well as managing visual bulk.'* For buildings of up to 27m, a setback of 3m from the common boundary is required where a window facing the common boundary is proposed or exists on the adjoining property.
- The proposal provides a 3m setback from Levels 2 to 5 along the northern boundary. Most north-east apartments are built to boundary; however, no windows are proposed or orientated toward the adjoining property at this location, with the outlook instead directed east and west. Where the building is set back, windows are incorporated to ensure adequate daylight and outlook. The adjoining northern property is considered unlikely to be redeveloped given its pub use, further limiting any risk of future amenity conflict.
- Therefore, the proposed building separation is considered to present an acceptable outcome.

Site Plan

We are generally supportive of the overall site planning response and make the following comments:

- The entry points to the commercial, residential and retail spaces are thoughtfully arranged along Brunswick Street, segmented into three components that clearly delineate their entry points. This arrangement optimises activation of the retail and commercial tenancies while ensuring residents are provided with a secure and separate access point. For the retail and commercial spaces, the integration of an internal ramp within the entry itself, rather than projecting onto the external pedestrian footpath, is considered a positive outcome that supports accessibility without disrupting the public realm.
- Draft DDO29 requires buildings with Ground Floor commercial activity to provide a minimum floor to floor height of 4m to facilitate such uses. The proposal delivers a commercial tenancy to the north and a retail tenancy to the south, ranging in size from 362m^2 to 558m^2, each with a floor to floor height of 4m. This complies with the control and ensures flexibility for a range of future uses. The southern retail tenancy will contribute to a high level of activation along both Brunswick and Cecil Streets. Its curved corner profile will enhance sightlines at the street corner
- To the rear, the proposal introduces a 1m setback along the eastern boundary, widening the laneway, with an additional widening of 1.2m at the north-east corner at the ramp entrance. This treatment is beneficial as it better facilitates vehicle access and improves the spatial quality of the laneway, providing a more generous interface that enhances usability of this secondary network.
- The proposed substation, located on Cecil Street, has been carefully designed to integrate within the overall layout of the development. Its narrow presentation to the public realm minimises its impact on the streetscape, and the direct opening onto Cecil Street is a considered design choice. This approach ensures the substation remains functional and accessible without overwhelming the public realm or obstructing pedestrian movement.
- Public bicycle parking is provided directly from Brunswick Street, with additional secure spaces located within the commercial lobby and basement, accessed via the core lift. This arrangement achieves a balance of convenience and security, supports sustainable transport choices, and aligns with policy objectives for integrated end-of-trip facilities.
- While we support the overall site layout approach, our review finds opportunity for minor improvements as along the western boundary, where the entry to the residential lobby and retail, features two planters that extend over the footpath, intended as weather protection to the entry points. These are narrow and do not provide sufficient cover or refuge for pedestrians, **consider adding awnings to enhance pedestrian comfort and weather protection.**



Extract of TP100 Rev A, location of overhangs and potential location for awnings

Architectural Form and Expression

- The proposal presents a distinct three-part composition with a strong, articulated 2 storey street wall, a slightly recessed rising form, and a highly recessed upper level. The stepped arrangement reduces visual bulk and allows the upper storey largely to be visually concealed.
- The podium is divided into three components defined by entry points, with variations in materiality and colour. The northern portion is expressed in a light tile, while the central portion adopts a similar light toned masonry treatment, resulting in limited distinction between the two. The southern portion introduces a contrasting blue-tiled volume that breaks up the frontage. While the use of light brickwork, deep reveals and integrated planting provide texture and visual softness, the similarity in tone between the northern and central sections diminishes the intended three-part articulation. Consideration should be given to introducing a more distinct tonal shift to either the northern or central portion, drawing from the warmer palette of the surrounding heritage precinct to better ground the podium and strengthen the legibility of the façade composition.
- The upper levels are expressed as a lightweight grid of vertical and horizontal elements framing generous glazed openings. The use of light-coloured fins (shade devices) introduces a sense of order and rhythm, while the transparency of the glass contrasts with the solidity of the street wall below. However, the projection of fins undermines the spatial separation between the podium and rising form. As discussed above these fins should be lessened or removed to increase the appreciation of the 5m separation and replaced by louvers or screens.
- The design strongly incorporates landscape as an architectural element, with substantial planters, trees, and palms embedded within podium terraces and projecting from upper levels. This greenery breaks up the built form, introduces vertical softness, and contributes to a distinct character of a "green façade" while improving amenity for residents. We defer to a landscape Architect to comment on the viability of the proposed treatments and planting provisions.
- The architectural expression is contemporary, layered, and highly articulated, blending robust masonry at the street edge with a lighter, transparent grid above and extensive landscaping. The result is a building that seeks to balance solidity and permanence at street level with a greener, more open and recessive character at the upper levels.

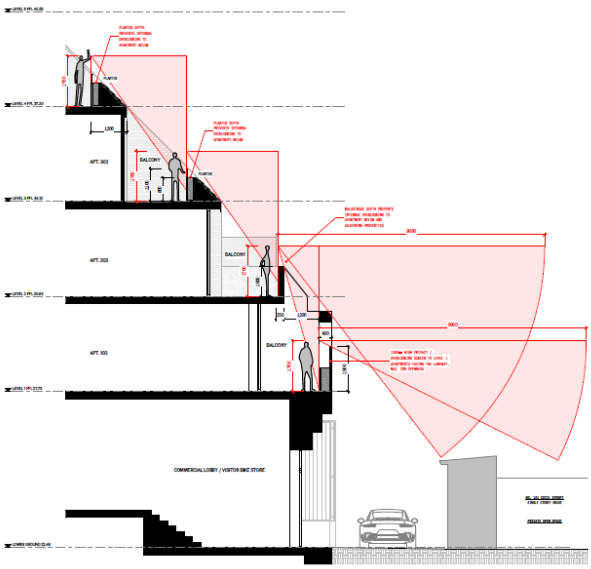


Artist Impression of Brunswick – Cecil Street corner

Offsite Amenity Impact

Overlooking

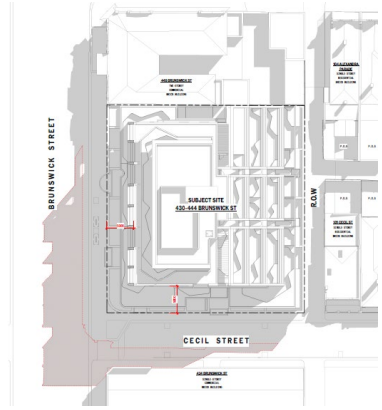
- Given the site's context within and adjoining a Neighbourhood Residential Zone (to the east), overlooking requires careful consideration. The abutting dwellings at 101 and 103 Cecil Street, 104 and 106 Alexander Parade contain secluded private open spaces to their respective rears. As the proposal is separated by a laneway and provides a sufficient setback, adequate distance is maintained between the proposal's habitable room windows and balconies and these neighbouring secluded rear yards. On this basis, no additional screening measures are required, and the separation is considered sufficient to prevent any unreasonable overlooking from the upper levels.
- Within the proposal, the rear balconies at Levels 1 to 4 give rise to some potential for downward overlooking/intervisibility matters. The sightline diagram on TP222 Rev A demonstrates that, although a 9m view cone does not directly reach the balconies areas on the level below, these private spaces do fall within the 9m downward view cone, with the upper portion of a person being visible if standing at the balustrade edge. While some downward overlooking may occur (depending on where an occupant is positioned on the balcony), the extent of this impact is considered minor, as the overlooking extent does not reach the floor level of the balcony and is therefore acceptable.



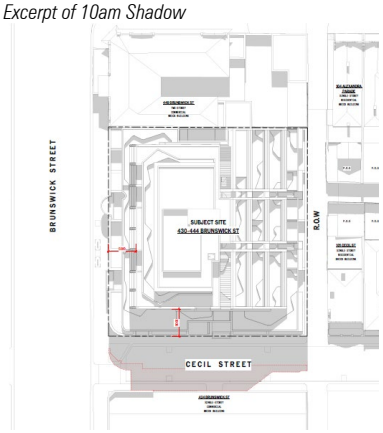
Extract of TP222 Rev A, showing overlooking impacts on abutting private open spaces within 430-444 Brunswick Street

Overshadowing

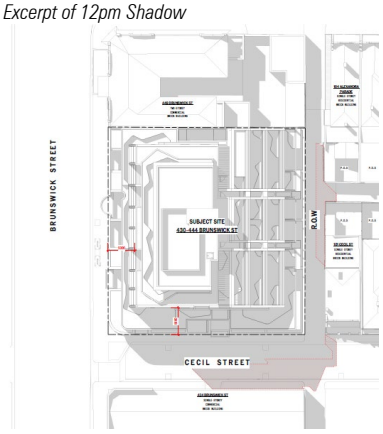
- The Draft DDO29 provides specific overshadowing requirements, seeking to avoid new overshadowing of the opposite footpaths of Brunswick Street and side streets greater than 10m in width between 10am and 2pm at the equinox.
- The proposal complies with this discretionary requirement along Brunswick Street, ensuring that no additional shadow is cast onto the opposite footpath within the designated times.
- While Cecil Street has a boundary-to-boundary width of approximately 10m, the proposal does result in overshadowing of the opposite footpath during 10am and 2pm. However, Cecil Street functions differently to Brunswick Street. It is a narrow secondary street, with limited pedestrian activity compared to the primary retail spine. The Brunswick Street & Town Hall BFF (2019) acknowledges that overshadowing will occur to the southern side streets and instead prioritises the protection of sunlight access to the upper levels of buildings, particularly the First Floor.
- In this context, the limited overshadowing to Cecil Street is considered acceptable. It does not materially affect the amenity of the public realm given the street's narrow profile and low pedestrian activity, and is more consistent with the flexible approach contemplated by the BFF. Importantly, the proposal maintains full compliance with the Brunswick Street requirement, which is the key objective of the overshadowing control.
- To the east, the adjoining properties at 101 Cecil Street and 104 Alexandra Parade are located within the NRZ and contain areas of secluded private open space (SPOS). While some additional overshadowing will occur, this is limited to the afternoon period, with shadows cast after approximately 2:30pm. Given that solar access to these areas is maintained between 9am and 2pm, in accordance with the Standard B4-3 of Clause 55, the impact is considered acceptable.
- While we do accept the overshadowing impact to Cecil Street is inevitable, **we recommend that shadow diagrams clearly demonstrate that no unreasonable impact occurs to First Floor levels along the southern side of Cecil Street**, in line with the BFF.



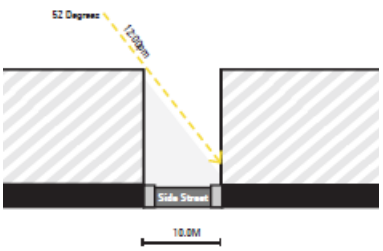
Excerpt of 10am Shadow



Excerpt of 12pm Shadow



Excerpt of 2pm Shadow



The Brunswick Street & Town Hall BFF (2019) – 12pm equinox solar angle along 10m wide side streets

Conclusion

In summary we are generally supportive of the proposal in terms of its overall height and configuration, however further, relatively minor improvements are required. We acknowledge the proposal's 2 storey podium scale and its presentation, incorporating vertical expression to break up the broad Brunswick Street elevation. We also broadly accept the massing of the rising form but seek reduction/removal of the protecting shade devices to the Brunswick Street rising form profile. The incorporation of a highly recessive top floor is considered acceptable, given it has no additional offsite amenity impact and is essentially visually concealed. We have outlined a series of recommendations to further refine the proposal and to ensure it more closely aligns with the ambitions of both the draft DDO29 and principles of good urban design, while also ensuring a suitable 'fit' into the heritage rich Brunswick Street streetscape.

Our recommendations formed through this urban design assessment are as follows:

- **Consider adding awning/s projecting over the footpath to provide shelter and improve pedestrian comfort and refuge opportunities.**
- **Consider introducing a stronger tonal contrast, drawing from the surrounding heritage palette, to better ground the podium and strengthen its legibility.**
- **Confirm in sectional shadow diagrams that no unreasonable shadow impacts will occur on the First Floor levels on the southern side of Cecil Street.**

Should you have any further enquiries regarding this advice, please don't hesitate to contact the Hansen Urban Design Team on 9664 8844.

Yours faithfully,

Urban Design Team

Hansen Partnership Pty Ltd

17/09/2025

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

12 December 2025

SLR Ref No.: 640.030695.00115 430-444 Brunswick St Fitzroy 20251208

Attention: Erryn Megennis
City if Yarra
PO Box 168
RICHMOND 3121

RE: 430-444 Brunswick Street, Fitzroy
Development Application Acoustic Review
PLN25/0629

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to review the acoustic report prepared in relation to the mixed use development proposed for 430-444 Brunswick Street, Fitzroy.

Details of the report are provided below:

- Title: 430-444 Brunswick Street Fitzroy, Acoustic Town Planning Report
- Date: 23 September 2025
- Reference: 25014-TP01(1)
- Prepared by: Metro Dynamics Pty Ltd
- Prepared for: Pandolfini

In addition to the usual planning acoustic issues the provided report includes building construction advice for ensuring that the National Construction Code requirements are met. SLR has not reviewed this section of the report because it is not usually included in planning acoustic reports in Victoria (i.e. these matters are reviewed and approved by the building surveyor).

1.0 Background

(Reference: Section 1 and Appendix 1 of the report)

The project is a 6 level mixed use development with ground floor retail, 5 levels of apartments + 2 levels of basement carparking.

- The acoustically significant aspects of the proposal are identified as:
  - Site exposure to high levels of environmental noise, due to traffic and trams and potentially due to music and patron voice.
  - 2 level basement carpark with ramp access (no car stackers).
  - Basement loading bay
  - Basement and ground floor waste collection
  - Two ground floor commercial tenancies, with one likely to be a small grocery store and the other an office.
- Nearby noise sensitive receivers are identified in the attached marked up aerial as the single level dwellings to the east of the subject site.
- Potential sources of noise to the development are identified as road traffic and trams, music and patron voice noise from the Royal Derby Hotel (north of site).

SLR Comments: *The acoustically significant aspects of the proposal have generally been identified.*

We note there is an outdoor patron area at the eastern end of the hotel site. While there are no windows shown directly overlooking the outdoor patron area, there are some east and north facing apartments that may have exposure to noise from this area.

We also note that the development carpark will be accessed via the lane to the east of the development site, adjacent existing single storey dwellings that appear to have habitable window directly to the laneway. This is a further new source of potential noise impacts to these existing dwellings

2.0 Noise Criteria

(Reference: Section 2.1 of the report)

The report provides recommended maximum design sound levels in Table 1. These are derived from AS/NZS2107 but used as long term average levels (. These levels are proposed to be used for road traffic noise, trams, and noise from the building's own mechanical plant and equipment.

The design levels are:

- Bedrooms – 35 dBA LAeq,9h (10pm to 7 am)
- Living rooms - 40 dBA LAeq,15h (7 am to 10 pm)

Metro Dynamics state that, due to the site's high exposure to environmental noise, these levels can be expected to be exceeded by up to 5 dB. They observe that design to address these exceedances will be impractical for this site and indicate that the resultant noise levels are likely to be acceptable.

Design internal noise levels are also presented for fire emergency plant.

In Section 2.2.1 of the report Metro Dynamics acknowledges clause 53.06 of the planning scheme, which requires new residential development to control live music emissions from venues within 50 m to ensure that the Nose Protocol internal noise limits are met.

SLR Comments: *The design sound levels are appropriate for road traffic noise. We note however, that the City of Yarra provides further guidance on indoor design levels for external noise ingress in the document 'Guidelines- managing noise impacts in urban development', March 2022 (the Guidelines), as per the requirements of Yarra Planning Scheme 13.07-1S*

The recommended design criteria for road traffic and tram noise are:

- *Bedrooms – 35 dBA LAeq,8h (10pm to 6 am) and not more than 40 dBA LAeq,1h (10 pm to 7 am) and 55 dBA LAmax (Reference, Sections 3.3 and 4.3 of the Guidelines)*
- *Living rooms – 40 dBA LAeq,16h (6 am to 10 pm) and no more than 45 dBA LAeq,1h and 60 dBA LAmax.*

The criteria proposed by Metro Dynamics are generally consistent with the day and night average targets provided in the Guidelines, however it is unclear whether the potential exceedances alluded to by Metro Dynamics are of the day and night average levels, or occasional hourly exceedances.

Metro Dynamics do not appear to have assessed maximum noise levels from tram passbys.

The project's own mechanical plant serving common areas of the development (as opposed to plant and equipment located within, and serving, individual apartments) should meet the relevant Noise Protocol limits. For noise transmitted through the building structure (e.g. riser

shafts, walls or ceilings, these limits are effectively equal to the external Noise Protocol limit less 20 dB.

We note that other sources of noise, including existing mechanical plant, music and patron voice noise should be assessed to different criteria under the Guidelines. See the following sections of the Guidelines:

- *Noise from existing mechanical plant - Section 5.3.*
- *Music noise from existing premises – Section 6.3 (generally consistent with clause 53.06 however is not restricted to live music)*
- *Patron voice noise – Section 7.2.4*

Noise from the above described sources is dealt with differently to road traffic noise as part of a general 'agent of change' approach to impacts, with potentially more onerous criteria designed to minimise the likelihood of complaint about noise that may be formally assessable to environmental noise limits (e.g. music and mechanical plant), and / or is potentially more intrusive than road traffic noise (e.g. human voice noise).

3.0 Quantification of Noise Impacts

(Reference: Section 2.2.1 of the report)

Metro Dynamics measured existing environment noise on Brunswick Street and Alexandra Parade during the day on the 17 July 2025 (Thursday) and during the night of 23-24 July 2025 (Wednesday night / Thursday morning). The measured levels are summarised in Table 3 of the report and were: 68-73 dBA LAeq during the day and 66 dBA LAeq at night.

They note the following with respect to potential entertainment noise impacts:

- 451b Brunswick Street (diagonally opposite the subject site) – this site is a licensed food and drinks premises and is observed to be a potential source of music noise. However Metro Dynamics state that that noise from the premises is insignificant in comparison to tram and traffic noise.
- The Royal Derby Hotel (446 Brunswick Street, immediately north of the subject site). The venue is observed to be a historical live music venue however is stated to be not currently used for live musical performances. Background level music and patron voice noise was noted during their attended measurements however the noise was observed to be insignificant in comparison to road and tram noise. Metro Dynamics also state that the hotel currently offers accommodation on the first floor. If live music is reintroduced to the venue it will need to comply in these first floor accommodation rooms, thereby also ensuring compliance at the proposed residential development. They also argue that the venue would be the 'agent of change' were it to reintroduce live music and would therefore be responsible for ensuring compliance at the subject development.

SLR Comments: *The report does not provide much detail regarding the measured noise levels, including the time, duration and precise locations. This information should be included for transparency.*

With regard to the quantification of potential music and patron voice emissions, it is recommended that measurements and observations be carried out on a Friday or Saturday night, and on more than one occasion, in order to ensure that worst case impacts are captured.

With regard to Metro Acoustic's observations relating to music and patron noise from the neighbouring venues:

- *Their comments in relation to 451b Brunswick Street are consistent with our understanding of that venue's permitted operations (this venue went through planning recently and SLR has documentation for it in our files).*
- *Their comments in relation to the Royal Derby Hotel appear reasonable and are consistent with information provided on the Hotel's web page. However we note that the observations were carried out on Wednesday night. Music and patron noise emissions are best quantified on a Friday or Saturday night because these nights are traditionally busier. Some web based data for the hotel also suggests that live music may still take place at the venue. Confirmation from the hotel that it is not a live music venue and that it hosts background level music only, would be required to confirm that the issue of music from this venue has been satisfactorily addressed.*

  With respect to the venue's potential for introducing live music in the future (should it not currently host live music) and the venue being the agent of change should this occur, we agree that this is likely to be the case, particularly given the way the Noise Protocol and clause 53.06 are written. Both documents focus on protecting existing live music venues from encroachment and do not give consideration to the protecting traditional, but currently inactive, live music venues.

  With respect to the venue's own accommodation offerings, SLR is not comfortable with these being used as a form of insurance that high levels of music don't or can't be played in the venue. The issue of compliance in these accommodation rooms is a matter for venue to manage.

In summary, while live music emissions from the considered venues may not be an issue, we recommend that measurements and observations are nevertheless conducted on at least two occasions on busier nights of the week in order to ensure that current worst case impacts from these venues; from any others not identified in the report, and from general street noise (patrons and traffic) are appropriately quantified. Measurements and observations should also be carried out in (or next to) the beer garden of the Royal Derby Hotel to enable music and patron voice noise from this use to be quantified. Cooperation from hotel management is likely to be required.

4.0 Road Traffic Noise Assessment and Recommendations for Noise Control

(Reference: Sections 2.2.2 and 2.2.3 of the acoustic report)

An explicit assessment of road noise to apartments is not provided in the report.

Advice for glazing upgrades to address the measured levels of road traffic noise is provided in Section 2.2.2. Three levels of façade upgrade are proposed, with the most onerous comprising 8.38mm thick laminated glass / 16 mm airgap / minimum 12.5 mm VLAM Hush laminated glass or similar. Glazing throughout the project is to be not less than 6mm glass / 12 mm airgap / 8.5 mm VLAM Hush glass or similar.

Recommended minimum acoustic ratings are provided for the glass units and separate advice is provided for ensuring that the rating of the glazing is not compromised by the frames, seals and mechanisms.

Marked up architectural plans showing the locations of upgraded glazing are provided in Appendix A.

Advice, in the form of recommended minimum Rw+Ctr ratings, is also provided for façade walls. Example wall types for high performance façade walls are not included in the report.

SLR Comments: *The information missing from the report with respect to a road traffic noise assessment is:*

- *Information as to whether the measured road traffic noise has been adjusted to obtain the day and night average levels, and*
- *Information regarding the assumed level of noise at facades of the building and comment on how these have been derived from the measured levels.*

In the absence of an explicit assessment of road noise SLR has assumed that the measured levels have been used as the day and night averages and that adjustments have been made for setback from Alexandra Parade and for any shielding.

The proposed glazing acoustic requirements specify an acoustic rating for the IGU only of the windows and not of the entire window and frame system. It is recommended that a specification be provided for the entire glass and frame system (including any sliding doors) such that the design criteria will be met. Window suppliers should provide proof of acoustic test performance of the entire system.

It is also recommended that example wall types for meeting the specified Rw+Ctr ratings are provided in the report. Achieving these ratings with lightweight constructions can have architectural implications.

5.0 Environmental Noise Limits

(Reference: Section 2.3 of the report)

Attended measurements of background noise were conducted to assist in the determination of noise limits. The measurement was carried out in a lane to the east of the development site on 25 July 2025 (location indicated in the marked up aerial included in Appendix A). The measured levels are not reported, however the identified noise limits are provided in Table 6. The limits are equal to the background noise level+5 dB and include a further -2dB adjustment for the likely tonality of the plant. The limits are, day: 43 dBA, evening: 46 dBA and night, 49 dBA.

SLR Comment: *Further detail of the background noise monitoring conducted should be provided in the report for transparency, including the times of the measurements and the measured levels.*

Noise Protocol limits for mechanical plant take into consideration land use zoning as well as background noise levels. The zoning levels should also be presented in the report.

We note that the identified limits are higher for the night than the day, which is unusual. This is probably a typo. However if background noise was higher at night, we would also like to see commentary on the source of the measured levels. Environmental background noise level for determining noise limits should, for example, not include industry noise that appears to be intrusive at the measurement point (Reference: Vic EPA Publication 1997, 'Technical guide: Measuring and analysing industry noise and music noise', p.16).

In summary, it is recommended that details of the background noise monitoring be included in the report along with the calculated zoning levels and the noise limits, in accordance with the Noise Protocol

6.0 Advice for Noise Control

(Reference: Section 2.3 of the report)

Metro Dynamics identify a large heat pump as a potential source of non-compliant noise to an overlooking apartment, and provide conceptual advice for controlling noise from the equipment.



SLR Comments: *A detailed assessment, including the sound power of the plant and the performance specification from the louvres is not provided. However, we recognise that this information is usually developed during the detailed design phase of the project and that the provided advice is conceptual only. It is however, recommend that the report include a statement to the effect that a detailed review of noise from all acoustically significant project mechanical plant is to be undertaken by a suitably qualified acoustical consultant during the design phase of the project to ensure that environmental noise limits are met.*

7.0 Other Matters – Laneway entrance to carpark and loading bay

The development carpark is accessed via a rear lane in close proximity to existing dwellings. This arrangement introduces new sources of noise, including private vehicle and truck passbys in close proximity to dwellings; carpark noise emissions (via the carpark entrance) to overlooking dwellings, and the like. The following factors have been taken into consideration in our review of this potential noise source:

- The site's proximity to Alexandra Parade, which carries over 40,000 vehicles per day.
- The location of the loading area deep within the basement carpark.
- The fact that there are no car lift or car stackers proposed.

Given the above, a reasonable acoustic amenity outcome due to use of and vehicle access to the carpark is likely to be achieved provided that the delivery schedules included in EPA Publication 1254, Noise Control Guidelines, are adhered to and provided that the carpark entry door is appropriately specified to ensure it does not generate high instantaneous noise levels

8.0 Summary

SLR has reviewed the acoustic report prepared by Metro Dynamics for the mixed use development proposed for 430-444 Brunswick Street, Fitzroy. The report identifies most noise issues to and from the development and provides advice for substantial façade upgrades to address noise ingress.

It is recommended that the report be updated to address the following matters:

Music and Entertainment Noise

- Quantification of entertainment noise on at least two nights of the week where worst case noise impacts can be expected. The measurements and inspections should be carried out after 10 pm on a Friday or Saturday and at least one of them after midnight. Measurement and observations should be carried out both in Brunswick Street and in (or next to) the beer garden of the Royal Derby Hotel. We further note that music noise, if audible at the site, should be quantified and assessed to the Noise Protocol Part II, and appropriate methodology in measurement adopted to exclude traffic passby noise (eg. by pausing of instrumentation).
- Confirmation from the Royal Derby Hotel (in writing) that the venue is not currently a live music venue.
- Entertainment noise should be assessed to the criteria detailed in the City of Yarra Noise Guidelines (as referenced in Yarra Planning Scheme 13.07-1S). Note that there are criteria applicable to all music (not just live music) and to patron voice noise.



Road traffic noise

- Details of the times, durations and precise locations of road traffic and ambient noise measurements.
- The noise levels used in the assessment, including any corrections for long term and hourly averages and for location and shielding (if relevant).
- Assessment of traffic noise and tram noise to the criteria provided in the City of Yarra Noise Guidelines or confirmation that these targets will be met by the current design.
- Provision of a specification for the entire glazing systems (doors and windows) rather than for just the IGUs.
- If lightweight wall constructions are proposed for the project, details of constructions that will meet the specified Rw+Ctr ratings.

Environmental noise emissions

- Details of the times and durations of background noise measurements. Commentary regarding the source of the measured levels should be provided to explain any anomalous results, should they occur.
- Presentation of Noise Protocol zoning levels, measured background noise levels and calculated noise limits.
- The report include a statement to the effect that a detailed review of noise from project mechanical plant is to be undertaken by a suitably qualified acoustical consultant during the design phase of the project to ensure that environmental noise limits are met.

Carpark

- The report include a statement that rubbish collection and deliveries to the basement carpark are to take place within the times permitted in EPA Victoria Publication 1254.
- The report consider noise impacts from the carpark entry door to nearby exposed dwellings (and habitable rooms) and specify maximum allowable noise levels from the door to achieve LAmax criteria (65 dBA external to windows) and Noise Protocol compliance

We further note that the report does not provide the name and qualifications of the consultant and it would be appropriate for this information to be provided.

Regards,

SLR Consulting Australia



Dianne Williams
Principal - Acoustics
dwilliams@slrconsulting.com

Reviewed by: Jim Antonopoulos
Technical Director - Acoustics
jantonopoulos@slrconsulting.com

MEL
CONSULTANTS

(ACN 004 230 013)

22 CLEELAND ROAD
SOUTH OAKLEIGH VIC 3167
AUSTRALIA

Ref: 25146A-DE-REV00

16th December 2025

City of Yarra
PO Box 168
Richmond VIC 3121

Attn: Erryn Megennis

Dear Erryn,

430-444 Brunswick Street, Fitzroy
Review of Vipac Wind Impact Assessment
Vipac Document Number: 30N-25-0127-TRP-109894-3 (17 November 2025)
Council Ref: PLN25/0629 (CREF25/00114)

The review of the Vipac Wind Impact Assessment is based on MEL Consultants' experience of wind flow around buildings and structures. This experience has been developed from a company experience of more than 50 years of desktop, wind tunnel, and full scale studies of environmental wind conditions in urban and sub-urban areas. No wind tunnel studies have been undertaken to support the review. Our comments are as follows:

- The Vipac Wind Impact Assessment has been prepared based on the experience of the consultancy and no wind tunnel testing by Vipac has been carried out to support the report. MEL Consultants have no issue with this approach for a desktop study as this is a common approach to provide architects, developers, and responsible authorities advice on the wind effects of the design.

- MEL Consultants have no issue with the Analysis Approach, Site Exposure, and Regional Wind Climate that have been used as the basis for the assessment. Vipac has clearly identified the process for the desktop assessment and this is

TELEPHONE: (03) 8516 9680 : Intl +613 8516 9680

consistent with the approach that MEL Consultants would take to prepare a desktop wind impact assessment. A clear description of the 430-444 Brunswick Street, Fitzroy, development has been provided along with reference drawings which are listed in the Appendix of the report. The reports references drawings date July 2025, which appears to be a typographical error as Appendix C refers to drawings dated October, 2025. The drawings submitted to the City of Yarra are dated 6th November, 2025, which are dated closed to the assessed drawings. For completeness, it is recommended that Vipac review the submitted drawings and confirm their conclusions.

- The pedestrian safety and comfort criteria are the City of Yarra Planning Scheme Clause 58.04-4 (Standard D17) criteria. MEL Consultants have no issue with these criteria The recommended criteria for the immediate surroundings streetscapes would be the walking criterion, the standing criterion for the entrances to the building, and standing criterion on the terraces. MEL Consultants have no issue with these recommended criteria and they agree with the City of Yarra expectations.

- The Vipac desktop wind impact assessment has concluded the following:

    - The wind conditions along ground level streetscapes are expected to satisfy the walking comfort criterion.
    - The wind conditions outside the ground level building entrances are expected to satisfy the standing comfort criterion.
    - The wind conditions on the terraces would satisfy the standing comfort criterion.
    - There would be no exceedances of the pedestrian safety criterion.

- MEL Consultants have concern with the assessment as it describes the expected wind conditions along Brunswick Street and Cecil Streets as high wind levels, but still satisfy the walking comfort criterion. Furthermore, a seven storey building surrounded low-rise buildings described by Vipac in Section 2.4, would be expected to have adverse wind impacts to the surrounding public and private spaces. To the north of the development is the outdoor area of the Royal Derby Hotel and to the

east are private open spaces of the houses and these locations have not been considered in the assessment. Due to the exposure to the prevailing wind directions over low-rise buildings, it would be MEL Consultants recommendation that the wind conditions for the proposed development are assessed by a wind tunnel model study.

Yours sincerely,

M. Eaddy
MEL Consultants Pty Ltd

TELEPHONE: (03) 8516 9680 : Intl +613 8516 9680

gjm heritage
Level 4, 182 Victoria Parade
East Melbourne, Victoria 3002

enquiries@gjmheritage.com
+61 (03) 9115 6566
gjmheritage.com

ABN: 76 608 238 017
ARBV: 51910

MEMORANDUM OF ADVICE:

HERITAGE REFERRAL ADVICE
430-444 BRUNSWICK STREET, FITZROY
[PLN25/0629]

PREPARED FOR:	Erryn Megennis, Statutory Planning Branch, Yarra City Council
DATE:	8 October 2025
FILE:	2025-039

1 BACKGROUND

GJM Heritage (GJM) has been engaged by the City of Yarra (Council) to provide heritage referral advice that will inform the preparation of a Planning Officer's report for planning permit application PLN25/0629 (the application) for the demolition of buildings and works for the construction of a multi-storey, mixed use building comprising an office, shop and dwellings (planning permit not required for commercial uses) at 430-444 Brunswick Street, Fitzroy (the subject site).

The subject site is located at the northern extent of HO311 – Brunswick Street Precinct, Fitzroy, and the Brunswick Street Major Activity Centre (MAC), included in the Strategic Framework Plan (Clause 02.04) of the Yarra Planning Scheme. The subject site is occupied by a single-storey brick warehouse building currently in use as a retail outlet which is graded 'Not Contributory'[1].

This memorandum provides a heritage analysis of the subject site and applicant's response to the heritage provisions of the Yarra Planning Scheme. Specifically, Council has requested heritage advice on the proposed redevelopment in with regard to the following:

- *The development's response to the HO311, including impact on neighbouring contributory and individually significant buildings.*

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

- *Note: There is a DDO (Schedule 29) proposed for Brunswick Street. The DDO is not yet incorporated into the planning scheme and has been referred to a Standing Advisory committee and Council is currently considering submissions, with a response to be presented at a later Council meeting. The DDO29 is not yet seriously entertained, but we will have some regard to it in our assessment.*
- *The proposed development has generally sought to respond to this proposed DDO.*

A site inspection was undertaken by GJM on 5 September 2025, when the subject site and its broader streetscape context were visually inspected from the public realm. All photos in this memorandum were taken during this site visit, unless otherwise stated.

Our analysis is based on the following planning permit application documents:

- *PA. 430-444 Brunswick Street - Town Planning Submission* architectural drawing set prepared by Pandolfini Architects, Revision A – Planning Issue, dated 4 August 2025
- Urban context report for *PA. 430-444 Brunswick Street* (Urban Context Report) prepared by Pandolfini Architects, dated July 2025
- *Heritage Impact Statement, 430-444 Brunswick Street, Fitzroy* ('HIS'), prepared for 430 Brunswick St Pty Ltd by Urbis Ltd, dated 8 August 2025
- *430-444 Brunswick Street, Fitzroy, Town Planning Report* ('Town Planning Report'), prepared by Urbis for Valli Group, dated 7 August 2025
- *430-444 Brunswick Street, Fitzroy*, Landscape Plans drawing set, prepared by Dangar Barin Smith, Revision A – For Planning, dated 1 August 2025

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

2 THE SUBJECT SITE

2.1 History

2.1.1 Brunswick Street, Fitzroy

The following has been adapted from the Statement of Significance for HO311 – Brunswick Street Precinct, Fitzroy/Collingwood (included in the City of Yarra Review of Heritage Overlay Areas 2007 – Updated March 2013, prepared by Graeme Butler and Associates), with additional information sourced from the City of Yarra's website.

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

Following the 1835 founding of the Port Phillip settlement, Fitzroy, including Brunswick Street, was one of the earliest areas to be subdivided and commercially developed. This development was rapid, and many of the structures initially erected were 'rude' and/or constructed in timber. These structures were demolished and replaced by more substantial and masonry buildings over the ensuing decades. By the late nineteenth century, Brunswick Street formed one of several major high streets in Fitzroy (including Smith Street and Gertrude Street), and including many shop residences as well as hotels and banks (which were typically located on prominent corner sites). A cable tram service (which was eventually electrified) was provided along Brunswick Street from the 1880s.

After World War II, there was a high concentration of migrants living and working in Fitzroy, and undertaking small-scale industrial activities. From the 1970s, Brunswick Street developed as one of Melbourne's most best-known 'bohemian' shopping strips, hosting cafes, bars, restaurants, hotels, bookshops and other boutique stores. This gritty character remains prominent to this day. The other key change in the precinct was the development of the site between Gertrude, Brunswick, Napier and Condell Streets as the Atherton Gardens social housing complex (1970-1972), which required the demolition of dozens of Victorian- and Edwardian-era shops and houses.

2.1.2 430-444 Brunswick Street, Fitzroy

The Heritage Impact Statement, '430-444 Brunswick Street, Fitzroy', prepared by Urbis Ltd (June 2024) includes a summary history of the subject site (Section 3.2, pp 9-16). The following timeline of key events is based on historical information provided in this summary.

- Following the initial Crown Land sales of Fitzroy in 1839, what would become the subject site was part of a large allotment roughly from present-day Alexandra Parade (to the north), Young Street (to the east), Rose Street (to the south), and Nicholson (to the west).
- The large allotment was subdivided as Fitzroy and Melbourne developed, Brunswick Street emerging as a predominantly commercial street.

- The 1855 Kearney *Map of Melbourne and its suburbs* indicates an early pattern of development and alignment of streets that generally accords with the existing layout in proximity to the subject site. Around this time, a hotel was established on the southeast corner of Brunswick Street and Riley Street (now Alexandra Parade) where the Royal Derby Hotel now stands (immediately north of the subject site at 446 Brunswick Street). Kearney's map shows this hotel as the 'William Tell Hotel', and five years later is listed as the 'Globe Inn' in the 1860 Sands & McDougall Directory.
- In 1865, the land between Cecil Street and Alexandra Parade fronting Brunswick Street was listed as being vacant.
- Fronting Alexandra Parade a resident, J. Wood, was listed between Brunswick Street and Napier Street and in 1868 a building registration application was made for a house on Brunswick Street by John Wood as owner/ builder.
- By 1870 Wood was listed as residing on Brunswick Street and by 1875, three buildings had been constructed on the section of Brunswick Street between Cecil Street to the south and Alexandra Parade to the north. Wood resided on the Brunswick Street and Cecil Street corner; a grocer operated from the central building; and a hotel remained on the Alexandra Parade corner, named the 'Derby Hotel'.
- The 1900 Melbourne and Metropolitan Board of Works (MMBW) plan shows a freestanding building constructed to the middle of the site, assumed to be Wood's residence. A building to the south of the hotel is likely the greengrocers and to the east within the block, stables and outbuildings were located, abutting the eastern laneway.
- An undated, early photograph of the Royal Derby Hotel shows a single storey building with a gable roof clad in corrugated metal and an awning then stood in the northernmost part of the site, at what is now 444 Brunswick Street.
- Although of poor resolution, an aerial photograph from 1931 shows built form on the site. This generally aligns with the footprint of the Wood's building indicated on the MMBW plans, and a comparatively larger footprint to the northern building at 444 Brunswick Street.
- Aerial photographs from 1950 show Wood's residence was a single storey building with a double hipped roof clad with what appears to be slate. They also depict the mixed character of Fitzroy at that point in time with hotels, residences, commercial buildings and warehouses evident within the immediate vicinity.
- A used-car sales room operated from the site by 1955. By c.1969, the early buildings on the site including the original Wood's residence had been demolished and replaced by a petrol station. The Corvette Service Station was listed in the street directories from at least 1960 to 1974.
- By c.1974, the petrol station had been demolished and the single storey brick building which currently exists on the site constructed.
- Other images from the 1970s and 1980s show the context of this part of Brunswick Street and Cecil Street during this period.

Note: this historical record contrasts with the assertion in the *City of Yarra Database of Heritage Significant Areas* that the current building on the site dates from the c.1930-40.

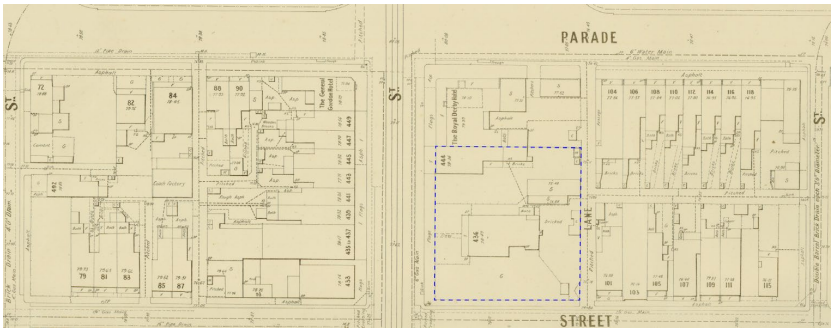


Figure 1. *Excerpt of 1900 MMBW Detail Plan 1211 showing subdivision pattern and building footprints.*

Subject site indicated by blue dotted line.

(Source: State Library Victoria, ID: bw0195)

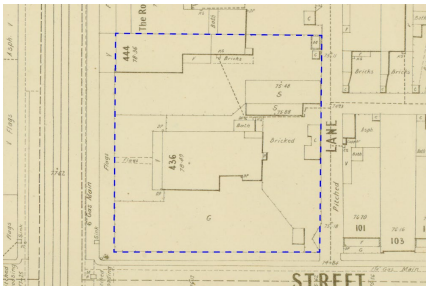


Figure 2 (left). *Extract of above, provided for clarity. Note the shop (abutting Royal Derby Hotel), house and outbuilding on the subject site (all since demolished).*



Figure 3 (right). *Royal Derby Hotel (undated) cnr Brunswick Street and Alexandra Parade.*

(Source: Figure 2 in 243-255 Smith Street HIS, p 4)

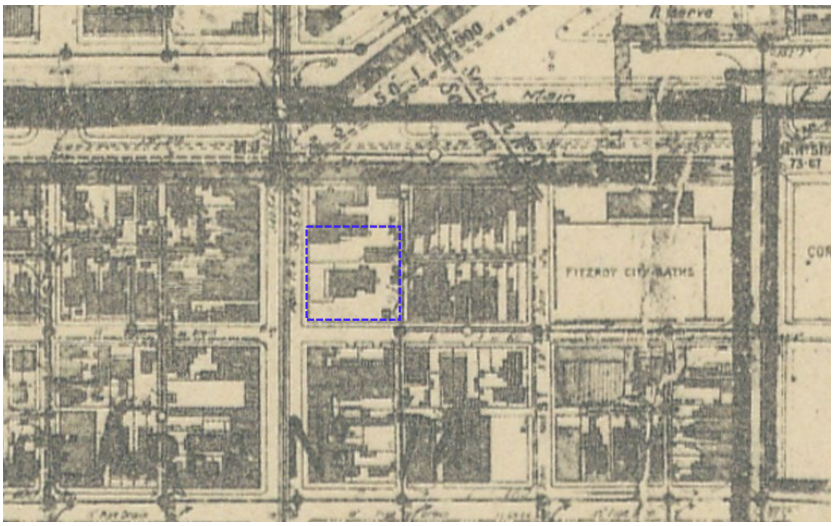


Figure 4. *Excerpt of Melbourne and Metropolitan Board of Works Base map no. 29, c1933-c1950, Fitzroy and Collingwood.*

Subject site indicated, Alexandra Parade and Queens parade at top of image.

Westgarth Street at bottom of image.

(Source: State Library Victoria)



Figure 5. *c.1969 photograph of 'Royal derby Hotel and adjacent BP Corvette Service Station, Brunswick Street' by Alan Jordan. Taken looking east across Brunswick Street.*

(Source: State Library of Victoria, ID: H2010.105/204c)



Figure 6. *Photograph taken between 1970 and 1974 looking southeast across Brunswick Street to the (then newly constructed) commercial building at the subject site. Committee for Urban Action.*

(Source: State Library of Victoria, ID: CUAFY16/9 Image 3)



Figure 7. *Photograph taken between 1970 and 1974 looking southeast across Brunswick Street to the (then newly constructed) commercial building at the subject site. Committee for Urban Action.*

(Source: State Library of Victoria, ID: CUAFY16/9 Image 4)

2.2 Description

2.2.1 Context

The subject site is located at the northeast corner of the intersection of Brunswick and Cecil Streets, in close proximity to Alexandra Parade. The site is one of few larger lots along Brunswick Street, which is generally characterised by its rows of historic shop/residences typical of similar 'high streets' in the City of Yarra and neighbouring municipalities. This part of Brunswick Street retains its one- and two-storey low scale height. The site forms part of the Brunswick Street Precinct (HO311) which extends from Alexandra Parade to Gertrude Street.

Immediately north of the subject site is the two-storey Royal Derby Hotel, which presents principal elevations to both Brunswick Street and Alexandra Parade. To the east, beyond an unnamed bluestone laneway, the site is neighboured by single-storey terrace houses that form part of the large HO334 - South Fitzroy Precinct.

2.2.2 Subject Site

The subject site occupies the northeast corner of the intersection of Brunswick and Cecil Streets, and is also accessible from the rear (east) via an unnamed bluestone laneway. It is one of the largest sites within the Brunswick Street MAC in terms of lot size, a legacy of the earliest pattern of subdivision in the area (dating to at least 1900). It is approximately square, presenting a 38m primary street frontage to Brunswick Street and measuring 37m deep from the primary frontage to the lane at the rear (east) boundary. The topography of the site is essentially flat.

The site is currently occupied by a large single-storey commercial building (c.1974) that, with the exception of a rectangular bay at the northeast corner (accessed via the unnamed laneway), is built to all four boundaries. It is of masonry construction with a tray deck roof concealed behind a parapet. The articulation of the principal (west) elevation turns the corner (which is chamfered), however the original brown face brick walls have been largely either overpainted and/or rendered. The north elevation of the building abuts the side (south) elevation of the adjacent Royal Derby hotel.



Figure 8. *Aerial image of the subject site (indicated in blue).*

(Source: Nearmap, accessed 3 October 2025, image dated 3 August 2025)



Figure 9. *Aerial (oblique) image of the subject site (indicated in blue) looking west (north to left of image).*

(Source: Nearmap, accessed 3 October 2025, image dated 1 December 2024)



Figure 10. *Looking northeast to the subject site (at centre, 'Swimwear Galore') from the west side of Brunswick Street.*



Figure 11. *Looking northeast to the subject site ('Swimwear Galore') from the west side of Brunswick Street.*



Figure 12. *Looking east to the subject site from the west side of Brunswick Street.*



Figure 13. *Looking southeast to the subject site (at right) from the west side of Brunswick Street at the intersection with Alexandra Parade. Royal Derby hotel at left.*



Figure 14. *Looking southeast to the subject site (at right) from the central median of Alexandra Parade. Royal Derby hotel at centre.*



Figure 15. *Closer view looking southeast across Brunswick Street to the subject site ('Swimwear Galore'), shown in the context of the one- to two-storey street wall.*



Figure 16. *Looking northeast from intersection of Brunswick and Cecil Streets to side (south) elevation of the c.1974 building at the subject site.*



Figure 17. *Looking northwest across Cecil Street to the southeast corner of the c.1974 building at the subject site. Unnamed laneway (at right) provides rear (east) access as well as a buffer between the subject site (C1Z) and the low-scale residential character of the area to the east (NRZ) (at right out-of-frame).*

3 PLANNING & HERITAGE CONTROLS

3.1 Clause 11.03-1L - Activity Centres

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

> *Support high quality mid-rise buildings in major and neighbourhood activity centres.*
>
> *Support development that improves the built form character of activity centres, while conserving heritage places, streetscapes and views to identified landmarks.*
>
> *Support development that sensitively transitions to interfaces with low-rise residential neighbourhoods.*
>
> ***MAJOR ACTIVITY CENTRES***
>
> ***Brunswick Street, Fitzroy***
>
> *Support development that responds to the character distinctions between the commercial land with frontage to Brunswick Street and the adjoining Mixed Use Zone.*
>
> *Retain the visual prominence of the consistent Victorian and Edwardian heritage streetscape, including municipal and local landmarks and street corner sites, with the exception of the Atherton Garden's precinct.*
>
> *Promote development that supports a mid-rise character above a consistent street wall north of Leicester Street.*
>
> *Protect primary views to St Patrick's Cathedral and St Luke's Church.*

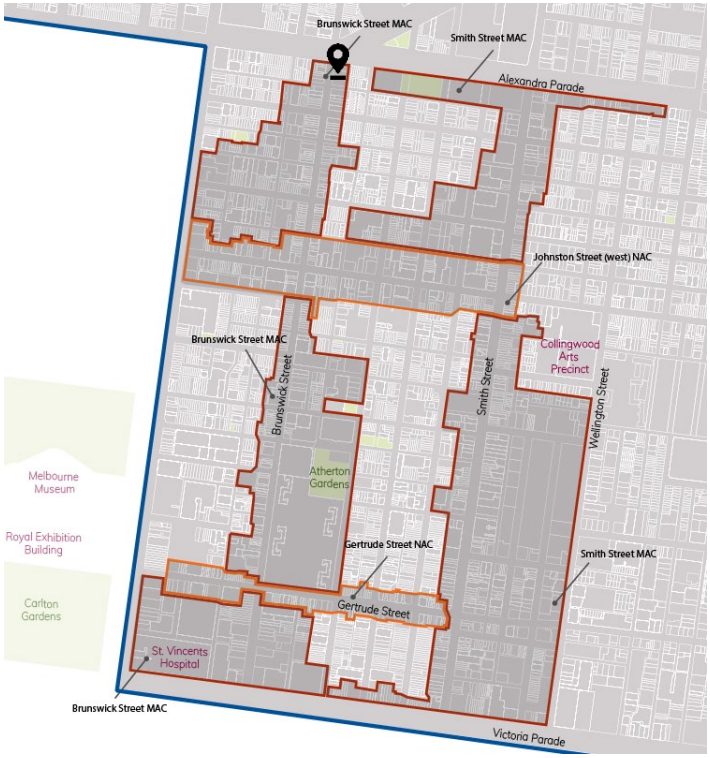


Figure 18. *'Major and Neighbourhood Activity Centres in Fitzroy/Collingwood Plan'. Location of subject site indicated by drop pin.*

(Source: Planning Schemes Online, Yarra Planning Scheme, Clause 11.03-1L)

3.2 Clause 15.03-1S – Heritage conservation

The State-level heritage policy at Clause 15.03-1S has the objectives of "ensur[ing] the conservation of places of heritage significance." It includes the following strategies of relevance to the application:

> *Encourage appropriate development that respects places with identified heritage values.*
>
> *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

3.3 Clause 15.01-1L – Heritage

The local heritage policy at Clause 15.03-1L applies to the subject site which is within the heritage overlay. The objectives of the policy are:

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

The strategies included in the local policy of most relevance to the application include the following:

> *New development, alterations or additions*
>
> *Promote development that is high quality and respectful in its design response by:*
>
> - *Maintaining the heritage character of the existing building or streetscape.*
> - *Respecting the scale and massing of the existing heritage building or streetscape.*
> - *Retaining the pattern and grain of streetscapes in heritage places.*
> - *Not visually dominating the existing heritage building or streetscape.*
> - *Not detracting from or competing with the significant elements of the existing heritage building or streetscape.*
> - *Maintaining the prominence of significant and contributory elements of the heritage place.*
> - *Respecting the following elements of the heritage place:*
>   - *Pattern, proportion and spacing of elements on an elevation.*
>   - *Orientation to the street.*
>   - *Setbacks.*
>   - *Street wall.*
>   - *Relationship between solid and void.*
>   - *Roof form.*
>   - *Verandahs and canopies.*

  - *Materials.*
- *Being visually recessive against the heritage fabric through:*
  - *Siting.*
  - *Mass.*
  - *Scale.*
  - *Materials.*
  - *Architectural detailing.*
  - *Texture, colours and finishes.*

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).

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

Commercial and industrial heritage places

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

Commercial heritage places

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

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

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

Conserve and enhance heritage shopfronts and verandahs.

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

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

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

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

Incorporate an angled splay to buildings on street corners where these are present on adjacent or opposite corners.

Services and equipment

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

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

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

Roof terraces and roof decks

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

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

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

3.4 Clause 34.01 – Commercial 1 Zone

The subject site is included in the Commercial 1 Zone (C1Z). It abuts the Neighbourhood Residential Zone (NRZ1) to the east.



Figure 19. *Diagram showing planning scheme zones within the vicinity of the subject site (indicated by black polygon) which is itself included in the Commercial 1 Zone.*

(Source: Adapted from data.vic.gov.au)

3.5 Clause 43.01 - Heritage Overlay

The subject site is included in HO311 – Brunswick Street Precinct, Fitzroy. It also abuts HO344 – South Fitzroy Precinct to the east.

The heritage citation for HO311 – which is attached in full to this memorandum at Appendix I – notes the precinct's local social, aesthetic and historical significance to the City of Yarra, and identifies a broad period of significance as follows:

> *The Brunswick Street Heritage Overlay Area, Fitzroy is a predominantly 19th and early 20th century commercial strip and includes the following key characteristics/*

The Statement of Significance attributes the significance of the Brunswick Street Precinct to the following (*inter alia*):

> ***What is significant?***
>
> *The Brunswick Street Heritage Overlay Area was among the first of Fitzroy's streets to develop commercially…The 1860s-1870s was a period of consolidation in*

Brunswick Street, as the rude structures of the early decades were replaced with more substantial premises. A cable tram (since electrified) aided Brunswick Street development from the late 1880s.

…

Aided by the North Fitzroy cable-tram service started in 1886, development of the street, and its architectural character, was virtually complete by the turn of the century, with a number of the original buildings being replaced in the Edwardian-era.

…

The street developed from the late 1970s as one of Melbourne's best-known and popular strips of bohemian cafes, bars, restaurants, hotels, bookshops and other boutiques…

How it is significant?

HO311 Brunswick Street Heritage Overlay Area, Fitzroy is socially, aesthetically and historically significant to the City of Yarra.

Why is it significant?

Brunswick Street Heritage Overlay Area, Fitzroy is significant:

- *As one of the first north-south thoroughfares through Fitzroy, dating from the 1840s, with simply detailed buildings from the 1850s-1860s;*
- *For its expression of the effects of the Melbourne Building Act (1849), that enforced the use of fireproof construction, determining early building was predominantly masonry rather than timber, and contributing to the survival of an unusually high number of early commercial buildings;*
- *As an important commercial precinct in Fitzroy particularly expressive of the late 19th and early 20th centuries when its influence extended throughout Melbourne, that includes:*
  - *Continuity and high integrity of upper level facades to their construction dates and use of a consistent façade module that promotes visual unity;*
  - *Some well preserved early shopfronts from the Victorian to the inter-war period;*
  - *Good and distinctive examples of Victorian and Edwardian-era architectural styles and ornamentation as evocative of the street's premier role in Fitzroy;*
  - *Architecturally significant examples of shop buildings from the 1920s and 1930s that relate well to the dominant Victorian-era and Edwardian-era scale and character;*
  - *Tramlines evocative of the first cable tramway and traditional street elements such as bluestone kerbs, pitched crossings, gutters and asphalt footpaths;*
  - *For the contribution of individually significant or well preserved buildings that express a range of the City's key development periods'*
  - *For the views of St Patrick's Cathedral as taken from within Brunswick Street's length, one of the most significant urban vistas in Melbourne; and*

- *For the street's recognition by the National Trust of Australia (Vic) for its special character within the Melbourne historic context.*

The Statement of Significance includes the following contributory elements, many of which are evident in close proximity to the subject site:

> *Contributory elements*
>
> *Contributory elements include (but not exclusively) typically one, two-storey, and some three-storey Victorian and Edwardian-era shops and residences:*
>
> - *Many with living accommodation over or at the rear of the shops,*
> - *Configured as continuous building rows with no front or side boundary setbacks;*
> - *Some architecturally distinctive and individually significant building designs;*
> - *Typically parapeted in form with concealed pitched roofs and some use of corner tower motifs;*
> - *Typically with vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;*
> - *Typically with stuccoed facades having ornamentation and trabeation (generally of around 6m wide module) derived from Italian Renaissance architecture but also with some bluestone random stonework, and face brick for early Victorian-era (bichrome, polychrome) and Edwardian-era (pressed red brick);*
> - *Limited use of upper level verandahs or loggias for residential use;*
> - *Once typically with extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings;*
> - *Once typically with large display windows at ground level, with recessed tiled or stone paved entries, with many remaining (for example 57-63 Brunswick St), also some metal framed (brass, copper) shopfronts for early 20th century buildings (for example Edwardian-era shopfront at 181-185 Brunswick St);*
>
> *Contributory elements also include:*
>
> - *Well preserved inter-war buildings and original early shop fronts, metal framed;*
> - *Architecturally significant buildings that express a range of key development periods in the City;*
> - *Tramlines; and*
> - *Traditional street elements such as bluestone pitcher crossings, kerbs, and gutters, cast-iron grates, and asphalt footpaths.*

The Incorporated Document, *City of Yarra Database of Heritage Significant Areas, March 2024* includes 430-444 Brunswick Street, Fitzroy, in the properties included in the Brunswick Street Precinct (HO311). The building is referred to as 'Showroom' dating from '1930-1940?' and is graded 'Not contributory' to the precinct, which is defined in the Incorporated Document as:

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

'External paint controls' and 'Solar energy system controls apply' are selected in the Schedule to the Heritage Overlay for HO311. Internal alteration controls, Tree controls, Outbuildings & fences controls and Prohibited uses permitted are not selected.

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

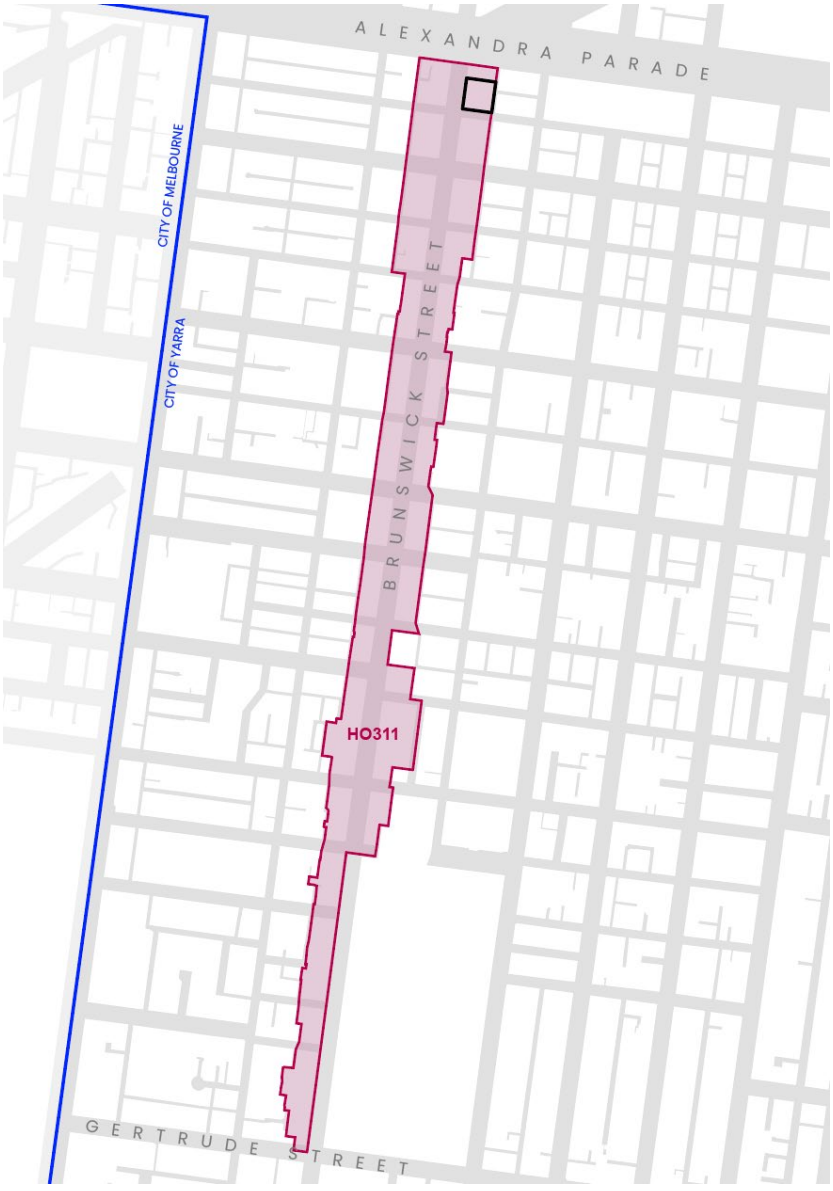


Figure 20. *Diagram of HO311 Brunswick Street Precinct, Fitzroy, with location of the subject site at 430-444 Brunswick Street indicated by black polygon at far northern end. Note: only HO311 is shown in this image, other heritage overlay places are not depicted.*

(Source: Adapted from data.vic.gov.au)



Figure 21. *Aerial image showing subject site (indicated by white polygon); land subject to the Heritage Overlay (pink).*

HO311 – Brunswick Street Precinct, Fitzroy.

HO334 – South Fitzroy Precinct at left of pink line.

HO355 – "Aqua Profunda" sign, VHR H1687.

(Source: VicPlan, accessed 12 October 2024)

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?
HO311	Brunswick Street Precinct, Fitzroy ***Incorporated plan:*** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No

Figure 22. *Extract from the Schedule to Clause 43.01 Heritage Overlay of the Yarra Planning Scheme.*

Clause 43.01 includes the following Decision guidelines of relevance to this application:

> *Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*
>
> - *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
> - *Any application statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
> - *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.*
> - *Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.*

3.6 Schedule 2 to Clause 43.02 – Main Roads and Boulevards (DDO2)

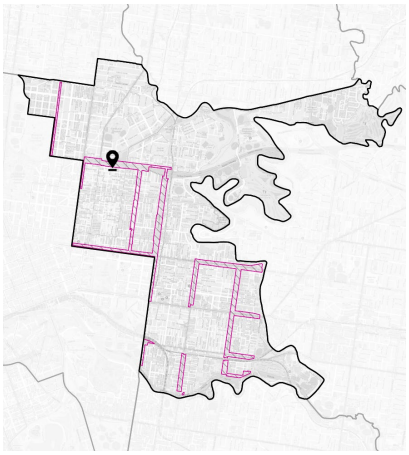
The northern part of the subject site is included in Schedule 2 to Clause 43.02 Design and Development Overlay – Main Roads and Boulevards (DDO2). DDO2 includes the following heritage-related design objectives of relevance to the application:

> *To retain existing streetscapes and places of cultural heritage significance and encourage retention of historic buildings and features which contribute to their identity.*
>
> *To reinforce and enhance the distinctive heritage qualities of main roads and boulevards.*
>
> *To recognise and reinforce the pattern of development and the character of the street, including traditional lot width, in building design.*

The following DDO2 Decision Guidelines are of relevance to the application:

- *The contribution of the proposal to the streetscape.*
- *The design, height and visual bulk of the development in relation to surrounding land uses and developments.*
- *The design, height and form of the development in relation to the built character of the street.*

This DDO principally relates to properties addressing main roads and boulevards such as Alexandra Parade rather than the historic high streets like Brunswick Street and only applies to the northern proportion of the subject site.



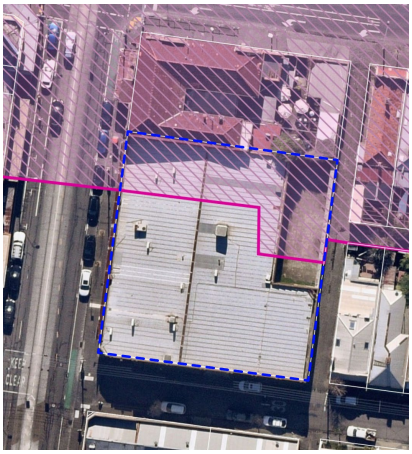


Figure 23 (left). *Diagram showing extent of DDO2 (pink hatch) within the City of Yarra (bold). Location of subject site indicated by drop pin.*

Figure 24 (right). *Diagram showing extent of DDO2 (pink hatch) at the subject site (indicated by blue dashed line). Image dated 3 August 2025.*

(Source: Adapted from data.vic.gov.au and Nearmap).

3.7 (Draft) Schedule 29 to Clause 43.02 - Brunswick Street Shops (DDO29)

The subject site is included in land that is subject to (draft) Schedule 29 to Clause 43.02 Design and Development Overlay – Brunswick Street Shops (DDO29). DDO29 generally aligns with the extent of land subject to HO311 - Brunswick Street Precinct and includes built form controls to guide future development along Brunswick Street. DDO29 does not yet form part of Yarra Planning Scheme and has been

referred to a Standing Advisory Committee as part of Amendment C271yara. As such, DDO29 is not yet considered 'seriously entertained' planning policy, but it is understood that Council will have some regard to the draft DDO in the assessment of the planning permit application [PLN25/0629].

(Draft) DDO29 includes the following heritage-related design objectives of relevance to the application:

1.0 Design objectives

To ensure development responds to the heritage character and open streetscape of Brunswick Street by supporting:

- *… a new lower-rise to mid-rise character (ranging from 4 to 6 storeys) behind a consistent street wall north of Leicester Street…*

To retain view lines to St Patrick's Cathedral and the St Luke's Church and to retain the prominence and integrity of corner heritage buildings…

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

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.

2.0 Buildings and works

2.3 Street wall height and front setback requirements

Development must not exceed the mandatory maximum street wall heights as shown in [Map 1] (Figure 25).

The street wall of infill development adjoining a heritage building must not be higher than the frontage street wall height of the adjoining heritage building, for a maximum length of 6 metres along the front boundary, with a mandatory maximum street wall height of 11.2 metres where an adjacent heritage street wall is taller.

Development should have no front or side street setback, unless an immediately adjoining heritage building is set back from the street, in which case infill development should match the front setback of the adjoining heritage building from the same street, excluding laneway frontages. Along Brunswick Steet, development should achieve a continuous street wall with no front setback.

The street wall on corner buildings should continue the main frontage street wall height for a minimum of 8 metres to the side street, with an appropriate transition in height to match the rear interface where required.

Development should retain the visual prominence of:

- *The heritage street wall in the vistas along the street.*

2.4 Upper level setback requirements

Upper levels above the street wall

Upper levels above the street wall along Brunswick Street and Johnston Street must be set back by a minimum of 8 metres.

Upper levels above a side street wall should be set back by a minimum of 6 metres.

Upper levels should:

- *Be visually recessive from Brunswick Street frontages 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.*

2.5 Building height requirements

Development must not exceed the mandatory maximum building height shown on [Map 1] (Figure 25).

Architectural features (except service equipment or structures) may exceed the mandatory maximum building height.

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

- *The equipment/structures do not cause additional overshadowing of secluded private open space to residential land, opposite footpaths, kerb outstands or plantings areas in the public realm;*
- *The equipment/structures are no higher than 2.6 metres above the proposed building height; and*
- *The equipment/structures occupy less than 50 per cent of the roof area (solar panels and green roof excepted).*

2.6 Interface requirements

Development on a rear boundary should not exceed the maximum heights in Table 1 (except where the rear boundary wall height is shown on Maps 1 or 2).

Table 1: Rear boundary wall heights

Adjoining Zone	*Maximum rear boundary wall height*
NRZ	*8m – whether or not separated by a laneway*

Upper levels above a rear boundary wall must be set back from the rear boundary and be contained within a 45-degree setback envelope, except for green infrastructure to support soft landscaping. The envelope's angle is to be measured perpendicular to the adjoining residential site's boundary (including where separated by a laneway), taken from the centre of the development site's boundary.

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

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

2.9 Other design requirements

Development should provide for green infrastructure to support soft landscaping and vertical greening (such as canopy trees where possible, green walls or planter boxes) to reduce the impact of the urban heat island and provide a positive contribution to the public realm.

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

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

Development should achieve good urban design outcomes and architectural excellence by including, but not being limited to:

- *facades which relate to the vertical and horizontal proportions of the traditional fine-grain, retail shop front character of Brunswick Street.*
- *Creating an appropriate ratio of solid and void elements.*
- *Creating visual interest through the arrangement of fenestration, balconies, and the application of architectural features including external shading devices, windows sills, etc.*
- *Maintaining an appropriate level of design simplicity by avoiding overly busy facades that rely on a multitude of materials and colours.*
- *Ensuring the building design down not compete with the more elaborate detailing of the heritage building(s) on the subject site or adjoining land.*
- *Avoiding large expanses of glazing with a horizontal emphasis, except to ground floor shopfronts.*
- *Minimising projections such as balconies, building services, architectural features (other than shading devices, mouldings etc.) which intrude into a setback or visually dominate the façade.*

Lower levels of development should:

- *Be designed to accommodate commercial activity at the ground floor, incorporating a commercial floor height of approximately 4 metres floor to floor height.*
- *Include fine grain design that engages the pedestrian and provides detail, articulation, depth, materiality and rhythm that contributes to a high-quality street interface and where appropriate integrates seating perches into street facades.*
- *Locate building services entries/access doors and cabinets away from the primary street frontage, or where not possible, they should be sensitively designed to integrate into the façade of the building and complement the street frontage and character.*

The design of upper levels of development should:

- *Be well-designed and articulated and where appropriate utilise design techniques such as architectural rebates of sufficient depth and/or range of parapet heights to break up the building mass across wide frontages.*

- *Distinguish between the lower and upper levels through materials and articulation, with visually lightweight materials and colours applied above the street wall.*
- *Incorporate green infrastructure as an integral part of the building fabric to support soft landscaping.*
- *Be designed so that side walls are articulated and read as part of the overall building design and not detract from the streetscape when viewed from direct and oblique views along the streetscape.*

The following DDO29 Decision Guidelines are of relevance to the application:

6.0 Decision guidelines

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

- *whether the requirements in Clauses 2.2 to 2.10 are met;*
- *whether the proposal achieves adaptable and practicable floor plan layouts for various uses over time, including for service access points to the rear and sides where possible.*
- *Whether the proposal provides a high-quality public realm interface that either activates the street edge or provides an engaging and well-designed street interface, and contributes positively to the pedestrian environment and other areas of the public realm.*
- *Whether the design of the development fronting Brunswick Street achieves a fine grain, traditional retail shop front character.*
- *Whether development retains the prominence of the heritage street wall in the vistas along Brunswick Street.*
- *whether a strong sense of separation between upper levels and street walls is achieved when viewed from the opposite side of the street.*
- *Whether the proposal responds to the presence of heritage buildings either on, or in close proximity to the site through a suitable transition in scale of street-wall, upper level setbacks and building height.*
- *Whether the development delivers design excellence, including but not limited to building siting, scale, massing, articulation and materials.*
- *Whether the design responds to the interface with existing low-scale residential properties, including avoiding additional overshadowing of secluded private open space.*



Figure 25. *'Map 1: Building and street wall heights (north of Greeves Street, Fitzroy)' from (draft) Schedule 29 to Clause 43.02 Design & Development Overlay. Enlargement shows subject site (indicated by drop pin) and vicinity.*

(Source: Draft Schedule 29 to Clause 43.02 Design & Development Overlay)

4 DEVELOPMENT PROPOSAL

4.1 Demolition

All built form at the subject site is proposed to be demolished to facilitate the construction of the new infill development. This includes:

- The c.1974 single-storey masonry commercial building;
- A crossover a Cecil Street;
- The at-grade carparking at the northeast corner of the site; and
- The boundary wall securing the at-grade carparking area.

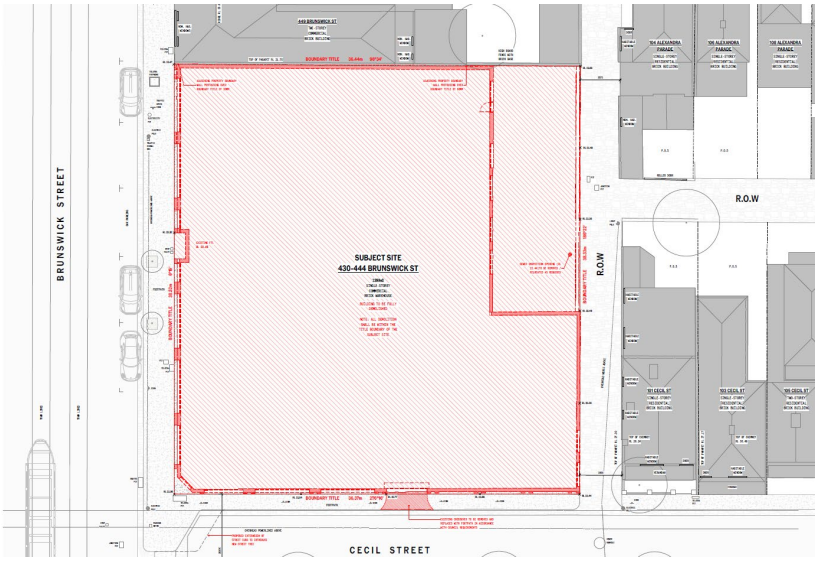


Figure 26. *Plan showing proposed demolition of the existing c.1974 building at the subject site in its entirety.*

(Source: TP090 'Existing Demolition Plan' by Pandolfini Architects, application drawings, dated 4 August 2025)

4.2 New development

The application proposes 7-storey mixed-use infill building. Excluding rooftop building services and lift core overruns, the building is 21.1m in height from Ground (Brunswick Street) Level to Level 5, and 24.6m from Ground Level to roof (at Level 6). The solid concrete balustrade at Level 6 (setback from the main plane of the elevation below) has not been included in this height calculation.

The proposed new street wall measures 7.7 to 7.8m in height, noting it is articulated across three west-facing bays, and that the street wall height of the adjacent Royal Derby Hotel measures 8.3m. The solid concrete balustrade at Level 2 (setback from the main plane of the elevation below) has not been included in this street wall height calculation.

- Two-level Basement (Basement 1 and Basement 2) which includes carparking as well as bicycle storage, a residential gym and building services.
- Podium (Ground Floor and Level 1), constructed to the property boundary, which includes two commercial tenancies, a residential lobby and basement

access at the northeastern corner of the site at the ground floor and apartments at the first floor:

- Tower, including:
    - Five levels of apartments (Levels 2, 3, 4, 5) including a penthouse (Level 6) with private landscaped balcony to the north, west and south.
    - A solar array, lift overrun and plant enclosure at the rooftop level.
- Above the podium / street wall, the tower is setback a minimum:
    - 5.0m at Brunswick Street, noting that very deep (1.2m) 'lightweight vertical fins clad in metal tube pipe to provide sun shading' intrude into this setback (such that the tower setback actually reads as 3.8m);
    - 5.0m at Cecil Street;
    - 3.2m from the north boundary (shared with the adjacent Royal Derby Hotel); and
    - 1.7m (at Level 2) from the unnamed laneway to the east, increasing to 16m at the penthouse (at Level 6).

A notable aspect of the proposed development is the extensive planter boxes, generally to balconies but also over the two main entries at the west elevation, that are in some cases proposed to host large specimen tree plantings.



Figure 27. *Mark up of proposed principal (west, Brunswick Street) elevation, showing various heights of relevance to this advice. (Source: adapted from Pandolfini Architects, application drawings, TP013, dated 4 August 2025).*



Figure 28. *Proposed south (Cecil Street) elevation, showing proposed new infill development relative to the two-storey commercial buildings on the west side of Brunswick Street and the neighbouring single-storey housing stock to the east. (Source: Pandolfini Architects, application drawings, TP013, dated 4 August 2025).*

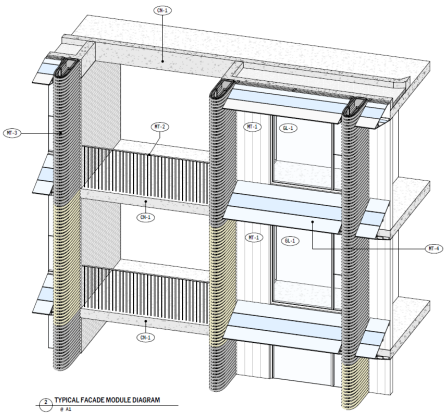


Figure 29. *Proposed module for principal (west) elevation, showing deep vertical fins (clad in 'metal tube pipe') framing glazing and private balconies and providing sun shading.*

(Source: Pandolfini Architects, application drawings, TP200, dated 4 August 2025).

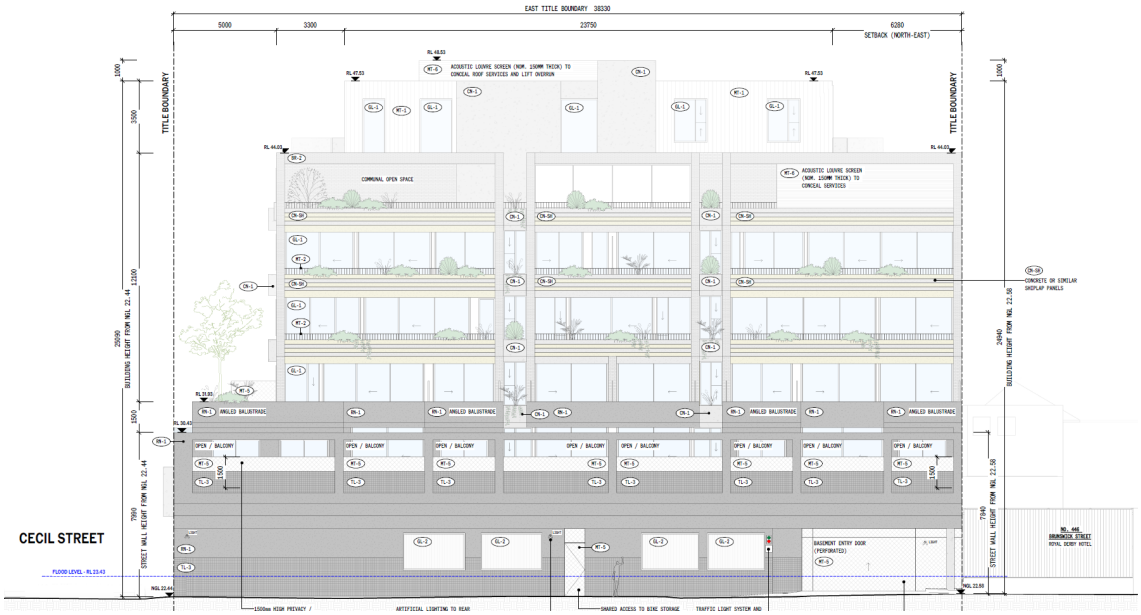


Figure 30. *Proposed east (laneway) elevation. (Source: Pandolfini Architects, application drawings, TP201, dated 4 August 2025).*

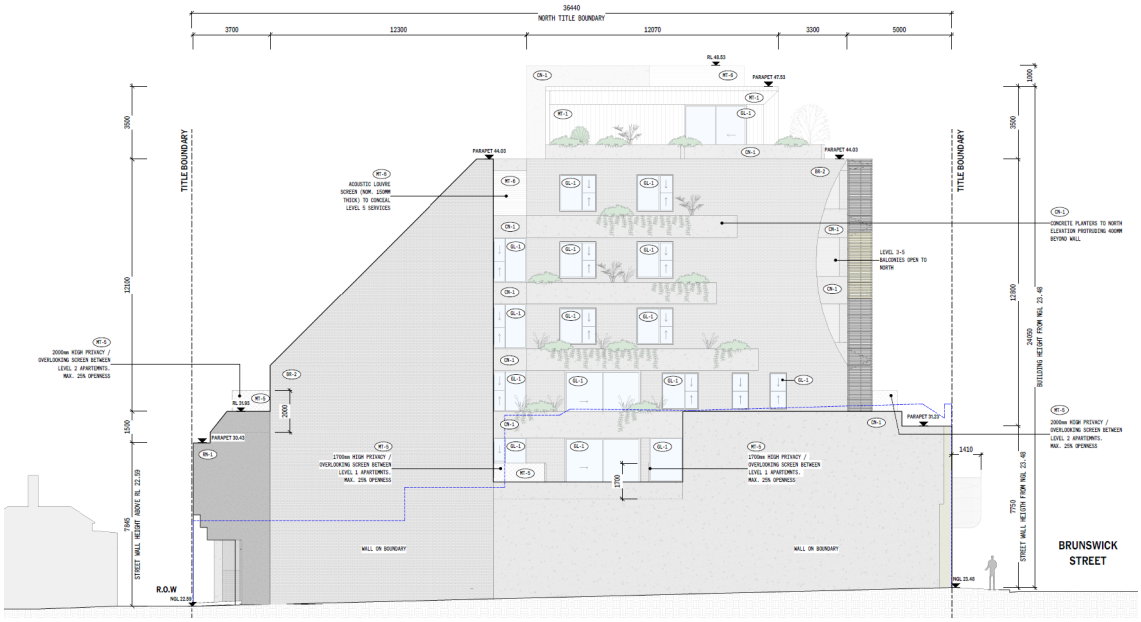


Figure 31. *Proposed north elevation (abutting/overlooking Royal Derby Hotel). (Source: Pandolfini Architects, application drawings, TP203, dated 4 August 2025).*



Figure 32. *Render showing proposed Brunswick Street (west) elevation. Note the large specimen plantings. (Source: Pandolfini Architects, application drawings, TP000, dated 4 August 2025). Note: the renders all appear to be 'washed out' when compared with the colours and finishes of the materials specified in the materials schedule (TP400).*



Figure 33. *Render showing proposed Cecil Street (south) elevation. Note large specimen plantings. (Source: Pandolfini Architects, Urban Context Report, July 2025). Note: this render appears to be 'washed out' when compared with the colours and finishes of the materials specified in the materials schedule (TP400).*



Figure 34. *Proposed development viewed from the north at the junction of Alexandra Parade and Brunswick Street. (Source: Pandolfini Architects, Urban Context Report, July 2025)*



Figure 35. *Proposed development viewed from the south along Brunswick Street. (Source: Pandolfini Architects, Urban Context Report, July 2025)*

4.2.1 Materials and Finishes

The materiality of the proposed new building is relatively complex, noting that the design seeks to differentiate the tower from the podium with the penthouse at Level 6 designed as a separate capping element set back from the tower. Further, we note that the renders appear to show a simplified and 'washed out' version of the materials when compared with the schedule at TP400 - Figure 36.

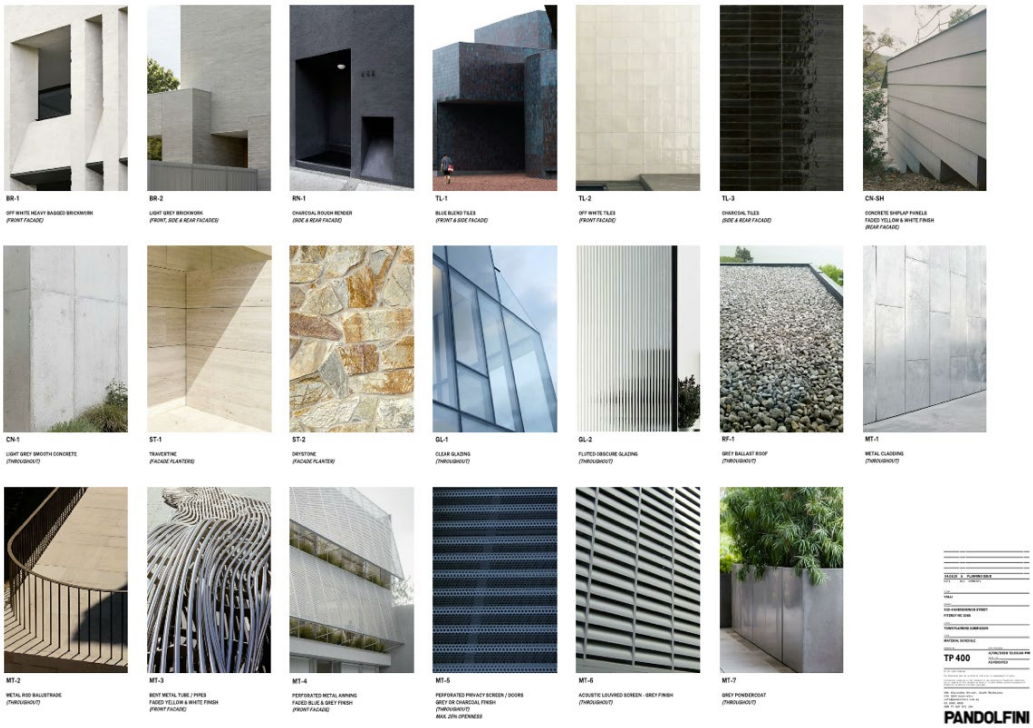


Figure 36. *Pandolfini drawing TP400 – Material Schedule, dated 4 August 2025.*

5 ASSESSMENT AGAINST HERITAGE PROVISIONS OF THE YARRA PLANNING SCHEME

The subject site provides a significant development opportunity in the Brunswick Street MAC given the substantial lot size, which has the potential for more intensive development, which is recognised in draft DDO29. However, the presence of smaller-scale heritage buildings neighbouring the site – including two-storey commercial buildings to the north and west (Brunswick Street), one- and two-storey commercial buildings to the south (south of Cecil Street) and one-storey residences to the east (across the laneway) – requires careful design to provide sensitive transitions between the new infill building and its heritage context.

The sections below provide an assessment of the application against the relevant provisions of the Yarra Planning Scheme and recommendations for any planning permit conditions, should Council issue a Notice of Decision, to help minimise any adverse impacts on the identified heritage values of HO311.

5.1 Demolition

The application seeks to demolish the existing c.1974 infill building in its entirety.

Clause 15.03-1L contains policy around demolition that impacts individually significant or contributory buildings, but does not provide guidance on the demolition of infill or 'not contributory'-graded buildings within a precinct. The key decision for the responsible authority relating to the proposed demolition, therefore, is "*whether the demolition…will adversely affect the significance of the* [Brunswick Street Precinct]." (Clause 43.01-8)

It is noted that the Incorporated Document erroneously dates the existing c.1974 commercial building to "1930-1940?" and we have therefore re-visited the building's 'not contributory' grading. We are satisfied that the existing building falls outside the period of significance (19th and early 20th century) for the precinct, and does not demonstrate the identified (social, aesthetic and historical) cultural heritage values of the heritage place.

The proposed demolition of the existing c.1974 single-storey commercial building will not adversely impact the identified heritage values of HO311 and is therefore considered acceptable.

We note that the only 'contributory element' present at the subject site is the bluestone kerb and gutter and asphalt footpath along its western and southern boundaries. Some impact from the proposed demolition of the concrete crossover at the centre of the site's southern boundary (to Cecil Street) to these elements is anticipated. However, we note that various crossovers have historically been present, and then removed, including at least three large crossovers during the site's use as a petrol station between 1955-1969. The extant crossover at Cecil Street likely dates from the c.1974 development of the site. As such, it is not considered to contribute to an understanding of the precinct's historical layout or the site's former uses, and its removal is acceptable providing the (bluestone and asphalt) street elements are appropriately reinstated. To this end, a condition should be applied to any permit to reinstate kerbs and channels to Council's specifications, consistent with the following strategy in the City of Yarra's heritage policy at Clause 15.03-1L:

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

5.2 New development

The application proposes a 7-storey tower above a street wall with a height of 7.7m to 7.8m to the top of the podium's parapet. A 45-degree rake/chamfer/setback to the eastern parts of the upper levels of the tower is also introduced in response to the interface with neighbouring single-storey residences in the NRZ.



Figure 37. *Existing view looking southeast along east side of Brunswick Street.*

Dashed line indicates predominate two-storey street wall height (approx. 8m) of heritage buildings. White shading indicates subject site.

5.2.1 Podium design

While we are generally supportive of the height and scale the proposed development, we are concerned that the combination of materials and articulation of the podium elevations in particularly are too visually complex. The podium design incorporates three principal bays separated by two main entries addressing Brunswick Street, each of which is clad in a different material as well as incorporating varying fenestration patterns. This includes projects square and curved planters above the entrances which are clad in different materials. In our view, this complexity detracts from and competes with the significant elements of the existing heritage streetscape including the adjoining Royal Derby Hotel.



Figure 38. *Brunswick Street Façade Landscape Strategy. (Source: Pandolfini Architects, Urban Context Report, July 2025).*

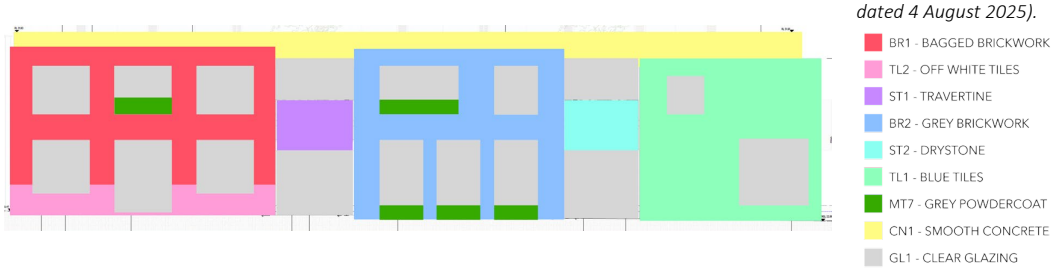


Figure 39. *Diagram of different material finishes to the Brunswick Street podium (adapted from Pandolfini Architects' drawing dated 4 August 2025).*

5.2.2 Tower element

We consider the tower element (Levels 2 to 5) to be too visually dominant in the context of its low-scale – predominantly two-storey – heritage context. We also note that very deep architectural fins to the Brunswick Street (west) elevation – which the application describes as performing a sun shading function – intrude 1.2m into the proposed 5.0m setback – effectively reducing the apparent setback to 3.8m.

The visual bulk of the tower element could be moderated through either:

1. Decreasing the height of this element by one full storey (3.2m); or
2. Increasing the upper-level setbacks to the Brunswick Street boundary to approximately 8.0m and Cecil Street to 6.0m consistent with the intent of draft DDO29.

We consider that either a reduction in the tower element's height or increased setbacks from those proposed is necessary to achieve an acceptable heritage outcome within HO311 – refer to Figure 40 and Figure 41 respectively.



Figure 40. *Brunswick Street elevation with reduced height of one (tower element) storey (adapted from: Pandolfini Architects, drawing TP013, 4 August 2025).*

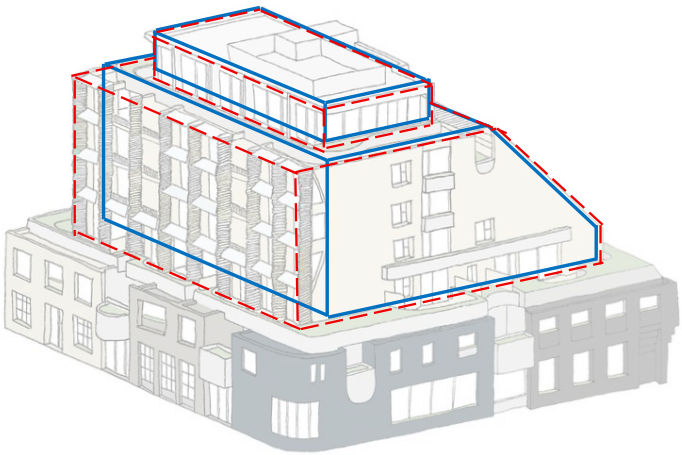


Figure 41. *Axonometric diagram showing outline of existing tower and penthouse (dashed red lines) with the approximate massing if increased upper-level setbacks adopted (solid blue lines)*

(adapted from Pandolfini Architects, Urban Context Report, July 2025).

5.2.3 Penthouse

While exceeding the proposed 20.8m height limit in draft DDO29 the penthouse element (Level 6) is set further back from the south (Cecil Street) and west (Brunswick Street) boundaries to create a recessive capping element as evident in the oblique renders (Figure 34 & Figure 35).

5.2.4 Assessment against (Draft) DDO29

The first column of Table 1 below summarises the relevant DDO29 built form controls where there are heritage considerations; the second column provides the built form response for each of the built form controls, as detailed in the architectural drawing set prepared by Pandolfini Architects (4 August 2025). We note that draft DDO29 is not seriously entertained planning policy at this point in time.

Table 1: DDO29 controls and proposed building envelope

(Draft) DDO29 Design objectives	Proposal
Building height	
• Design objective: *… a new lower-rise to mid-rise character (ranging from 4 to 6 storeys) behind a consistent street wall north of Leicester Street…* • Maximum 6-storey (20.8m) applied to the subject site. (mandatory)	The application proposed a new 7-storey infill building that is: • 21.1m in height from Ground (Brunswick Street) Level to Level 5, and • 24.6m in height from Ground Level to roof (at Level 6). The solid concrete balustrade at Level 6 (setback from the main plane of the elevation below) has not been included in this height calculation. The application exceeds the (draft) mandatory building height by one storey.
Street wall height	
• 8.0m maximum street wall height applied to the subject site. (mandatory) • The street wall of infill development adjoining a heritage building must not be higher than the frontage street wall height of the adjoining heritage building. • on corner buildings should continue the main frontage street wall height for a minimum of 8 metres to the side street, with a transition in height to match the rear interface where required. • Development should retain the visual prominence of the heritage street wall in the vistas along the street.	The application proposes a two-storey street wall that varies in height between 7.7 and 7.8m (approx.). The height of the parapets (not including the pointed pediments) of the adjoining Royal Derby Hotel is approximately 8.3m. While the proposed height of the development's street wall is consistent with the (draft) height controls, we are concerned that the visual prominence of the heritage street wall may be undermined by the complex articulation of the podium elevations and large materials palette. The application is partially consistent with these (draft) design objectives.
Upper-level setbacks	
• Minimum 8m above street wall (mandatory) • Minimum 6m above a side street wall. (mandatory)	Above the podium/street wall the proposal sets back the tower by: • 5.0m at Brunswick Street, noting that very deep (1.2m) 'lightweight vertical fins clad in metal tube pipe to provide sun shading' intrude into this setback (such that the tower setback actually reads as 3.8m); • 5.0m at Cecil Street;

	• 3.2m from the north boundary (shared with the adjacent Royal Derby Hotel); and • 1.7m (at Level 2) from the unnamed laneway to the east, increasing to 16m at the penthouse (at Level 6). The application is not consistent with these (draft) design objectives.
Upper levels should: • be visually recessive…to ensure development…does not overwhelm the streetscape and minimises upper level bulk. • Be contained within a maximum of two steps	The application is inconsistent with these (draft) design objectives, noting that increasing the setbacks along Brunswick Street (from 5.0m (reading as 3.8m) to 8.0m) and Cecil Street (from 5.0m to 6.0m) is necessary to reduce the visual bulk of the proposed seven storey building.
Interface requirements	
Maximum rear boundary wall height of 8m to interface with NRZ (whether or not separated by a laneway). (preferred)	Proposed boundary wall height at rear (east, laneway) boundary is 9.5m. The application exceeds the preferred maximum rear boundary wall height by 1.5m.
Upper levels above a rear boundary wall must be set back from the rear boundary and be contained with a 45-degree setback envelope (except for green infrastructure).	The application is consistent with this (draft) design objective.
Development should not visually dominate adjoining residential sites, including where separated by a laneway.	The proposed built form adopts a 45-degree chamfer/setback at the upper levels of its eastern massing. This provides a transition in height and scale across the site's east-west axis towards the single-storey residences along Cecil Street. The application is therefore consistent with this (draft) design objective.
Other design requirements	
Development should provide for green infrastructure to support soft landscaping and vertical greening…	The development incorporates extensive planter boxes at the upper levels, however the credibility of this green infrastructure is questionable. See Section 5.2.5.
Infill development fronting Brunswick Street should achieve a fine-grain, shop front design at ground level that includes elements of: • A stall riser • Pilasters • A verandah of canopy (where applicable) • Clerestory window	The proposed Brunswick Street podium elevation includes stall risers at the northern and central bays (treated various – planters to north, metal (grey powdercoat) cladding to central). No pilasters, canopy or verandah or clerestory windows are proposed. The design of the Brunswick Street podium elevations achieves a fine grain, but we consider it is too visually complex. The application is partially consistent with this (draft) design objective.
Development should achieve good urban design outcomes and architectural excellence by including, but not being limited to: • facades which relate to the vertical and horizontal proportions of the traditional fine-grain, retail shop front character of Brunswick Street. • Creating an appropriate ratio of solid and void elements.	The appropriate street wall height and use of high-quality materials notwithstanding, we consider the articulation of the Brunswick Street podium elevation to be too complex, and to visually compete with the adjoining Royal Derby Hotel as well as the heritage street wall to Brunswick Street south of Cecil Street. It is acknowledged that design has sought to create a 'fine-grain' character and 'visual interest' by materially differentiate three bays and two main entries across the Brunswick Street podium.

• Creating visual interest through the arrangement of fenestration, balconies, and the application of architectural features including external shading devices, windows sills, etc. • Maintaining an appropriate level of design simplicity by avoiding overly busy facades that rely on a multitude of materials and colours. • Ensuring the building design does not compete with the more elaborate detailing of the heritage building(s) on the subject site or adjoining land. • Avoiding large expanses of glazing with a horizontal emphasis, except to ground floor shopfronts. • Minimising projections such as balconies, building services, architectural features (other than shading devices, mouldings etc.) which intrude into a setback or visually dominate the façade.	In order to "avoid overly busy facades that rely on a multitude of materials and colours" as sought by this (draft) design objective, we recommend: • Deleting cantilevered planters over main entries and replacing these elements with lightweight canopies; and/or • Recessing main entries behind the main plane of the elevation; and/or • Reducing the number of proposed materials and finishes across this elevation; and/or • Increasing the ratio of solid to void elements especially at the first floor level (by reducing window sizes); and/or • Using a similar fenestration pattern/type (including proportions of mullions/transoms) to all windows at the bays; and/or The application is partially consistent with this (draft) design objective.
Lower levels of development should: • Be designed to accommodate commercial activity at the ground floor, incorporating a commercial floor height of approximately 4 metres floor to floor height. • Include fine grain design that engages the pedestrian and provides detail, articulation, depth, materiality and rhythm that contributes to a high-quality street interface and where appropriate integrates seating perches into street facades. • Locate building services entries/access doors and cabinets away from the primary street frontage, or where not possible, they should be sensitively designed to integrate into the façade of the building and complement the street frontage and character.	The application accommodates commercial activity at the ground floor level and seeks to include a fine-grain design. It also sensitively integrates building services (fire booster cabinet) into the primary street frontage. The application is consistent with this (draft) design objective.
The design of upper levels of development should: • Be well-designed and articulated and where appropriate utilise design techniques such as architectural rebates of sufficient depth and/or range of parapet heights to break up the building mass across wide frontages. • Distinguish between the lower and upper levels through materials and articulation, with visually lightweight materials and colours applied above the street wall. • Incorporate green infrastructure as an integral part of the building fabric to support soft landscaping. • Be designed so that side walls are articulated and read as part of the overall building design and not detract from the streetscape when viewed from direct and oblique views along the streetscape.	The articulation of the upper levels above the proposed street wall is highly articulated but the composition is rhythmic and modular, which breaks up the building's mass across its width. The upper levels are differentiated from the lower levels through their articulation and materials, and green infrastructure is incorporated throughout (note: see Section 5.2.5 on green infrastructure). The application is consistent with these (draft) design objectives. Having said that, we consider the upper-level setbacks to Brunswick and Cecil streets are too shallow to enable the seven storey tower element to be appropriately recessive.

5.2.5 Green infrastructure

We note that the proposal includes extensive planter boxes to the upper levels, including large specimen trees at several locations. We acknowledge that this responds to contemporary design standards and expectations of not just amenity but managing the Urban Heat Island effect in a changing climate.

Whilst not strictly a heritage matter, we note some concerns around the plausibility of the green infrastructure as represented in the application materials. Firstly, there are inconsistencies between the architectural drawings (Pandolfini Architects) and the landscape drawings (Dangar Barin Smith), such as where the architectural renders depict a gum tree and a large palm tree over the main entries whereas the landscape architect nominates a *Banksia integrifolia* and a *Cordyline australis* in these locations respectively.

Secondly, the soil volumes available to the proposed plantings are very modest, and do not always accord with the typical detail provided in the landscape drawings (which shows a planter depth of 1.0m) such as over the residential entry, where the planter (which cantilevers over the footpath) is only 800mm deep. We question whether such soil volumes – even with speciality planting mixes – can support such dense plantings or indeed single large specimens such as *B. integrifolia* which we note can reach a mature height (in the ground) of 5-18m.

Thirdly, even a 5m tall tree in a 0.8m deep planter would likely need some sort of vertical restraint available where bracing may be required in the future, and this does not appear to have been accounted for in the design.

Finally, we consider it unlikely that Council would support large plantings cantilevering over the public domain, noting associated risks of falling materials as well as potential drainage problems and implications.

It is emphasized that we are supportive of well-designed and functional green infrastructure for new infill buildings in heritage precincts, however the above issues lead us to conclude that the planting scheme of the proposal has not been adequately resolved. We consider further clarity on the design of the building's green infrastructure should be sought that demonstrates the viability of the proposed plantings and updates drawings and renders as relevant to accurately and consistently reflect the proposed planting palette. Were the development to be approved in its current form, and the green infrastructure were to fail, this could result in not only safety implications for both building occupants and the public as well as damage to the building itself, but also an at least unsightly outcome that would detract from the presentation of the Brunswick Street Precinct.

5.3 Summary

Emphasis on retaining the 'visual prominence' of two storey historic street wall is evident throughout the Yarra Planning Scheme, including at the strategies at Clause 11.03-1L and Clause 15.03-1L as well as throughout (draft) DDO29. Maintaining the primacy of the heritage street wall also speaks to the State-level strategy at Clause 15.03-1S, which seeks to "ensure an appropriate setting and context for heritage places is maintained or enhanced."

It is our view that the following revisions should be adopted to protect the visual primacy of the heritage façade and streetscape:

- Reduce the height of the tower element by one storey (3.2m) and/or increase the upper-level setbacks behind the podium/street wall at Brunswick and Cecil Streets to 8.0m and 6.0m respectively to reduce the tower's visual bulk;
- Revise the material selection of the podium elevation to Brunswick Street so a more retrained palette is nominated, to avoid visually competing with the adjoining Royal Derby Hotel and dominating the streetscape;
- Revise the façade treatment and fenestration pattern of the podium elevation to Brunswick Street to reduce complexity and more closely reflect the pattern, proportion and spacing of windows in historic shop-residences and the typical relationship between solid and void elements;
- Delete the projecting planters over the main entries at Brunswick Street and replace these with lightweight canopies.

We note that, whilst the northern part of the site is included in DDO2, we consider the application to have little or no impact on the boulevard qualities of Alexandra Parade. Having regard to the relevant design objectives and decision guidelines of Clause 43.02, we have no concerns of note.

6 REQUIRED CHANGES

We consider the proposed design is of generally appropriate scale for the site and is acceptable in heritage terms, subject to the amendments in Section 6.1 below. It is our view these changes will help to ensure the impacts on the Brunswick Street Precinct (HO311) are appropriately managed, and that the primacy of the heritage street wall is maintained or enhanced. Should Council determine to issue a Notice of Decision we consider that the following changes be required through a conditions applied to the permit.

6.1 New development

The following revisions should be adopted to protect the visual primacy of the heritage façade and streetscape:

- Reduce the height of the tower element by one storey (3.2m) and/or increase the upper level setbacks behind the podium/street wall at Brunswick and Cecil Streets to approximately 8.0m and 6.0m respectively to reduce the tower's visual bulk
- Revise the material selection of the podium elevation to Brunswick Street such that fewer materials are nominated, to avoid visually competing with the adjoining Royal Derby Hotel and the broader streetscape
- Revise the fenestration pattern of the podium elevation to Brunswick Street to reduce complexity and more closely reflect the pattern, proportion and spacing of windows in historic shop-residences and the typical relationship between solid and void elements

- Delete the projecting planters over the main entries at Brunswick Street and replace these with lightweight canopies and amend the architectural and landscape plans to ensure consistency and that appropriate species are selected.

6.2 Other recommended permit conditions

Other conditions we consider should be applied to the permit:

- Requirement to reinstate the bluestone kerb and channel where changes are proposed to Cecil Street and/or the bluestone laneway to the rear (east) of the subject site; and
- Requirement to provide detailed design and justification demonstrating the viability of green infrastructure, particularly large specimen plantings.

7 CONCLUSION

Demolition of the existing c.1974 single-storey commercial infill building at the subject site will have no adverse impacts on the aesthetic, historical or social heritage values of the Brunswick Street Precinct (HO311).

The subject site is of a substantial size with access available to the west, south and east, and as such provides a unique development opportunity in the Brunswick Street MAC with the potential to accommodate more intensive development.

The application has successfully responded to various heritage strategies within the Yarra Planning Scheme, including the transition to the single-storey residences to the east (which form part of the HO334 - South Fitzroy Precinct), the street wall height consistent with that of the heritage streetscape, and the commercial activation of the ground level. Several elements of the design, such as the selection of face brick reference the masonry materiality of the heritage building in the precinct, reference and interpret the heritage context.

We consider that in seeking to compose a 'fine-grained' built form response the proposal has become too visually complex, such that it competes with the presentation of the heritage street wall and, in particular, the Royal Derby Hotel. We consider that the tower element will unacceptably dominate the streetscape unless the height is reduced and/or setbacks to Brunswick and Cecil streets are increased to moderate the impact of the seven-storey height.

Additionally, should Council determine to issue a Notice of Decision and grant a planning permit, conditions should be applied to such a permit that seek for the reinstatement of bluestone kerb and channel impacted by the construction, and further resolution of the scheme's green infrastructure design, to Council's satisfaction.

Jim Gard'ner | Director

Jessica Hogg | Heritage Consultant & Urban Horticulturalist

GJM Heritage

HERITAGE CITATION REPORT

name:	Brunswick Street Precinct
Address:	Brunswick Street FITZROY
Place Type:	Mixed Use Precinct
Citation Date:	2007



Brunswick Street Precinct.JPG

Recommended Heritage Protection

VHR -

HI -

PS - **Architectural Style:** Victorian Period (1851-1901),Federation/Edwardian Period (1902-c.1918)

History and Historical Context

The Brunswick Street Heritage Overlay Area, Fitzroy is a predominantly 19th and early 20th century commercial strip and includes the following key characteristics.

Description

Physical Description

commercial structures (hotels, shops, etc), late 20th century by the overlay of artistic signs and street elements, bluestone street elements, view of St Patrick's Cathedral, profile corner sites

HERITAGE CITATION REPORT

Previous Statement Significance

ORIGINAL STATEMENT OF SIGNIFICANCE:

The Brunswick Street Heritage Overlay Precinct is of outstanding significance. The main north-south thoroughfare through Fitzroy, the street itself dates from the 1840s, after which it soon established itself as Fitzroy's pre-eminent shopping strip which rivalled Bourke Street in the central city. It contains a number of individually significant hotels, shops and other commercial buildings, some of which contain residences at the upper level(s), and which predominantly date from the late 19th century. In some instances their size is testimony to the success and aspirations of the people who traded and shopped in Brunswick Street. In some manner this has been carried forward in the late 20th century by the overlay of artistic signs and street elements, which sit alongside and do not dominate the 19th century fabric. They, along with the many cafes, maintain something of the activity and vibrancy of past eras, albeit in a modern manner.

The urban picture created by the building stock is further enhanced by the partial retention of some bluestone street elements and the tram route which still runs along the street. The view of St Patrick's Cathedral is one of the major urban vistas in the whole of Melbourne, and is comparable with the view to the Shrine along St Kilda Road.

The most intact parts of the Precinct are the west side of Brunswick Street between Leicester and Victoria Streets, although the vast majority of the buildings within the Precinct are relatively intact. Of the non-heritage buildings within the Precinct, many occupy high profile corner sites: the intersections of Brunswick Street and Cecil, Victoria, St David and Moor Streets have been thus eroded to varying degrees. Whereas in other situations their impact may have been significant, in Brunswick Street their presence has been somewhat negated by the strong visual impact of the historic fabric.

Buildings which are of individual significance and/or make a particular contribution to the Precinct are listed in Appendix B.

2002 STATEMENT OF SIGNIFICANCE:

The Brunswick Street Precinct is aesthetically and architecturally significant (AHC Criterion E1). It is important in exhibiting a substantially intact collection of mid to late nineteenth and early twentieth century commercial and retail buildings of note, including some individually significant hotels, shops and other commercial buildings. Surviving early buildings are generally simply detailed, while several later buildings are ornate and exuberant in detail. The simply detailed buildings are reflective of the early date which Brunswick Street became established as a commercial strip, while the more embellished buildings of the late nineteenth century onwards reflect the importance of this retail strip in Fitzroy and beyond. Although many of the retail buildings have been altered at ground floor level, most retain substantially intact upper storey facades, several of which are of particular architectural note. Features such as early street and allotment layouts and some original bluestone kerbs and guttering, together with the tram line, established in the late 1880's, survive, providing an appropriate setting for this collection of retail and commercial buildings. The view of St. Patrick's Cathedral is one of the most significant urban vistas in Melbourne, and is comparable with the view of the Shrine along St. Kilda Road. The late 20th century overlay of artistic signs and street elements, which sit alongside, but do not dominate the 19th century fabric, are complimentary to the character and significance of the Precinct.

The Brunswick Street Precinct is historically significant (AHC Criteria A.4) The Precinct is significant as one of the earliest shopping precincts in Melbourne, and one which rivalled city shopping areas such as Bourke Street in popularity, particularly in the mid to late nineteenth century. The main north-south thoroughfare through Fitzroy, the street itself dates from the 1840's, and soon established itself as Fitzroy's pre-eminent shopping

strip. Several buildings from the mid nineteenth century survive as testimony to its early establishment as a shopping strip. The Melbourne Building Act, passed in 1849, enforced the use of fireproof construction, and as a consequence, buildings are predominantly solid masonry rather than timber, which in turn, perhaps contributed to the survival of an unusually high number of early buildings. Later, more ornate buildings are reflective of the success and aspirations of the people who traded and shopped in Brunswick Street. This commercial and retail development demonstrate the functions of daily retail and commercial life as they were in the mid to late 19th and early 20th century.

Physical Description

late nineteenth and early twentieth century commercial and retail buildings; early street and allotment layouts; original bluestone kerbs and guttering, tram line; view of St. Patrick's Cathedral; late 20th century overlay of artistic signs and street elements; evidence of Melbourne Building Act, 1849;

Statement of Significance

Precinct Statement of Significance

Component streets include:

Alexandra Parade,

Brunswick Street,

Johnston Street,

What is significant?

The Brunswick Street Heritage Overlay Area was among the first of Fitzroy's streets to develop commercially, including parts of Crown Allotments 49, 70,71, 83 and 84, sold from 1839. During the 1840s, small shopkeepers located in Brunswick Street to provide local residents with building materials, food and clothing.(19) By 1854, subdivision was near completed and according to one source, '.shops rivalling those in Bourke-street, Melbourne, were to be found in Brunswick-street'.

The 1860s-1870s was a period of consolidation in Brunswick Street, as the rude structures of the early decades were replaced with more substantial premises. A cable tram (since electrified) aided Brunswick Street development from the late 1880s.

The highly significant three-storey shop row (236-252 Brunswick St, 1888) designed by John Beswicke joined other similarly scaled late Victorian-era commercial buildings including Moran & Cato Merchants (277-285, 1897-), and the Fitzroy Post Office (296). Banks joined hotels as among the key historical buildings in the street including the Union Bank, the Bank of Victoria and the London Chartered Bank, typically located on prominent corner sites.

Aided by the North Fitzroy cable-tram service started in 1886, development of the street, and its architectural character, was virtually complete by the turn of the century, with a number of the original buildings being replaced in the Edwardian-era.

After the Second War, there was a high concentration of migrant occupation and small-scale industrial use of many of the shops in the mid 20th century. This low intensity use helped to preserve the buildings, including a high proportion of 19th century shop fronts.

The street developed from the late 1970s as one of Melbourne's best-known and popular strip of bohemian cafes, bars, restaurants, hotels, bookshops and other boutiques. This era also meant replacement of many of the corner banks with new buildings. However the greatest loss in the street was the development of the Atherton Gardens Estate by Housing Commission of Victoria when shop rows and an early stone church, between King William and Gertrude Streets, were demolished. Four twenty-storey residential towers were built in their place in 1970-1972.

This part of Brunswick Street was classified by the National Trust of Australia (Vic) in recognition of both its early and recent history (20).

Main significant period

The Brunswick Street Heritage Overlay Area, Fitzroy is a predominantly 19th and early 20th century commercial strip and includes the following key characteristics.

Contributory elements

Contributory elements include (but not exclusively) typically one, two-storey, and some three-storey Victorian and Edwardian-era shops and residences:

. Many with living accommodation over or at the rear of the shops,

. Configured as continuous building rows with no front or side boundary setbacks;

. Some architecturally distinctive and individually significant building designs;

. Typically parapeted in form with concealed pitched roofs and some use of corner tower motifs;

. Typically with vertically oriented rectangular openings, symmetrically arranged, to the upper level facades;

. Typically with stuccoed facades having ornamentation and trabeation (generally of around 6m wide module) derived from Italian Renaissance architecture but also with some bluestone random stonework, and face brick for early Victorian-era (bichrome, polychrome) and Edwardian-era (pressed red brick);

. Limited use of upper level verandahs or loggias for residential use;

. Once typically with extensive post-supported street verandahs, timber and iron construction, with some cantilever awnings for 20th century buildings;

. Once typically with large display windows at ground level, with recessed tiled or stone paved entries, with many remaining (for example 57-63 Brunswick St), also some metal framed (brass, copper) shopfronts for early 20th century buildings (for example Edwardian-era shopfront at 181-185 Brunswick St);

Contributory elements also include:

. Well preserved inter-war buildings and original early shop fronts, metal framed;

. Architecturally significant buildings that express a range of key development periods in the City;

. Tramlines; and

. Traditional street elements such as bluestone pitcher crossings, kerbs, and gutters, cast-iron grates, and asphalt footpaths.

HERITAGE CITATION REPORT

(Note that the former Fitzroy Town Hall complex is not in this Heritage Overlay Area).

How is it significant?

HO311 Brunswick Street Heritage Overlay Area, Fitzroy is **socially, aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria G1, E1, A4)

Why is it significant?

Brunswick Street Heritage Overlay Area, Fitzroy is significant:

. As one of the first north-south thoroughfares through Fitzroy, dating from the 1840s, with simply detailed buildings from the 1850s-1860s;

. For its expression of the effects of the Melbourne Building Act (1849), that enforced the use of fireproof construction, determining early building was predominantly masonry rather than timber, and contributing to the survival of an unusually high number of early commercial buildings;

. As an important commercial precinct in Fitzroy particularly expressive of the late 19th and early 20th centuries when its influence extended throughout Melbourne, that includes:

- continuity and high integrity of upper level facades to their construction dates and use of a consistent facade module that promotes visual unity;

- some well preserved early shopfronts from the Victorian to the inter-war period;

- good and distinctive examples of Victorian and Edwardian-era architectural styles and ornamentation as evocative of the street's premier role in Fitzroy;

- architecturally significant examples of shop buildings from the 1920s and 1930s that relate well to the dominant Victorian-era and Edwardian-era scale and character;

- tramlines evocative of the first cable tramway and traditional street elements such as bluestone kerbs, pitched crossings, gutters and asphalt footpaths;

. For the contribution of individually significant or well preserved buildings that express a range of the City's key development periods;

. For the view of St. Patrick's Cathedral as taken from within Brunswick Street's length, one of the most significant urban vistas in Melbourne; and

. For the street's recognition by the National Trust of Australia (Vic) for its special character within the Melbourne historic context.

References

19R Howe. 'Fitzroy History. Outline of Early Section-To 1851, Fitzroy History'. Outlines, Local History Collection, Fitzroy Library. p 4.

20 See National Trust of Australia (Vic) file B7089: all pre WW2 buildings

Recommendations 2007

HERITAGE CITATION REPORT

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited uses may be permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

OFFICIAL

30 September 2025

Erryn Megennis
Yarra City Council
333 Bridge Rd
Richmond VIC 3121

Dear Erryn,

Proposal: Planning permit for development - Development of a mixed use multi storey building
Site location: 430-444 BRUNSWICK STREET FITZROY 3065

Melbourne Water reference:MWA-1383554
Date Received: 29/08/2025

Our Decision

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the proposal, subject to the following conditions:

Conditions

1. Prior to the development plans being endorsed, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must show:

a) Finished floor levels of visitor bike store area must be set no lower than 22.93 metres to AHD.

2. Finished floor levels of Tenancy 1 and 2 and the lobby area must be constructed no lower than 23.73 metres to Australian Height Datum (AHD) which is a minimum of 300mm above the applicable flood level of 23.43 metres to AHD.

3. Finished floor levels of the electrical substation must be constructed no lower than 23.17 metres to AHD which is a minimum of 300mm above the applicable flood level of 22.97 metres to AHD.

4. Finished floor levels of the visitor bike store area must be set no lower than 22.93 metres to AHD which is at the applicable flood level.

5. The basement entrance/ exit must be set no lower than 23.19 metres to AHD which is a minimum of 300mm above the applicable flood level of 22.89 metres to AHD.

Melbourne Water ABN 81 945 386 953
990 La Trobe Street Docklands VIC 3008
PO Box 4342 Melbourne VIC 3001 Australia
T 131 722 F +61 3 9679 7099
melbournewater.com.au

6. Any opening to the basement level including windows and vents etc must be set no lower than 300mm above the applicable flood level.

Advice

Flood Information

The applicable 1% AEP flood level grades from 23.43 metres to Australian Height Datum (AHD) to the north-west corner down to 23.38m AHD at the south-west corner, down to 22.98m AHD at the south-east corner and down to 22.89m AHD at the north-east corner. The following flood levels are applicable to the development:

- Ground Floor - 23.43 metres to AHD.
- Electrical Substation - 22.97 metres to AHD.
- Visitor Bike Store - 22.93 metres to AHD.
- Location of the Basement entrance - 22.89 metres to AHD.

General Advice

To access more information regarding other services or online applications that Melbourne Water offers please visit our website.

For general development enquiries contact our Customer Service Centre on 131 722.

In accordance with Section 66 of the Planning and Environment Act 1987, please ensure an electronic copy of the decision and any endorsed plans (whenever available) are provided to Melbourne Water for our records.

Regards,

L. Ripper

Louise Ripper
Statutory Referral Permit Services

Cc: Jabari Holdings Pty Ltd,
Email: gstewart@urbis.com.au

Melbourne Water ABN 81 945 386 953
990 La Trobe Street Docklands VIC 3008
PO Box 4342 Melbourne VIC 3001 Australia
T 131 722 F +61 3 9679 7099
melbournewater.com.au

ESD Formal Referral Response

Application Information	
Referral Officer	Erryn Megennis
Officer	Gavin Ashley
Council Reference	PLN25/0629
Address	430-444 Brunswick St, Fitzroy VIC 3065
Proposal	Demolition and buildings and works for a 7 storey (plus basement and roof terrace) mixed use building comprising an Office, Shop and Dwellings (planning permit not required for commercial uses) and a reduction to the statutory car parking requirements.
Comments Sought	Click here to view the link to the Statutory Planning Referral memo: D25/448096

Council's ESD Officer provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

ESD comments were requested on the following:

- Sustainability Management Plan and response to Clause 15.01-2L-01
- Daylight access to habitable rooms
- A number of single aspect apartments are proposed. Is daylight access and ventilation acceptable?

In assessing this application, the following documents were reviewed:

- Sustainability Management Plan prepared by Low Impact Development Consulting dated 06.11.25
- Plans prepared by Pandolfini dated 06.11.25

Comments

The standard of the submitted ESD **does not meet** Council's Environmentally Sustainable Design (ESD) standards.

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

(1) Applicant ESD Commitments

- A total BESS score of 53% with no mandatory category (Energy, IWM, IEQ) below 50%
- Some of the ESD initiatives proposed include:
  - All-electric (no gas connection)
  - Heat pump storage hot water
  - Energy efficient reverse cycle heating/cooling
  - Solar PV system with minimum 10kW capacity
  - Water efficient fixtures, fittings and appliances
  - Utility meters to be provided to all dwellings and all individual commercial tenants, and all major common area services
  - Building systems water reuse
  - Rainwater tank(s) totalling 30,000 litres with reuse connections for toilet flushing and irrigation
  - Enabling infrastructure to support future installation of electric vehicle charging infrastructure
  - A minimum of 80% of waste (by mass) from demolition and construction activities will be recycled or reused
  - Landscaping equivalent to greater than 10% of the site area
  - Communal spaces for residents
  - Carbon monoxide (CO) sensors in car parking
  - Low VOC materials (e.g. paints, adhesives and sealants)

(2) Application ESD Deficiencies

- Explore alternative design responses (i.e. internal layout reconfigurations) to improve the natural ventilation outcomes, largely to living areas.
- Explore alternative design responses (i.e. internal layout reconfigurations) to reduce poor daylight outcomes such as those to living areas of dwellings 111, 209 and 305.
- Provide a more effective external shading design response such as operable awnings, particularly to large areas of east and west facing glazing.

(3) Outstanding Information

- Ensure ESD Notes on plans accurately reflect commitments in the Sustainability Management Plan.
- Update BESS IEQ Credit 2.1 (Ventilation – Natural – Apartments) to accurately reflect the number of compliant dwellings, as currently less than 60% of dwellings satisfy the credit criteria.
  - ***Note planner:*** *Refer to additional context in table later in this advice.*

- Update daylight modelling to:
  - Include all useable bench spaces and floor area of kitchens as part of assessed living areas.
  - Update the Visible Light Transmittance (VLT) value to more accurately reflect the range of glazing specifications (i.e. Solar Heat Gain Coefficients) used in preliminary NatHERS assessments.
  - ***Note planner:*** *Refer to additional context in table later in this advice.*
- Connect rainwater tank(s) to potable water supply in addition to rainwater harvesting systems or provide further detail demonstrating that having no potable water connection is a suitable approach, as the expected irrigation demand far exceeds the proposed rainwater tank capacity.
- Clarify whether at least one car parking space includes an electric vehicle charging station, to support the claim of BESS Transport Credit 2.1.
- Clarify inclusion of taps on each balcony/terrace by showing water supply and drainage points on plans.
- Remove claim of BESS Urban Ecology Credit 2.2 (Green Roofs) as the proposed landscaping is not considered a green roof.
- Ensure the amount of communal space claimed in BESS aligns with areas shown on plans, and only includes usable spaces not transitory spaces.

(4) ESD Improvement Opportunities

- Consider increasing the capacity of the rainwater tank(s) to better utilise the predicted quantity of rainwater available for harvesting and reuse.
- Consider committing to achieve a 7.5 Star average NatHERS rating.
- Consider providing a greater number of residential bike parking spaces at a rate of 1 per dwelling.
- Consider providing end-of-trip facilities (e.g. shower and lockers) for non-residential spaces.
- Consider the inclusion of private outdoor clothes lines for all dwellings.
- Consider commitment to development of a Building Users Guide for occupants.
- Consider preparing a commissioning and tuning plan prior to practical completion, and undertake systems tuning for at least the first 12 months after occupation.

Recommendations

The applicant is required to address the items listed as ESD Deficiencies (2) or Outstanding Information (3) and it is recommended that ESD Improvement Opportunities (4) are considered for inclusion to improve the environmental performance of the development.

ESD Officer: ASHLEYG

Signature: Gavin Ashley

Date: 23.12.25

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council



Applicant Response Guidelines

Project Information:

Applicants should state the property address and the proposed development's use and extent. They should describe neighbouring buildings that impact on or may be impacted by the development. It is required to outline relevant areas, such as site permeability, water capture areas and gross floor area of different building uses. Applicants should describe the development's sustainable design approach and summarise the project's key ESD objectives.

Environmental Categories:

Each criterion is one of the 10 Key Sustainable Building Categories. The applicant is required to address each criterion and demonstrate how the design meets its objectives.

Objectives:

Within this section the general intent, the aims and the purposes of the category are explained.

Issues:

This section comprises a list of topics that might be relevant within the environmental category. As each application responds to different opportunities and constraints, it is not required to address all issues. The list is non-exhaustive and topics can be added to tailor to specific application needs.

Assessment Method Description:

Where applicable, the Applicant needs to explain what standards have been used to assess the applicable issues.

Benchmarks Description:

The applicant is required to briefly explain the benchmark applied as outlined within the chosen standard. A benchmark description is required for each environmental issue that has been identified as relevant.

How does the proposal comply with the benchmarks?

The applicant should show how the proposed design meets the benchmarks of the chosen standard through making references to the design brief, drawings, specifications, consultant reports or other evidence that proves compliance with the chosen benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans. The site's permeability should be clearly noted. It is also recommended to indicate water catchment areas on roof- or site plans to confirm water re-use calculations.

Sustainable Management Plan (SMP)

for planning applications being considered by Yarra Council



ESD in the Planning Permit Application Process

Yarra City Council's planning permit application process includes Environmentally Sustainable Development (ESD) considerations. This is now supported by the ESD Local Policy Clause 22.17 of the Yarra Planning Scheme, entitled *Environmentally Sustainable Development.*

The Clause 22.17 requires all eligible applications to demonstrate best practice in ESD, supported by the Built Environment Sustainability Scorecard (BESS) web-based application tool, which is based on the Sustainable Design Assessment in the Planning Process (SDAPP) program.

As detailed in Clause 22.17, this application is a 'large' planning application as it meets the category Non-r*esidential 1. 1,000m^2 or greater*.

What is a Sustainable Management Plan (SMP)?

An SMP is a detailed sustainability assessment of a proposed design at the planning stage. An SMP demonstrates best practice in the 10 Key Sustainable Building Categories and;

- Provides a detailed assessment of the development. It may use relevant tools such as BESS and STORM or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identifies achievable environmental performance outcomes having regard to the objectives of Clause 22.17 (as appropriate); and
- Demonstrates that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Documents the means by which the performance outcomes can be achieved.

An SMP identifies beneficial, easy to implement, best practice initiatives. The nature of larger developments provides the opportunity for increased environmental benefits and the opportunity for major resource savings. Hence, greater rigour in investigation is justified. It may be necessary to engage a sustainability consultant to prepare an SMP.

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice.

1. Indoor Environment Quality (IEQ)

Objectives:

- to achieve a healthy indoor environment quality for the wellbeing of building occupants
- to provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices

Issues	Applicant's Design Responses	Council Comments	CAR*
Natural Ventilation and Night Purging	*Res: 68.6% naturally ventilated (p.13) [24/35]* *Non-res: 50% increase in outdoor air supply; CO2 monitoring (p.14)*	Update BESS IEQ Credit 2.1 (Ventilation – Natural – Apartments) to accurately reflect the number of compliant dwellings, as currently less than 60% of dwellings satisfy the credit criteria. Explore alternative design responses (i.e. internal layout reconfigurations) to improve the natural ventilation outcomes, largely to living areas. **Additional context for planner:** Reviewing the plans and assessing against BESS natural ventilation criteria, at least fifteen dwellings fail (predominantly due to deep, single aspect living area). Dwellings include: • 102, 103, 104, 105, 106, 108, 109 • 202, 203, 205, 207 • 302, 305 • 404 • 502 An additional seven dwellings might technically satisfy criteria but have the potential for poor outcomes in certain parts of living areas where breeze path wouldn't pass through. Dwellings include: • 107, 204, 206, 301, 306, 405, 503	3 2
Daylight & Solar Access	*Res: 100% bedrooms and 85.7% living areas meet best practice* *Non-res: 42.2% [21% & 55%] meet best practice (p.14)*	Update daylight modelling: • Include all useable bench spaces and floor area of kitchens as part of assessed living areas.	3

	"Windows to non-residential regular use areas will have a total system (glass and frame) Visible Light Transmittance (VLT) of not less than 60%." (p.14) *Refer to Appendix 3* *Very poor outcome to Living Areas of:* • *111* • *209* • *305*	• Update the Visible Light Transmittance (VLT) value to more accurately reflect the range of glazing specifications (i.e. Solar Heat Gain Coefficients) used in preliminary NatHERS assessments. Explore alternative design responses (i.e. internal layout reconfigurations) to reduce poor daylight outcomes such as those to living areas of dwellings 111, 209 and 305. **Additional context for planner:** Reviewing the plans and the daylight modelling, the applicant has made some assumptions (e.g. excluding portions of the kitchen from the assessed area; modelling parameters) which will achieve more positive results. Updated modelling and results may result in fewer compliant living areas and impact their ability to pass BESS.	2
External Views	*Plans show external windows to surrounding area*	Satisfactory	1
Hazardous Materials and VOC	*The VOC content of paints, adhesives and sealants will not exceed the levels listed in the table below (VOC limits are less water and exempt compounds), as derived from Green Star Buildings. (p.15)* *Engineered wood products (including MDF, particleboard and plywood) will be formaldehyde class E1 or better. (p.16)* *BESS IEQ 4.1 claimed.*	Satisfactory	1
Thermal Comfort	*Cooling loads of all dwellings below maximum limit, as per NatHERS modelling (p.53)*	Satisfactory	1

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY

3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 1. Indoor Environment Quality
Good Environmental Choice Australia Standards www.geca.org.au
Australian Green Procurement www.greenprocurement.org
Residential Flat Design Code www.planning.nsw.gov.au
Your Home www.yourhome.gov.au

2. Energy Efficiency

Objectives:

- to ensure the efficient use of energy
- to reduce total operating greenhouse emissions
- to reduce energy peak demand
- to minimize associated energy costs

Issues	Applicant's Design Responses	Council Comments	CAR*
NCC Energy Efficiency Requirements	*Res: Preliminary ratings demonstrate ability to achieve a minimum 7 star average (p.10)* *Non-res: Preliminary NCC assessment undertaken (p.9)* *Preliminary energy assessments/rating in Appendix 2.* *BESS Energy 2.3 claimed (preliminary facade assessment)*	Consider committing to achieve a 7.5 Star average NatHERS rating across the development.	4
Thermal Performance	*Refer above.*	-	-
Greenhouse Gas Emissions	*All-electric (p.8)* *BESS Energy 2.6 claimed.*	Satisfactory	1
Hot Water System	*Heat pump storage (p.10)* *Shown on Level 5 plans.*	Satisfactory	1
Peak Energy Demand	*Auto-calculated reduction in BESS*	Satisfactory	1
Effective Shading	*Balcony overhangs (e.g. west facing) will provide some shading* *Large areas on unshaded glazing, particularly to east and west glazing.*	Provide a more effective external shading design response such as operable awnings, particularly to large areas of east and west facing glazing.	2
Efficient HVAC system	*Heating/cooling will be reverse cycle electric systems (p.8), within 85% of the best CoP/EER available (or within one star) for the required capacity (p.9)*	Satisfactory	1
Car Park Ventilation	*Carbon monoxide (CO) sensors will be installed in carparks to control the speed and operation of ventilation fans (p.11)*	Satisfactory	1

Efficient Lighting	*Res: 20% below NCC allowances* *Non-res: Aligned with NCC allowances (p.11)*	Satisfactory	1
Electricity Generation	*Minimum 10kW solar PV system (p.8)* *Annotation on roof plan, showing space for 24 panels.*	Satisfactory	1
Clothes Lines	*None.*	Consider the inclusion of private outdoor clothes lines for all dwellings.	4

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 2. Energy Efficiency
House Energy Rating www.makeyourhomegreen.vic.gov.au
Building Code Australia www.abcb.gov.au
Window Efficiency Rating Scheme (WERS) www.wers.net
Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au
Energy Efficiency www.resourcesmart.vic.gov.au

3. Water Efficiency

Objectives:

- to ensure the efficient use of water
- to reduce total operating potable water use
- to encourage the collection and reuse of rainwater and stormwater
- to encourage the appropriate use of alternative water sources (e.g. grey water)
- to minimise associated water costs

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising Amenity Water Demand	*WELS ratings of:* - *Showers: 4 star* - *Taps: 6 star* - *Dishwasher: Default or unrated* - *Toilets: 4 star (p.18)*	Satisfactory	1
Water for Toilet Flushing	*Rainwater tank(s) connected to toilets (all toilets across levels G-L2) and irrigation (p.18)*	Satisfactory	1
Water Meter	*Utility meters will be installed for all services, allowing identification of electricity and water consumption of all individual dwellings and commercial tenancies. (p.27)* *Utility meters to be provided to all dwellings and all individual commercial tenants, and all major common area services are submetered (BESS Management 3.1, 3.2, 3.3)*	Satisfactory	1
Landscape Irrigation	*Proposed planting will be connected to rainwater harvesting systems with no potable water connection. (p.19)* *BESS Water 3.1 scoped out.*	Connect rainwater tank(s) to potable water supply in addition to rainwater harvesting systems or provide further detail demonstrating that having no potable water connection is a suitable approach, as the expected irrigation demand far exceeds the proposed rainwater tank capacity.	3
Building systems water reuse	*Building systems including fire testing and cooling/chillers will ensure a minimum 80% reduction in potable water consumption.* *Fire safety system test water will be reticulated to retention tanks (or fire tanks where required) in accordance with VBA PN ESM-08 strategies.*	Satisfactory	1

	No water-based heat rejection systems are proposed for this development. (p.19) *BESS Water 4.1 claimed.* *Annotation on plans notes collection in either a fire tank or rainwater tank).*		

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 3. Water Efficiency
Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au
Water Services Association of Australia www.wsaa.asn.au
Water Tank Requirement www.makeyourhomegreen.vic.gov.au
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Sustainable Landscaping www.ourwater.vic.gov.au

4. Stormwater Management

Objectives:

- to reduce the impact of stormwater runoff
- to improve the water quality of stormwater runoff
- to achieve best practice stormwater quality outcomes
- to incorporate Water Sensitive Urban Design principles

Issues	Applicant's Design Responses	Council Comments	CAR*
STORM Rating	*MUSIC modelling undertaken. Refer to Appendix 4* *BESS inputs:* - *Flow: 63%* - *TSS: 80%* - *Phosphorus: 74%* - *Nitrogen: 67%*	Satisfactory	1
Discharge to sewer	*Presumed connection to Legal Point of Discharge (LPD)*	Satisfactory	1
Stormwater Diversion	*Refer to Stormwater Treatment response*	-	-
Stormwater Detention	*Refer to any comments from Council's Engineering department for specific stormwater detention requirements*	-	-
Stormwater Treatment	*2 x 15,000 litre rainwater tanks [separating trafficable and non-trafficable surfaces] connected to toilets and irrigation (p.17), collecting from roof totalling 1,397m2 [431.7m2 (toilets) and 965.7m2 (irrigation)]. (p.18)* *Irrigation connected to 169m2 landscaping (p.37)* *Underground water tank nom. 30,000 litre shown on Basement 2 plans with annotation of connection to toilet flushing and garden irrigation.* *Refer to Appendix 4*	Consider increasing the capacity of the rainwater tank(s) to better utilise the predicted quantity of rainwater available for harvesting and reuse.	4

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 4. Stormwater Management
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Water Sensitive Urban Design Principles www.melbournewater.com.au
Environmental Protection Authority Victoria www.epa.vic.gov.au
Water Services Association of Australia www.wsaa.asn.au
Sustainable Landscaping www.ourwater.vic.gov.au

5. Building Materials

Objectives:

- to minimise the environmental impact of materials used by encouraging the use of materials with a favourable lifecycle assessment

Issues	Applicant's Design Responses	Council Comments	CAR*
Reuse of Recycled Materials	*A minimum 80% recycled glass or polyester content is to be achieved for all insulation in the proposed development. (p.22)*	Satisfactory	1
Embodied Energy of Concrete and Steel	*Concretes with 20-35% (or greater) Supplementary Cementitious Materials (SCMs) such as slag or flyash, or similar geopolymer mixes will be utilised for on-site on-ground poured concrete mixes, subject to structural requirements.* *In addition, recycled aggregate, water and/or sand will be included in the concrete mixes. (p.20)* *Fabricators will be required to confirm their steel is sourced from one of the Responsible Steel member suppliers listed (p.20)*	Satisfactory	1
Sustainable Timber	*Framing timber will be sourced from accredited sustainable plantations (either FSC or PEFC/AFS accreditation).* *No rainforest timbers will be incorporated i.e. no Oregon, Western Red Cedar, Meranti, Merbau, Teak or Luan. (p.21)*	Satisfactory	1
Design for Disassembly	-	Satisfactory	1
PVC	-	Satisfactory	1

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 5. Building Materials
Building Materials, Technical Manuals www.yourhome.gov.au
Embodied Energy Technical Manual www.yourhome.gov.au
Good Environmental Choice Australia Standards www.geca.org.au
Forest Stewardship Council Certification Scheme www.fsc.org
Australian Green Procurement www.greenprocurement.org

6. Transport

Objectives:

- to minimise car dependency
- to ensure that the built environment is designed to promote the use of public transport, walking and cycling

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising the Provision of Car Parks		Defer to referral comments from Development Engineering	-
Bike Parking Spaces	*Total of 23 bike parking spaces:* - *14 res (35 minimum required)* - *5 res visitor (7 minimum required)* - *2 non-res (criteria not achieved)* - *2 non-res visitor (criteria achieved) (p.23)*	Consider providing a greater number of residential bike parking spaces at a rate of 1 per dwelling.	4
End of Trip Facilities	*None (for non-residential spaces).*	Consider providing end-of-trip facilities (e.g. shower and lockers) for non-residential spaces.	4
Car Share Facilities	*None*	Satisfactory	1
Electric vehicle charging	*Carparks will be provided with electrical distribution boards appropriately labelled, sized and fitted with charging control systems in accordance with NCC2022 Volume 1 Part J9D4 (p.24)* *Annotation on plans: "PROVISION OF EV INFRASTRUCTURE TO ALL PARKING SPACES FOR THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING"* *BESS Transport 2.1 (EV infrastructure) claimed.*	Clarify whether at least one car parking space includes an electric vehicle charging station, to support the claim of BESS Transport Credit 2.1.	3
Green Travel Plan	*None*	*Refer to transport initiatives as detailed above and in SMP*	-

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 6. Transport
Off-setting Car Emissions Options www.greenfleet.com.au
Sustainable Transport www.transport.vic.gov.au/doi/internet/icy.nsf
Car share options www.yarracity.vic.gov.au/Parking-roads-and-transport/Transport-Services/Carsharing/
Bicycle Victoria www.bv.com.au

7. Waste Management

Objectives:

- to ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development
- to ensure long term reusability of building materials.
- to meet Councils' requirement that all multi-unit developments must provide a Waste Management Plan in accordance with the *Guide to Best Practice for Waste Management in Multi-unit Developments 2010*, published by Sustainability Victoria

Issues	Applicant's Design Responses	Council Comments	CAR*
Construction Waste Management	*A minimum of 80% of waste (by mass) from demolition and construction activities will be recycled or reused. (p.25)* *Plastering contractors will be required to supply their own bin and recycle plasterboard off-cuts. (p.26)*	Satisfactory	1
Operational Waste Management	*To facilitate separation of waste, the following bins will be provided.* - *Garbage* - *Co-mingled recycling* - *FOGO* - *Glass (p.26)* *BESS Waste 2.1 (FOGO) claimed.* *BESS Waste 2.2 (recycled convenience) claimed.*	Satisfactory Note to planner: Where any assessment by City Works – Waste Management differs to my ESD assessment/advice, defer to their assessment or ensure queries/advice align.	1
Storage Spaces for Recycling and Green Waste	*Refer above*	Refer above	-

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 7. Waste Management
Construction and Waste Management www.sustainability.vic.gov.au
Preparing a WMP www.epa.vic.gov.au
Waste and Recycling www.resourcesmart.vic.gov.au

Better Practice Guide for Waste Management in Multi-Unit Dwellings (2002) www.environment.nsw.gov.au

Waste reduction in office buildings (2002) www.environment.nsw.gov.au

8. Urban Ecology

Objectives:

- to protect and enhance biodiversity
- to provide sustainable landscaping
- to protect and manage all remnant indigenous plant communities
- to encourage the planting of indigenous vegetation

Issues	Applicant's Design Responses	Council Comments	CAR*
On Site Topsoil Retention	*None.*	Satisfactory	1
Maintaining / Enhancing Ecological Value	*The landscaping plan will ensure a minimum of 12% of site area is vegetated. Refer to architectural plans for further detail. (p.27)* *BESS Urban Ecology 2.1 (vegetation) claimed.* *BESS Urban Ecology 2.4 (taps and floor waste) claimed.*	Clarify inclusion of taps on each balcony/terrace by showing water supply and drainage points on plans.	3
Heat Island Effect	*The upper surface of roofs will have a solar absorptance (SA) of ≤0.45 (p.21)* *Note that plans show a ballast roof (i.e. gravel)*	Satisfactory	1
Green wall, roofs, facades	*BESS Urban Ecology 2.2 (green roofs) claimed.*	Remove claim of BESS Urban Ecology Credit 2.2 (Green Roofs) as the proposed landscaping is not considered a green roof.	3
Communal spaces	*A minimum of 106m2 of communal spaces [for apartments]. May be indoors or outdoors, and include courtyards with seating, terraces, community rooms etc (p.27)*	Ensure the amount of communal space claimed in BESS aligns with areas shown on plans, and only includes usable spaces not transitory spaces.	3

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 8. Urban Ecology
Department of Sustainability and Environment www.dse.vic.gov.au
Australian Research Centre for Urban Ecology www.arcue.botany.unimelb.edu.au
Greening Australia www.greeningaustralia.org.au
Green Roof Technical Manual www.yourhome.gov.au

9. Innovation

Objective:

- to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings

Issues	Applicant's Design Responses	Council Comments	CAR*
	None		

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 9. Innovation
Green Building Council Australia www.gbca.org.au
Victorian Eco Innovation lab www.ecoinnovationlab.com
Business Victoria www.business.vic.gov.au
Environment Design Guide www.environmentdesignguide.com.au

10. Construction and Building Management

Objective:

- to encourage a holistic and integrated design and construction process and ongoing high performance

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	*None*	Consider preparing a commissioning and tuning plan prior to practical completion, and undertake systems tuning for at least the first 12 months after occupation.	4
Building Users Guide	*None*	Consider commitment to development of a Building Users Guide for occupants.	4
Contractor has valid ISO14001 Accreditation	*None*	Satisfactory	1
Construction Management Plan	*Approach to stormwater management during construction detailed (p.101)*	Satisfactory	1

* **Council Assessment Ratings:**

1 – Design Response is SATISFACTORY
2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required
4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

SDAPP Fact Sheet: 10. Construction and Building Management

ASHRAE and CIBSE Commissioning handbooks

International Organization for standardization – ISO14001 – Environmental Management Systems

Keeping Our Stormwater Clean – A Builder's Guide www.melbournewater.com.au

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani
Officer	Erryn Megennis
Council Reference	IREF25/01257
Address	430-444 Brunswick Street, Fitzroy
Application No.	PLN25/0629
Proposal	Demolition and buildings and works for a 7 storey (plus basement and roof terrace) mixed use building comprising an Office, Shop and Dwellings (planning permit not required for commercial uses) and a reduction to the statutory car parking requirements.
Comments Sought	• Whether car parking reduction for commercial uses is supported • Car parking access arrangements • Is no on-site loading acceptable? Nearest loading bay is on Brunswick Street, opposite side of Cecil St in front of the IGA • Traffic impacts from proposed vehicle movements • Crossover removal on Cecil St • Any Civil engineering matters relating to proposed public realm upgrades within Brunswick St and Cecil St frontages • Projection and clearance of footpath awnings along Brunswick St
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
Pandolfini	TP098 *Proposed Basement 2 Floor Plan* TP099 *Proposed Basement 1 Floor Plan* TP100 *Proposed Ground Floor Plan* TP250 *Section A* TP252 *Ramp Section*	A B B B B	4 August 2025 6 November 2025 6 November 2025 6 November 2025 6 November 2025
WGA	*Traffic Impact Assessment*	C	11 November 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	Dimension the width of the car park entrance/door.	Update the relevant drawings accordingly
2	Dimension the width of car spaces within the basement car park.	Update the relevant drawings accordingly
3	Review the ramp grades along the access ramp between basement 1 and basement 2.	Update the relevant drawings accordingly
4	Demonstrate using swept path diagrams the passing movements of a B99 design vehicle at the access ramp and holding area on basement 2.	Submit swept path analysis
5	Submit a vehicle access cross-sectional diagram with a ground clearance assessment for the laneway and car park entrance consistent with the information sheet.	Submit cross-sectional diagram with ground clearance assessment
6	Dimension the clearance height and setback of the canopy.	Update the relevant drawings accordingly
7	Any light spillage into habitable rooms must be prevented using appropriate shields or similar. The applicant to liaise with the relevant Service Authority.	Submit a letter from the relevant Service Authority confirming the street lights are compliant
8	Include an annotation on the drawings that utility cabinet doors can swing at 180-degrees and be latched onto the building wall when being serviced.	Update the relevant drawings accordingly
9	Delete on the drawings the proposed landscaping and street trees. The applicant to liaise with Council's Open Space unit and Strategic Planning unit regarding new landscaping and trees.	Update the relevant drawings accordingly
10	Liaise with Council's Parking Management unit in relation to the introduction of a Loading Zone in Brunswick Street	Submit details confirming consent from the Parking Management unit

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 Brunswick Street and Cecil Street frontages 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 Brunswick Street and Cecil Street frontages 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 Brunswick Street and Cecil Street frontages 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.

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:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
One-bedroom dwelling	3	1 space per dwelling	3	3
Two-bedroom dwelling	25		25	25
Three-bedroom dwelling	7	2 spaces per dwelling	14	14
Shop	558 m^2	3.5 spaces per 100 m^2 of leasable floor area	19	8
Office	361 m^2	3 spaces per 100 m^2 of net floor area	10	4
		Total	**71 spaces**	**54 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 will require a car parking reduction of 17 car spaces (comprising of 11 spaces for the shop use and six spaces for the office) 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 Shop Use	Any shortfall of car parking generated by the shop would be accommodated off-site. The surrounding streets are covered in short-stay parking. Customers would park on-street (short-stay parking).
Parking Demand for the Office Use	The office use will be provided with 4 car spaces resulting in a car parking rate of 1.1 spaces per 100 square metres of net floor area. Throughout the municipality, a number of developments have been approved with no car spaces or a reduced office rate, as shown below: ▪ 71-93 Gipps Street, Collingwood – 0.96 spaces/100 m^2

Parking Demand Consideration	Details
	▪ 506 & 508-510 Church Street, Cremorne – 1.09 spaces/100m^2 ▪ 2-16 Northumberland Street, Collingwood – 0.89 spaces/100m^2 The proposed office parking rate of 1.1 spaces per 100 square metres of floor area is consistent with the rates shown above.
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: ▪ Brunswick Street trams – 20 metre walk ▪ Alexandra Parade buses – 110 metre walk ▪ Nicholson Street trams – 380 metre walk ▪ Smith Street trams – 500 metre walk ▪ Rathdowne Street buses – 710 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 customers to drive to the site; however, visitors and customers 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 could be adopted as follows:

Proposed Use	Adopted Traffic Generation Rate	Daily	AM Peak Hour	PM Peak Hour
Residential (35 dwellings)	- 0.5 trips per dwelling during peak hours - 5 vehicles per day per dwelling	175 trips	17 trips	17 trips
Commercial (12 Spaces)	- 0.5 trips per space during peak hours - 2 trips per day	24 trips	6 trips	6 trips
	Total	**199 Trips**	**23 Trips**	**23 Trips**

Based on a total of 23 trips generated by the site during the AM and PM peak periods, the volume of traffic is equivalent to 1 vehicle every 2 minutes and 36 seconds.

It is agreed the traffic generated by the proposed development is considered low; however, it is important that traffic can exit the laneway and integrate onto the surrounding road network without hindrance.

Parking in the Laneway

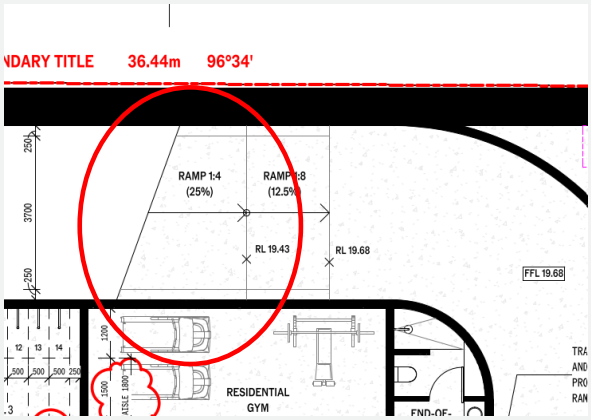
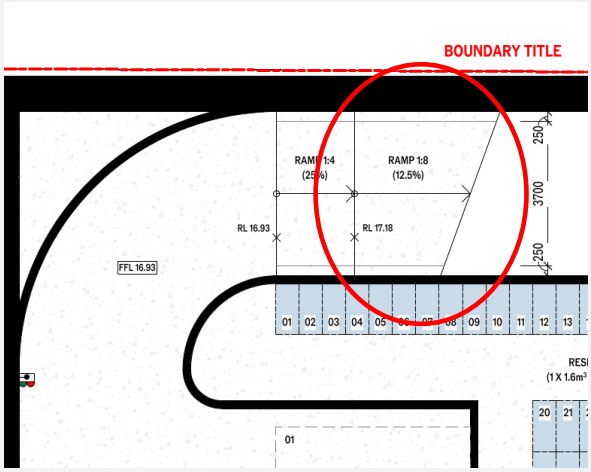
The parking restrictions in the laneway along the eastern boundary of the site is No Stopping on both sides of the street. Parking is not permitted for the full length of the laneway between Cecil Street and Alexandra Parade.

Businesses fronting Brunswick Street that require deliveries can apply for a Loading Zone in Brunswick Street by contacting Council's Parking Management unit.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Building Setback – Eastern Boundary	The building line along the eastern boundary of the site is setback a minimum of 1 metre to improve vehicle access in the laneway.
Width of Laneway	The laneway is 3.57 metres in width.
Width of Car Park Entrance	The width of the car park entrance is not dimensioned on the drawings.
Width of Internal Access Ramp	The width of the internal access ramp is 3.7 metres with a 250 millimetre wide kerb on either side of the ramp to satisfy *AS/NZS 2890.1:2004.*
Headroom Clearance	A minimum headroom clearance of 2.2 metres is provided under the critical structures of the basement car park access ramp to satisfy *Design standard 1 - Accessways*.
Car Parking Modules	
Car Spaces	Using the Objective Trapeze software, the depth and width of car spaces (2.8 metres by 5.4 metres) and (2.8 metres by 5 metres) satisfy *AS/NZS 2890.1:2004.*
Accessible Parking Space	The depth and width of the accessible car space and shared area of 2.4 metres and 5.4 metres respectively satisfy *AS/NZS 2890.6:2009*.
Aisles	A minimum aisle of 6.57 metres is provided to satisfy *Design standard 2 – Car parking spaces.*
Column Depths and Setbacks	The column depths and setbacks are not dimensioned on the drawings.
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 is an upward grade section of 1 in 10 to satisfy *AS/NZS 2890.1: 2004.* 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 along the access ramp between basement 1 and basement 2 are inconsistent.

Item	Assessment
	 
Swept Path Assessment	
Swept Path Analysis – WGA250812-SK-TT-0001, Rev A, 25 July 2025	The swept path diagrams for the B99 design vehicle demonstrates adequate turning movements into the laneway from Cecil Street and egress from the basement carpark onto the laneway.
Swept Path Analysis – WGA250812-SK-TT-0002, Rev A, 25 July 2025	The swept path diagrams for the B99 design vehicle demonstrates adequate entry movements from the laneway into the development entrance.
Swept Path Analysis – WGA250812-SK-TT-0003, Rev A, 25 July 2025	The swept path diagrams for the B99 design vehicle demonstrates adequate circulation and passing movements on basement 1.
Swept Path Analysis – WGA250812-SK-TT-0004, Rev A, 25 July 2025	The swept path diagrams for the B99 design vehicle demonstrates adequate turning movements onto the access ramp.
Swept Path Analysis – WGA250812-SK-TT-0005, Rev A, 25 July 2025	The swept path diagrams for the B99 design vehicle demonstrates adequate circulation and passing movements on basement 2.

Item	Assessment
	Vehicle passing movements from the access ramp and holding area is not provided for basement 2.
Swept Path Analysis – WGA250812-SK-TT-0006, Rev A, 25 July 2025	The entry movements for the 6.35 metre long Waste Wise Mini from Cecil Street into the development via the laneway is considered satisfactory.
Swept Path Analysis – WGA250812-SK-TT-0007, Rev A, 25 July 2025	The circulation movements for the 6.35 metre long Waste Wise Mini in basement 1 are considered satisfactory.
Swept Path Analysis – WGA250812-SK-TT-0008, Rev A, 25 July 2025	The exit movements for the 6.35 metre long Waste Wise Mini from the basement car park onto the laneway are considered satisfactory.
Other Items	
Vehicle Access Vertical Ground Clearance Check	The submitted vehicle access cross-sectional diagram is missing a few information. 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).
Canopy – Brunswick Street Frontage	The clearance height above the footpath level and setback from the edge of kerb of the canopy is not dimensioned on the drawings.
Public Lighting – Cecil Street and Laneway	It is noted there is an existing public light at the corner of Cecil Street and the laneway, in front of the site, as shown in the below photo.  *Public Light in Cecil Street and the laneway*

Item	Assessment
	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
Width of Car Park Entrance	The applicant to dimension on the drawings the width of the car park entrance/door.
Car Spaces	The applicant to dimension on the drawings the width of car spaces.
Ramp Grades and Changes of Grade	The applicant to review the proposed grades along the access ramp between basement 1 and basement 2.
Swept Path Analysis	The applicant to submit the swept path analysis for the B99 design vehicle demonstrating passing movements from the access ramp and holding area on basement 2.
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 eastern 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.
Canopy – Brunswick Street Frontage	The applicant to dimension on the drawings the clearance height above the footpath and setback from the edge of kerb of the canopy.
Public Lighting – Cecil Street and Laneway	The applicant must ensure that light will not spill into the habitable rooms of the subject site.

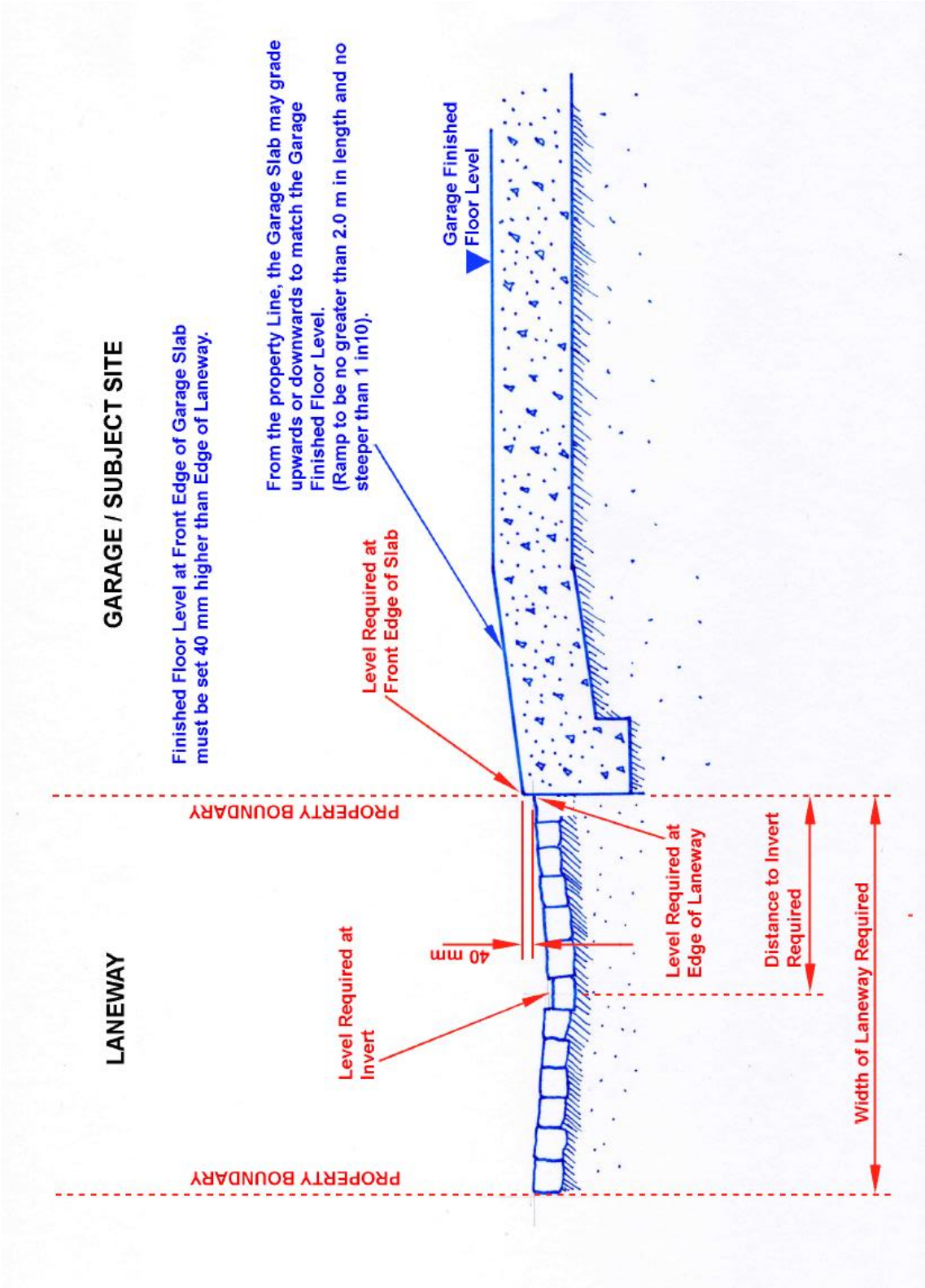
Item	Details
	Should light spill into the windows, the applicant must arrange for an appropriate light shield or similar treatment with the relevant Service Authority. All costs associated with the light shield will be borne by the applicant.
Utility Cabinet Doors – Brunswick Street and Cecil Street	The applicant to include an annotation on the drawings that the utility cabinet doors along Brunswick Street and Cecil Street can swing at 180-degrees and be latched onto the building wall when being serviced.
Landscaping and Street Tree	The proposed landscaping within the kerb extension at the Brunswick Street/Cecil Street intersection and street tree in Cecil Street to be deleted from the drawings. The applicant must liaise with Council's Open Space and Strategic Planning units regarding new landscaping and street trees.

SECTION 4: Acknowledgement

Engineer: Artemis Bacani

Signature: 

Date: 12 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

Strategic Planning
Formal Referral Response

Application Information:

Referral Officer:	**Joseph Weldemariam**
Officer:	Erryn Megennis
Council Reference:	PLN25/0629
Address:	430-444 Brunswick St, Fitzroy VIC 3065
Proposal:	Demolition and buildings and work for a multi-storey, mixed use building comprising an Office, Shop and Dwellings (planning permit not required for commercial uses) and a reduction to the statutory car parking requirements.
Comments Sought:	Click here to view referral memo: IREF25/01258 - 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: Proposed/Draft Schedule 29 to the Design and Development Overlay (DDO29). They do not provide commentary on other sections of the Planning Scheme or fully assess the internal amenity of the application.
Prev. Responses:	

Development Details:

Relevant amendment and status:	Amendment C270yara – Fitzroy & Collingwood Interim Form Controls Stage 1 (Approved) Amendment C271yara - Fitzroy & Collingwood Built Form Controls (Authorised – Exhibition to commence in late 2024) Interim DDO29 – Brunswick Street shops were requested via Amendment C270yara – The Minister for Planning did not approve this interim DDO, considering the area was not experiencing the development pressure to warrant the interim controls. Draft DDO29 – Brunswick Street shops have been Authorised (with conditions) for formal exhibition by the Minister for Planning (via draft Amendment C271yara which implements the permanent controls). The assessment of the proposal against Draft DDO30 considers the Minister's conditions. The conditions and anticipated changes that will apply to the Draft DDOs and Amendment can be read online.
Existing and proposed controls:	Commercial 1 Zone Design and Development Overlay - Schedule 2 - Main Roads and Boulevards (DDO2) Proposed Design and Development Overlay - Schedule 29 – Brunswick Street shops (DDO29) Heritage Overlay (HO311) – Not contributory (Brunswick Street Precinct, Fitzroy) Special Building Overlay (SBO)
Subject Site Plan:	PLN25/0629 430-444 Brunswick Street Fitzroy - Plans

Strategic Planning Comments and Recommendations:

The application does not comply with a number of provisions within the proposed DDO29.

The application does not meet key-built form requirements envisioned in DDO29 (see full comments for further detail). Notably, upper-level setbacks, building separation and a building height requirements.

If proposed DDO29 was to be approved the application would be refused given the mandatory requirements are not met.

Please refer to Strategic planning's full comments for further detail.

Assessment of compliance with built form requirements:

Built Form Requirements	Proposed DDO29	PLN25/0629	Compliance with Proposed DDO29
Street wall height	**Brunswick Street:** Maximum 2 storeys / 8m (mandatory) **Cecil Street:** Maximum 2 storeys / 8m (mandatory) Street wall on Cecil Street to maintain street wall frontage on Brunswick Street (preferred). No higher than adjoining heritage building.	**Brunswick Street:** 7.8m **Cecil Street:** 7.8m maintains from Brunswick Street	The application meets the requirements set out in Section 2.3 street wall height and front setback requirements. No changes recommended.
Street wall setback	**Brunswick Street:** Continuous street wall with no front setback. **Cecil Street:** No side street setback	**Brunswick Street:** Built to boundary **Cecil Street:** Built to boundary	The application meets the requirements set out in Section 2.3 street wall height and front setback requirements. No changes recommended.
Upper-level setback requirements	**Brunswick Street:** Minimum 8m (mandatory) **Cecil Street:** Minimum 6m (preferred)	**Brunswick Street:** 2.5m levels 2 – 4 3.8m levels 3 – 6 **Cecil Street:** 0.9m level 2 5m levels 3 – 6 8.2 levels 6 – roof	The application does not meet the **mandatory** and preferred requirements upper level setback requirements set out in Section 2.4 of DDO29. **Recommendation:** For the application to comply with the draft DDO29 it is recommended that upper-level setbacks are set back 8m from Brunswick Street and 6m from Cecil Street above the street wall as provisioned in DDO29.

Building height	6 storeys / 20.8m (mandatory)	24.5m (25.5m inclusive of services).	The application exceeds the **mandatory** maximum building height set out in Section 2.5 Map 1 of the DDO29. **Recommendation**: For the application to comply with the draft DDO29 it is recommended that building height match the mandatory height within DDO29 of 20.8m.
Interface requirements	45- degree envelope above wall height to NRZ (mandatory) Boundary wall height maximum 8m	45 degrees Boundary wall height.	The application meets the mandatory requirements set out in Section 2.6 interface requirements, rear boundary wall heights, Table 1 No changes recommended.
Overshadowing and solar access	See DDO29 for overshadowing and solar access provisions.	See PLN25/0629 plans.	The application does not comply with the **mandatory** provision of 2.7 overshadowing requirements. Overshadowing to opposite Cecil Street footpath is present 10am - 2pm. **Recommendation:** For the application to comply with the DDO29, it is recommended that the application is amended to meet mandatory overshadowing requirements.
Building separation	4.5m from common boundary with habitable windows.	Built to boundary on the north side of the property.	The application does not meet the preferred requirements set out in Section 2.8 building separation amenity requirements. It is recommended that the building is set back 4.5m from the common north boundary wall where windows/balconies are proposed.
Other design requirements	See DDO29 for other design provisions.	See PLN25/0629 plans.	The application generally meets the other design requirements of the DDO29. However, there are some design provisions within Section 2.9 that do not align with the proposal. For the application to comply with the DDO29, it is recommended that the final design incorporates elements from urban deigns advice regarding the public realm interface.

Access, parking and loading areas	See DDO29 for access, parking and loading provisions.	See PLN25/0629 Plans	The application meets the requirements set out in Section 2.10 access, parking and loading areas requirements. No changes recommended.

Strategic Planning full comments:

Street wall height and front setback requirements

The application complies with the street wall height and setback requirements of 2.3 of DDO29.

No recommendations made from Strategic Planning in relation to this provision.

Upper-level setback Requirements

The application does not comply with the provisions and exceeds the preferred and mandatory upper-level setback requirement of DDO29 (refer to Table 1 and Figure 1-2). DDO29 requires an upper-level setback of 8m from Brunswick Street (mandatory) and an upper-level setback of 6m from Cecil Street (preferred).

The upper-level setbacks do not meet the 8m **mandatory** upper-level setback requirements from Brunswick Street. Given a mandatory requirement has not been met the application should not be approved in its current form. Additionally, the final setback creates a repetitive stepped built form outcome.

For the application to comply with the DDO29 it is recommended that the upper level be setback 8m from Brunswick Street and be contained into two steps. Additionally, the upper level should be setback 6m from Cecil Street.

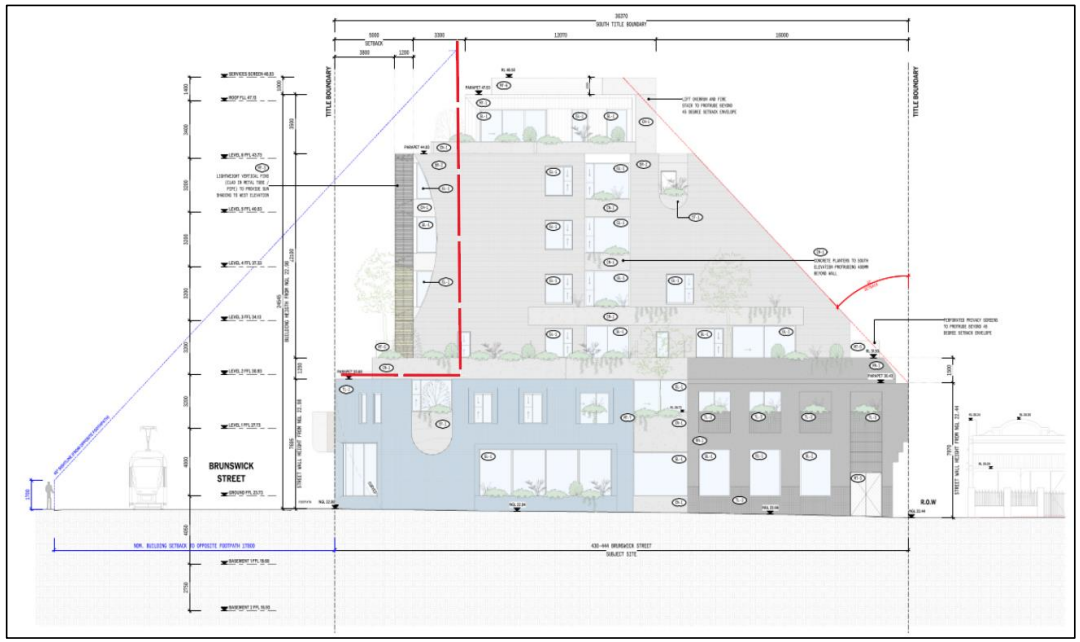


Figure 1 DDO51 preferred upper-level setback from Brunswick St (shown in red) compared to proposed upper-level setback of development.



Figure 2 DDO51 preferred upper-level setback from Cecil St (shown in red) compared to proposed upper-level setback of development.

Building height

The proposed height does not comply with the provision and exceeds the mandatory height requirement set out in DDO29 (refer to Table 1 and Figure 3).

Strategic planning does not support the height proposed in the application.

For the application to comply with DDO29 it is recommended that the overall building height is lowered to match the **mandatory** height of 20.8m

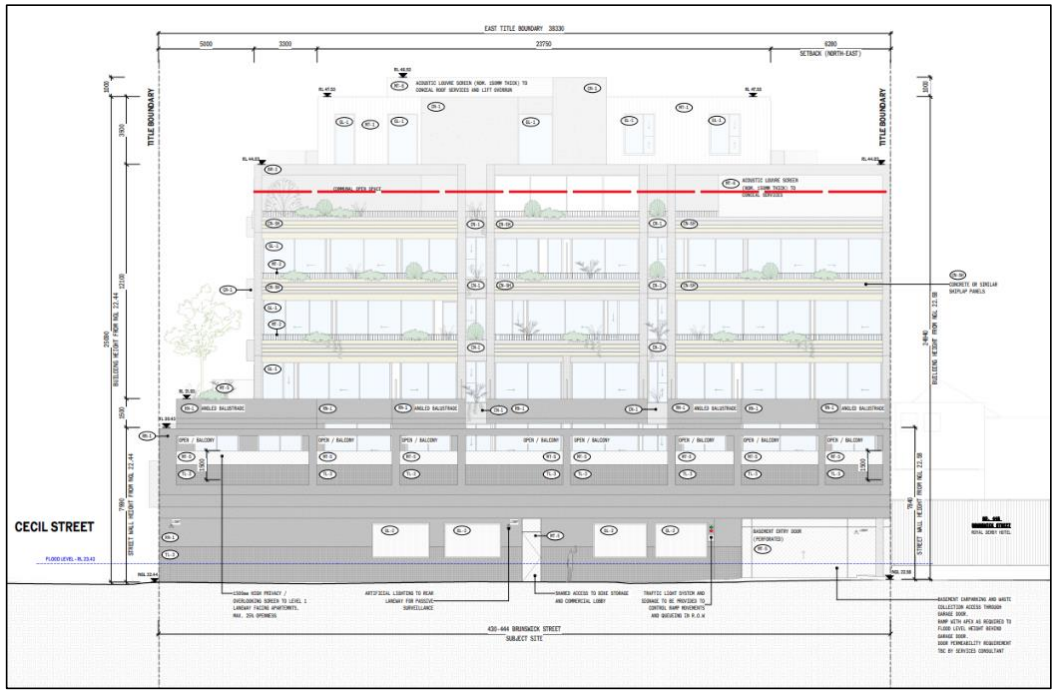


Figure 3 DDO51 preferred building heights (shown in red) compared to proposed heights of development

Interface requirements

The application meets the mandatory requirements set out in Section 2.6 interface requirements, rear boundary wall heights, (refer to Table 1 and Figure 4).

No recommendations made from Strategic Planning in relation to this provision.

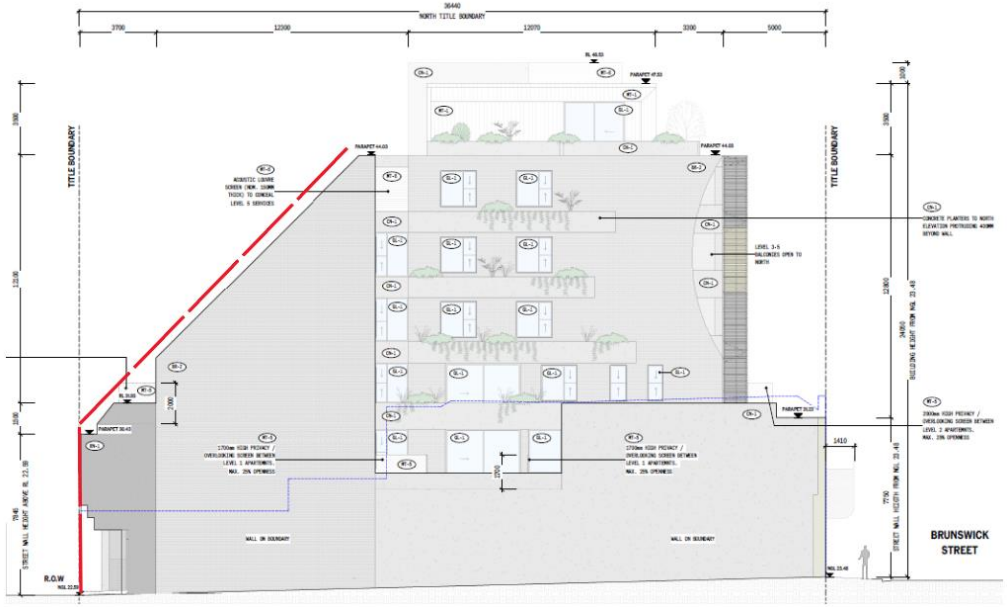


Figure 4 DDO51 mandatory rear interface boundary wall height and envelope (shown in red) compared to proposed rear interface of development

Overshadowing and solar access

The application does not comply with the **mandatory** provision of 2.7 overshadowing requirements. Overshadowing to opposite Cecil Street footpath is present 10am - 2pm (refer to Table 1 and Figures 5-6).

While strategic planning is sympathetic considering Cecil Street is 10.3m wide, meaning many proposals along Cecil Street may create overshadowing to the opposite footpath. The proposal does not comply with the **mandatory** overshadowing requirements set out in DDO29.

Strategic planning does not support the overshadowing proposed in the application

For the application to comply with DDO29 it is recommended that the application is amended to reduce overshadowing present.

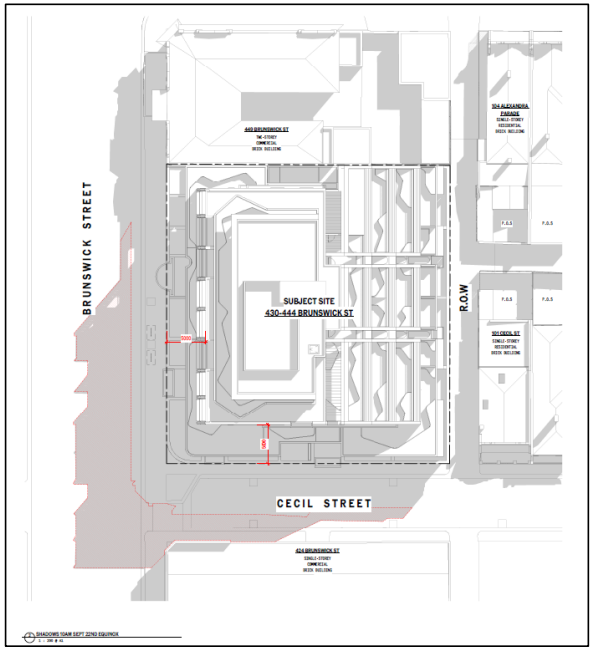
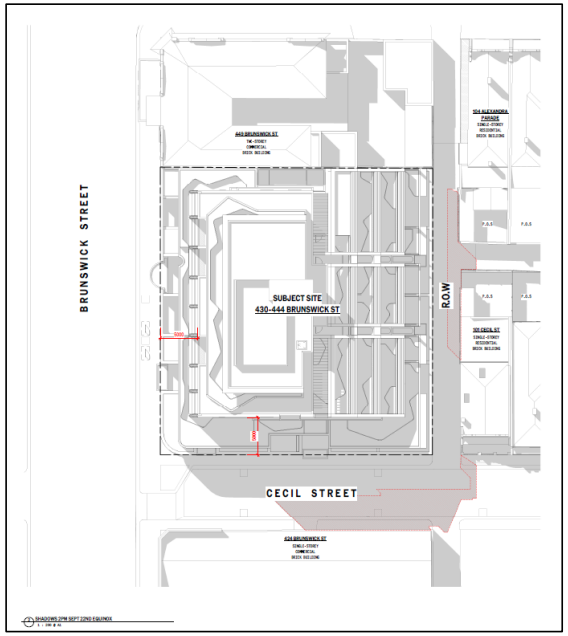


Figure 5 and 6 DDO51 additional overshadowing to opposite footpath on Cecil Street (outlined in red).



Building separation and amenity

The application does not comply the building separation and amenity provisions of DDO29 (refer to Table 1 and figure 7).

Building separation requirements apply to the northern boundary as the site shares a common boundary with 446 Brunswick Street within the DDO29.

Under DDO29, development should be setback 4.5m above the boundary wall where a habitable window or balcony facing the common boundary is proposed on the subject site. The application has proposed no setback from this common boundary wall.

There has not been any consideration on the possible built form response to the building to the north to support any variation in the building separation.

Strategic planning does not support the building separation proposed in the application.

It is recommended that the building is set back 4.5m from the common north boundary wall where windows/balconies are proposed.



Figure 7 northern boundary separation DDO29.

Other design requirements

The application generally meets the other design requirements of the DDO29. However, there are some design provisions within Section 2.9 that do not align with the proposal.

The proposal could consider the shop front design to Brunswick Street and Cecil Street. Including elements such as pilasters, clerestory windows, a stall riser and activating the frontage to Cecil Street could improve the interface to the public realm.

Please refer to the urban design advice for specific advice regarding the public realm interface

For the application to comply with the DDO29, it is recommended that the final design incorporates elements from urban deigns advice regarding the public realm interface.

Access, parking and loading areas

The application complies fully with the design requirements of 2.10 of DDO29.

No recommendations made from Strategic Planning in relation to this provision

Strategic Planner: Kyle Everett

Date: 08 October 2025

Urban Design
Formal Referral Response

Application Information:

Referral Officer:	Hayley McNicol and Christian Lundh
Officer:	Erryn Megennis
Council Reference:	PLN25/0629
Address:	430-444 Brunswick St, Fitzroy VIC 3065
Proposal:	Demolition and buildings and works for a 7 storey (plus basement and roof terrace) mixed use building comprising an Office, Shop and Dwellings (planning permit not required for commercial uses) and a reduction to the statutory car parking requirements.
Comments Sought:	Click here to view referral memo: Record D25/449173: IREF25/01259 - 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:	D25/388627 (MCNICOLH 05/10/2025) Note: This file has been added to the application as an attachment named 'Referral No. eRIRResUrb 21923960.PDF' (BRANDSEJ 08/10/2025)

Recommendation

- The proposal is supported in principle, subject to changes.

Comment Summary

Comments are requested on the following:

- Response to previous referral comments
- Regarding visitor bicycle parking – the on-site visitor parking provision complies with Clause 52.34. The on-street bicycle parking is surplus. Can this remain as a public realm contribution?
- Service cupboard doors – still open into footpath. Would you accept a condition that they have to be latched to building when open and open a maximum 180 degrees?

Comments are provided below and are based on the following plans:

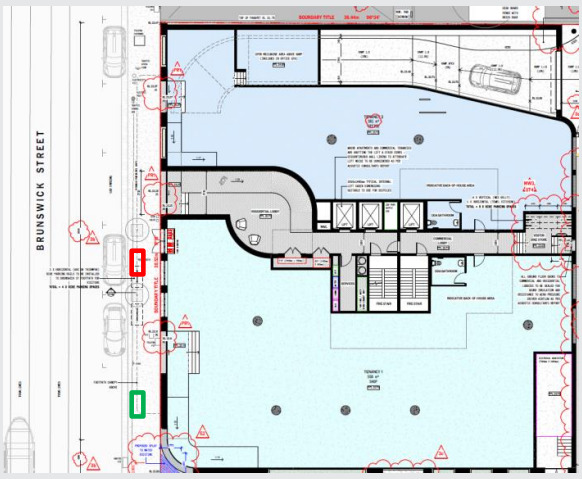
- Record D25/447589: PLN25/0629 - 430-444 Brunswick Street Fitzroy - Advertising S52 - Plans
- Record D25/446281: PLN25/0629 - 430-444 Brunswick Street Fitzroy - Advertising S52 - Landscape Plan
- Record D25/446277: PLN25/0629 - 430-444 Brunswick Street Fitzroy - Advertising S52 - 3D Renders
- D25/305250 - PLN25/0629 - 430-444 Brunswick Street Fitzroy - Landscape Plan

Comments are provided against original comments, which include answers to the above questions.

Landscape Plan

Landscape Plan Comments end of Memo including Public Realm and Streetscape Improvement Plan requirements.

Previous comments

Previous Urban Design comment 05/10/2025	Notes
Clarify ground level surface within the small front setback areas and demonstrate there is a seamless transition from the footpath into the site.	Some spot levels have been provided within the setback areas and adjacent footpaths showing these are the same level. This hasn't been provided for the splay area, although most of this is existing. Civil Engineering may have further requirements for ensuring a seamless transition between the footpath and setback areas, including grading away from the building to mitigate any drainage and overland flow issues.
Remove all planters/canopies that overhang the footpath.	The planted element has been removed however the overhanging structure remains. Recommend that the overhanging canopy structures are removed as they provide limited weather protection and public realm benefit. The applicant could consider provision of a more continuous awning provided it does not impact the existing footpath trees (i.e. provision along part of the frontage).
Revise position of the fire booster so that doors don't obstruct the footpath.	Fire booster appears to be in the same position. If the cabinets are brought in line with the building frontage, these could be swung 180 degrees and pinned to the building.
Remove visitor bike parking from the Brunswick Street footpaths and provide within the site.	We understand that all of the visitor bike parking is accommodated within the site boundary. Given this, we accept that one hoop can be on the footpath, and recommend that a seat also be accommodated along the site frontage to provide a balanced public realm benefit. Refer to markup below showing recommended locations which are spaced out along the site frontage (red: seat and green: bike hoop). Note it is requested that a Public Realm and Streetscape Improvement Plan is provided for responsible authority review and approval. Refer section at the end of this memo. 

Provide creeping/climbing plant along the blank wall on the ROW frontage.	No further comment.
Civil Engineering team to advise on the ROW ground level setback.	No further comment.
Open Space Services team to approve garden bed plantings from a maintenance perspective, and advise on any requirements for implementing the works.	No further comment.
Civil and Traffic Engineering teams to approve kerb outstand from an engineering, drainage and traffic safety perspective. Civil Engineering to confirm any requirements for implementing the works.	No further comment.
Provide a tree contribution and ensure tree species and details meet tree planting requirements.	No further comment.
Show the on-street parking on Cecil Street (north side).	This appears to be shown on the landscape plan.

Landscape Plan (IREF/01263)	Applicant Response
Plant Schedule • No plant species can be on DECCA invasive weed list.	
Plant Schedule • *Melaleuca lanceolata* Black tea tree, replace with other small growing tree species native to Victoria suitable for podium planting.	
GF – Landscape Plan • Remove reference to proposed street trees and low cover plantings within the public realm. • Existing street trees are to be shown on plans and noted as protected and retained.	
GF - Landscape Plan • *Sansevieria* 'Uganda' proposed in ground level planters is not recommended as an outdoor plant in the Melbourne environment, also concern that it is listed as an environmental weed in other states.	

• *Sansevieria* 'Uganda‘ to be replaced with a combination of strappy leaf and cascading plant species, such as prostrate rosemary and sedum ssp suitable for the environmental conditions and to ensure a hardy sustainable plant mix is installed.	
All upper levels • The proposed feature plant species with a ‘palm character’ *Dioon spinulosum* is not supported, the plants tropical visual character and potential future size is inconsistent with the broader streetscape character of Brunswick Street and the species need to be replaced as noted below. • General for all levels, where *Dioon spinulosum* is proposed the species is to be replaced with a mix of suitable small to medium sized Victorian native tree species suitable for podium planting. • Refer below where locations where palms are acceptable with minimal visual impact on the Brunswick Street corridor character. • Level 1 Palm species is acceptable to be integrated in the upper-level planters in the northern central planter only, three (3) no native palms such as Australian **Dwarf** Fan Palm – *Livistona muelleri* • Level 2 Palm species is acceptable to be integrated in the upper-level planters in the southwest corner only, three (3) no native palms such as Australian **Dwarf** Fan Palm – *Livistona muelleri* • Level 5 Palm species is acceptable to be integrated around the outdoor dining area only, five (5) no native palms such as Australian **Dwarf** Fan Palm – Livistona muelleri	
Landscape Details - Planter boxes • Mounding of planters to achieve required soil volume is not acceptable. Planter depths to be increased as required to achieve required soil volume. • Show minimum width of planters, ideally minimum 400mm for to sustain vigorous plant growth. • All planters to have integrated irrigation and drainage with all pipework to be integrated into building / roof slabs. • Show indicative drainage outlet and irrigation connections on planter box landscape detail.	
Landscape Details • Remove details on drawing LP17-D3925 referring to planting in natural ground.	
Landscape Details • Recommended to integrate additional fixed seats, lounges and tables in the landscaped area on level 5.	

Landscape Maintenance • Provide a detailed maintenance program and schedule	

Public Realm and Streetscape Improvement Plan

Streetscape enhancements in form of new street furniture 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."*

Urban Designer: Hayley McNicol

Landscape Architect: Christian Lundh

Date: 15 December 2025

Informal Referral Meeting

Urban Design

Application Information for Referral IREF25/01259

Officer:	Erryn Megennis
Council Reference:	PLN25/0629
Address:	430-444 Brunswick St, Fitzroy VIC 3065
Proposal:	Demolition and buildings and works for a 7 storey (plus basement and roof terrace) mixed use building comprising an Office, Shop and Dwellings (planning permit not required for commercial uses)
Zone:	Commercial 1 Zone
Overlay(s):	Heritage Overlay – HO311 Design and Development Overlay – DDO2 Special Building Overlay Environmental Audit Overlay Development Contributions Plan Overlay – DCPO1 **Heritage Grade:** Not contributory

Meeting Details

Date:	25 February 2026
Referral Officer	Christian Lundh

Advice Provided at Meeting

Advice on amount for street tree contribution

1. Three trees are proposed within the Cecil St frontage
2. $2,033.90 per tree is required;
3. A total contribution of $6100 is suitable for this development.

Planner Name: Erryn Megennis
Date: 25 February 2026

Strategic Transport Formal Referral Response

Application Information:

Referral Officer:	Philip Mallis
Officer:	Erryn Megennis
Council Reference:	PLN25/0629
Address:	430-444 Brunswick St, Fitzroy VIC 3065
Proposal:	Demolition and buildings and works for a multi-storey, mixed use building comprising an Office, Shop and Dwellings (planning permit not required for commercial uses) and a reduction to the statutory car parking requirements.
Comments Sought:	Comments on the application from a Strategic Transport perspective are requested on the following: • Access and Safety • Bicycle Parking Provision • Adequacy of bicycle parking spaces provided • Design and location of bicycle parking spaces and facilities
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

The following safety and access concerns should be addressed:

Issue One

- The visitor bicycle storage area is located at the eastern end of the residential lobby through a doorway and at the bottom of a short flight of stairs, accessible for cyclists only from the rear laneway. The laneway has a cobblestone surface, limited lighting infrastructure, and is the main vehicle access for the development which makes it an unattractive access option for visiting cyclists. Appropriate surface and lighting infrastructure has to be implemented at the rear laneway or an alternative access option provided.

Bicycle Parking Provision

Statutory Requirement

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

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Dwellings	35 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	7 resident spaces	14 resident spaces
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	4 visitor spaces.	5 visitor spaces
Office (other than specified in the table)	362 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 net floor area exceeds 1000 sqm	0 visitor spaces.	2 visitor spaces
Shop	558 sqm	1 employee space to each 600 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	0 employee spaces	0 employee spaces
		1 visitor space to each 500 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	0 visitor spaces.	2 visitor spaces
Bicycle Parking Spaces Total			**7 resident / employee spaces**	**14 resident / employee spaces**
			4 visitor spaces	**9 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**0 showers / change rooms**	**1 showers / change rooms**

The development provides a total of 7 additional resident/employee spaces and 5 additional visitor spaces above the requirements of the Scheme.

Adequacy of visitor spaces

Number of spaces

The provision of 9 visitor spaces is inadequate for the following reasons:

- The proposal provides 5 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 9 visitor bicycle spaces.
- *For retail developments:* 1 visitor space per 500sqm of area. Given a total retail floor area of 558sqm, this equates to a total requirement of 1 visitor space.
- *For office developments:* 1 visitor space per 500sqm of net leasable office area. Given a total net leasable office floor area of 362sqm, this equates to a total requirement of 1 visitor space.

The above results in a grand total requirement of 11 visitor spaces. The provision of 9 visitor spaces does not meet this requirement. **(inadequate)**

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 bike store at the eastern end of the residential lobby does not meet this requirement. **(inadequate)**
  - For internal visitor bicycle parking to be considered acceptable it must be located close to a suitable access point, easily accessible for visitors, and with appropriate signage identifying its location detailed on the architectural plans. The access point in this case is not considered acceptable because the rear laneway has a cobblestone surface, limited lighting infrastructure, and is the main vehicle access for the development which makes it an unattractive access option for visiting cyclists.
- Pursuant to Clause 52.34-5, all visitor spaces are to be provided at a bicycle rail. 4 of the 9 visitor spaces are provided by vertical bicycle racks and do not meet the requirements of the planning scheme. **(inadequate)**
- Bicycle parking dimensions are required to be identified on the architectural plans to ensure they are in accordance with AS2890.3 and Yarra City Council's Standard Drawings. No dimensions are shown for the external visitor parking rails. **(inadequate)**
  - Scaled measurement of the architectural plans suggests that the external visitor bicycle parking rails meet the dimensional requirements.

Adequacy of resident/employee spaces

Number of spaces

The provision of 35 resident/employee spaces is inadequate for the following reasons:

- The proposal provides 7 additional resident/employee spaces over the requirements of the planning scheme. **(adequate)**
- Pursuant to Clause 15.01-2L-01 of the Planning Scheme, bicycle parking provision are 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 35 resident bicycle spaces.
  - *For non-residential developments:* 1 employee space per 100sqm of net leasable area. Given a net floor area of 558 sqm, this equates to a total requirement of 6 employee spaces.

- *For office developments:* 1 employee space per 100sqm of net leasable office area. Given a total net leasable office floor area of 362sqm, this equates to a total requirement of 4 employee spaces.

The above results in a total requirement of 45 resident/employee spaces. The provision of 14 resident/employee spaces therefore does not meet requirements. **(inadequate)**

Design and location of resident/employee spaces

Employee and resident spaces are inadequately located and designed for the following reasons:

- The basement bike store is accessible via the ground floor residential lobby, lifts, basement residential lobby, and sliding door. The lift and access path dimensions are all in accordance with AS2890.3 requirements. **(adequate)**
- 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, 2 horizontal rails (4 spaces) and 10 vertical spaces are provided. This represents approximately 29% of the total provision of bicycle spaces, which satisfies the standard. **(adequate)**
- The basement level resident bike store 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 architectural plans do not indicated a lockable compound, therefore not meeting requirements. **(inadequate)**
- The end of trip facilities are located adjacent to the bikes store and are easily accessible **(adequate)**

Recommendations

The following should be shown on the plans before endorsement:

1. Provide 11 visitor bicycle parking spaces in line with the CASBE requirement.
2. Provide visitor bicycle parking in an external easily accessible area.
3. Provide all visitor spaces at a bicycle hoop/rail.
4. Identify all visitor bicycle parking dimensions on the architectural plans.
5. Provide 35 resident and 10 employee bicycle parking spaces (total 45 spaces) in line with the CASBE requirement.
6. Identify the locking mechanism to be used at all employee/resident bike store on the architectural plans.

Sustainable Transport Planner (Strategic Transport Unit): Philip Mallis

Date: 15 October 2025

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Erryn Megennis
Council Reference:	PLN25/0629
Address:	430-444 Brunswick St, Fitzroy VIC 3065
Proposal:	Demolition and buildings and works for a 7 storey (plus basement and roof terrace) mixed use building comprising an Office, Shop and Dwellings (planning permit not required for commercial uses) and a reduction to the statutory car parking requirements.
Comments Sought:	Click here to view referral memo: Record D25/448104: IREF25/01261 - 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:	D25/376479 (ATHANASA 25/09/2025) Note: This file has been added to the application as an attachment named 'Referral No. eRIRWaste 21891013.PDF' (BRANDSEJ 25/09/2025)

Comments:

The waste management plan for 430-444 Brunswick St, Fitzroy authored by WGA and dated 11/11/2025 is not satisfactory from a City Works Branch's perspective.

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

1. An extract from the updated plans that shows the size of the bin storage area, and the total footprint of the proposed bins must be provided in the WMP. The WMP is a standalone document and must include all relevant details related to the waste system.

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:16/12/2025

---

arbortryst

Planning Referral

Date	5 November 2025
Planning Permit	PLN25/0629
Property address	430-444 Brunswick St Fitzroy
Referral type	Open Space
Referral documents	1. Formal referral request – IREF25/01262 2. Town planning drawings Rev A. (4.08.25), Pandolfini 3. Feature and level plan (14.03.25), Goodison Surveying

There are two (2) trees within the footpath on the Brunswick St frontage and two (2) trees planted in the roadway on the opposite side of the street in Cecil Street.

The proposal shows all trees to be retained.

A Tree Protection Plan (TPP) and Tree Protection Specification (TPS) per AS4970-2025 Protection of trees on development sites is required as a condition of permit and should apply to these four (4) trees.

Due to the size of the trees a bond based on their amenity value using the Melbourne method is considered too low (<$1000). A minimum bond of $1,500.00 should be applied to each tree.

Consideration for using green infrastructure like strata cells or structural soils is recommended for establishing trees in the footpath and roadway as per the proposal to incorporate 3 trees into Cecil Street.

Regards,



Paul Whitten, *BSc (Horticulture), Adv Dip (Horticulture) Burnley ILFR, Dip Arb (NMIT)*
Director

Arbortryst Pty Ltd
ABN 93 153 489 135
E. info@arbortryst.com.au
Ph. 0413 486 739

Attachment – Clause 58 Assessment

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

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

Clause 58 Objective and Standard	Complies with Standard or Objective Achieved?
Clause 58.02-1 – Urban Context To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area. **Standard D1** The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.	**Complies with Standard and Objective** These matters have been discussed in detail within the Built Form assessment. The assessment has highlighted that the site is located within an area identified for mixed use and mid-rise development. The overall height and upper level setbacks have been previously discussed and concluded that they would appropriately respond to the surrounding urban context. As such, compliance with this standard is achieved.
Clause 58.02-2 – Residential policy To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services. **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 Standard and Objective** As outlined within the report, the proposal is considered to be compliant with relevant Residential Policy objectives.
Clause 58.02-3 – Dwelling diversity	**Complies with Standard and Objective**

To encourage a range of dwelling sizes and types in developments of ten or more dwellings. **Standard D3** Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	The proposal is for a total of 35 dwellings, including 3 x 1 bedroom apartments, 25 x 2 bedroom apartments and 7 x 3 bedroom apartments. This provides for a diverse mix of dwellings, and will cater for families, as encouraged by this Standard.
Clause 55.02-4 – Infrastructure To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. **Standard D4** Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. 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 Standard and Objective** The proposal is located within an established area with existing utility services and infrastructure; there is no evidence to suggest that the proposed development would unreasonably overload the capacity of these existing services. A substation will be provided for the development. The standard and objective are met.
Clause 58.02-5 - Integration with the street To integrate the layout of development with the street. To support development that activates street frontage. **Standard D5** Development should be oriented to front existing and proposed streets. Along street frontage, development should:	**Complies with Standard and Objective subject to conditions** This has been discussed in the Public Realm assessment in the body of the main report. Conditions will require further changes at ground level to improve the development's integration with the street and public realm contributions.

• 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.	
Clause 58.03-1 – Energy efficiency 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. **Standard D6** Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.	**Complies with Standard and Objective subject to conditions** Redevelopment of the site located in an existing built-up area would make efficient use of existing infrastructure and services, and the proximity of the subject site to numerous public transport modes reduces residents and visitors from relying on private vehicles. Policy at Clauses 15.01-2S, 15.01-2L-01 and 19.03-3L of the Scheme encourage environmentally sustainable development, with regard to energy efficiency, building construction and ongoing management. The submitted Sustainability Management Plan (SMP) shows a BESS score of 53%, which exceeds 'best practice' (50% BESS score). The following are some of the development's key ESD commitments: • All-electric development; • Rooftop solar panels with minimum 10kW capacity; • Water and energy efficient appliances and fixtures; • Rainwater tanks with a total capacity of 30,000L with reuse connections for toilet flushing and irrigation; • Enabling infrastructure for electric vehicle charging; • Landscaping equivalent to 10% site area; and • A minimum 80% of waste from demolition and construction to be reused or recycled. Council's ESD officer reviewed the submitted SMP and the development plans, and observes the following deficiencies in the development's ESD response: • Poor natural ventilation, particularly in living areas – reconfiguration of internal layouts required; • Poor daylight outcomes to living areas of Apts 111, 209 and 305; and • Improve shading design to large areas of east and west-facing glazing.

Table D1 Cooling load	
NatHERS climate zone	**NatHERS maximum cooling load MJ/M² per annum**
Climate zone 21 Melbourne	30

These concerns were raised with the applicant, who advised via email correspondence on 30 January 2026 that they could be addressed by:

- Addition of an operable south-facing window to the southern bedroom of Apts 104 and 402;
- Relocation of bedroom window to Apt 108 and incorporation of operable panes to provide a minimum ventilation flow path of 15m;
- Operable panes to the SPOS of Apts 108 and 109 reversed to achieve a minimum 3m separation to adjacent SPOS windows.

Council's ESD officer reviewed these proposed changes and advised the additional south-facing operable window to the southern bedroom of Apts 104 and 402 were satisfactory. They do not agree that the relocated bedroom window in Apt 108 will provide adequate ventilation due to an insufficient air pressure differential between windows facing onto the inset balcony. However, these changes would result in 17 of the 35 apartments (48%) meeting the cross-ventilation requirements and would comply with Standard D29 (discussed later in the report).

Council's ESD officer advised that the development would still achieve >60% dwellings naturally ventilated in line with BESS criteria. As such, the above changes will be addressed via conditions.

Regarding daylight outcomes to Apts 111, 209 and 305, the applicant advises that areas excluded from the daylight modelling are the laundry areas and not useable areas of the main living spaces. The BESS tool excludes laundries from the BESS daylight assessment criteria. Council's ESD officer accepts this statement, but recommends that the daylight modelling update the visual light transmittance (VLT) value to more accurately reflect the range of glazing specifications (i.e. solar heat gain coefficients) using preliminary NatHERS assessments. This will be addressed via a condition for an amended SMP.

Council's ESD officer has also requested the following information be included/addressed in the SMP:

- Require rainwater tanks to be connected to a potable water supply in addition to rainwater harvesting system, or provide further detail demonstrating that having no potable water connection is a suitable approach, with regard to the expected irrigation demand vs rainwater tank capacity;
- Clarify whether at least 1 car parking space includes an electric vehicle charging station, to support the claim of BESS Transport Credit 2.1;

	• Clarify inclusion of taps on each balcony/terrace by showing water supply and drainage points on plans; • Remove claim of BESS Urban Ecology Credit 2.2 (Green Roofs) as the proposed landscaping is not considered a green roof; • Ensure the amount of communal space claimed in BESS aligns with areas shown on plans, and only includes usable spaces, not transitory spaces. These matters will be addressed in the condition for an amended SMP. Standard D6 requires dwellings located in Climate Zone 21 (Melbourne) to not exceed the NatHERS annual cooling load of 30mj/m2. The applicant's SMP provided cooling load analysis, identifying that no apartments exceeded a cooling load of, on average, 27mj/m2 which is satisfactory. All apartments maintain a cooling load less than 30mj/m2. Subject to conditions, the standard and objective are met.
Clause 58.03-2 – Communal open space To provide communal open space that meets the recreation and amenity needs of residents. To ensure that communal open space is accessible, practical, attractive, easily maintained. To ensure that communal open space is integrated with the layout of the development and enhances resident amenity. **Standard D7** A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. Each area of communal open space should be: • Accessible to all residents.	**Complies with Objective** The development is for 35 dwellings, thus the minimum requirement prescribed by the standard is 30 + (35 x 2.5), which equates to 117.5sqm. The development provides COS in the form of a 100sqm terrace at Level 5. The plans dimension this terrace as 78sqm; however, this dimension excludes the planter boxes. A variation is considered acceptable given each dwelling is also provided with generously sized balconies for their private recreational purposes. In terms of location, the proposed COS is well resolved in accordance with the requirements of the standard, given that: • Landscaped perimeter planters ensure mitigation of overlooking into lower level apartments; • Canopy trees are included; • A vegetable patch/edible garden is proposed; • Generous setbacks to ensure no unreasonable overlooking to existing habitable room windows (HRWs) and secluded private open space (SPOS); • Accessible to all residents, via two lifts; and • North, east, and south aspects for optimal solar access.

• A useable size, shape and dimension. • Capable of efficient management. • Located to: • Provide passive surveillance opportunities, where appropriate. - Provide outlook for as many dwellings as practicable. - Avoid overlooking into habitable rooms and private open space of new dwellings. - Minimise noise impacts to new and existing dwellings and existing small second dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees	The site is also within walking distance of public open space, including Smith Reserve (150m east) and Edinburgh Gardens (450m north) which will cater to residents' more active recreational needs. The objective is therefore met.
Clause 58.03-3 – Solar access to communal outdoor open space To allow solar access into communal outdoor open space. **Standard B8** The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	**Complies with Standard and Objective** The application does not include shadow diagrams for the COS on 21 June (i.e. the winter solstice). However, its location on the eastern side of the building and its north, east and south orientations will ensure a very high level of solar access. Given the land to the east is in the Neighbourhood Residential Zone (with a height limit of 9m / 2 storeys) and the individually significant heritage grading of the Hotel to the north, future development will not impact solar access to this space.
Clause 58.03-4 – Safety To ensure the layout of development provides for the safety and security of residents and property. **Standard D9** Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided.	**Complies with Standard and Objective subject to conditions** As discussed in the Public Realm assessment of the main report, the residential entry will be located on Brunswick Street and clearly visible. A condition will require an external light for the pedestrian entry along the eastern laneway. The commercial tenancies will have direct access from Brunswick Street, ensuring the public does not use the residential lobby and central passageway as a thoroughfare between Brunswick Street and the eastern laneway.

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.	
Clause 58.03-5 – Landscaping To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat. **Standard D10** Development should retain existing trees and canopy cover. 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.	**Complies with Objective subject to conditions** The site has an area of 1399sqm. Standard D10 prescribes for this site that: • 50sqm, plus 20% site area above 1000sqm (129.8sqm) include at least 1 Type B canopy tree; • 7.5% of site area comprise deep soil planting. The Apartment Design Guidelines for Victoria (the ADGV) provides additional guidance for assessing the requirements of Clause 58. With respect to Standard D10, the ADGV states that: *Where the deep soil standard cannot be met due to the urban context, alternative forms of landscaping should demonstrate equivalent canopy cover:* *Planting over structures and green facades and roofs can assist in integrating landscape into small or constrained sites* *Planters with adequate soil depth, soil quality, drainage and irrigation can support significant tree planting and climbing planting over structures to provide shade and vertical greenery.* The proposal includes the following landscaped areas: • 56% of plant species to be native; • 338.8sqm of overall site area dedicated to landscaping (24.2%), • 285sqm of overall landscaped area dedicated to deep soil planting (84%); • Planter boxes along the Brunswick Street, Cecil Street and laneway frontages, comprising Snake Plants and Boston Ivy; • Substantial landscaping across balcony perimeters and communal terraces, including provision for deep soil planting and canopy trees with a minimum mature height of 5m The submitted landscape plan was referred to Council's Strategic Projects Parks and Open Space Team (formerly City Strategy – Open Space) and their comments are contained in the attached Urban Design response.

- 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.

Table D2 Canopy cover and deep soil requirements

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

Table D3 Soil requirements for trees

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

The landscape referral comments raised a number of concerns with regards to species selection, particularly in relation to the use of Snake Plants at ground level (observing they are not suited to Melbourne's climate and are identified as a weed species) and the use of palm trees at the upper levels, whose size and appearance are inconsistent with the broader streetscape character. The following changes were recommended:

- Replace Snake Plants at ground level with a combination of strappy leaf and cascading plant species, such as Prostrate Rosemary and Sedum SSP suitable to the environmental conditions and to ensure a hardy and sustainable plant mix is installed;
- *Melaleuca lancelota* (Black Tea Tree) replaced with a small growing tree species native to Victoria, suitable for podium planting;
- *Dioon Spinulosum* (Gum Palms) replaced with a mix of suitable small to medium sized Victorian native tree species suitable for podium planting;
- All other remaining palm species removed from the proposed landscaping, except for the following areas, which may include 3, Australian Dwarf Fan Palms (*Livistona muelleri*); in each planter section:
    - Level 1 northern planter;
    - Level 2 south-west planter; and
    - Level 5 communal terrace.

The following additional information is required to be shown/addressed on the landscape plan:

- Remove all references to proposed street trees and low cover plantings within the public realm (as species and planting locations will be determined by Council);
- Existing street trees are to be shown on plans and noted as protected and retained;
- Further details on planter boxes including:
    - Mounding of planters to achieve required soil volume is not acceptable. Planter depths to be increased as required to achieve required soil volume;
    - Show volume width of planters, ideally minimum 400mm to sustain vigorous plant growth;
    - All planters to have integrated irrigation and drainage with all pipework to be integrated into building/roof slabs;
    - Show indicative drainage outlet and irrigation connections on plant box landscape detail.
- Remove details on drawing LP17-D3925 referring to planting in natural ground;
- Integrate additional fixed seats, lounges or tables in the landscape area on Level 5
- Provide a detailed maintenance program and schedule.

	All above recommendations will be addressed via a condition for an amended landscape plan.
Clause 58.03-6 – Access objective To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. To ensure the vehicle crossovers are designed and located to minimise visual impact. **Standard D11** Vehicle crossovers should be minimised. 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 Standard and Objective** There are no vehicle crossovers proposed. Rather, an existing crossover within the Cecil Street frontage will be removed and reinstated with footpath, kerb and channel. This will facilitate the creation of an additional parking space on Cecil Street (subject to approval from Council's Parking Management Unit). The car park entry is accessed via the eastern laneway, at the rear of the building, ensuring the site's frontages are not occupied with vehicle entries. Separate pedestrian/cyclist access is provided from Brunswick Street and the laneway. There is an existing loading zone within the Cecil Street frontage. Small sized delivery vehicles can also access the basement car park.
Clause 58.03-7 – Parking Location To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. **Standard D12** Car parking facilities should: • Be reasonably close and convenient to dwellings. • Be secure.	**Complies with Standard and Objective** The proposal provides basement car parking, accessed via the eastern laneway. Access to apartments is provided via lifts and stairs. The vehicle entry is sufficiently separated from the proposed dwellings, which commence at Level 1 (i.e. the ground floor commercial uses and services/amenities area create a buffer between the vehicle access and car parking area and the nearest apartment dwellings). Notations on the basement plans confirm the car parking areas will be mechanically ventilated including provision of CO2 censors.

• 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.	The parking location is provided conveniently and the standard and objective are considered met. Further discussion on the car parking provision is provided in the main report.
Clause 58.03-8 – Integrated water and stormwater management To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. **Standard D13** Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: • Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999). • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	**Complies with Standard and Objective subject to conditions** The SMP confirms the development is provided with a 30,000L total rainwater tank capacity which will be used for toilet flushing and landscaping irrigation. MUSIC modelling has been undertaken, which was reviewed by Council's ESD officer who confirmed satisfactory compliance with the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999). Council's ESD officer queried the reliability of the water tank capacity given there is no secondary connection to a potable water supply to supplement toilet flushing and landscaping irrigation. A condition will be included requiring this to be clarified or to otherwise increase the water tank capacity. Subject to this condition, the development will meet the Standard and Objective as well as the requirements at Clause 52.18 (Stormwater Management in Urban Development).
Clause 58.04-1 – Building setback	**Complies with Standard and Objective**

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 and existing small second dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. **Standard D14** The built form of the development must respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to: • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings and existing small second dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58.	As outlined within the built form assessment of the main report, the setbacks of the building are considered to achieve a good design response to the character of the surrounding area and the building has been sensitively sited with regard to its heritage interfaces. The proposed massing arrangements allow for: • Minimal overlooking impacts (subject to condition), as discussed in the Off-site Amenity section of this report; • Majority of apartments provided with unscreened balconies and windows, ensuring optimal outlook and *visual connection to the external environment as prescribed* by the Standard; • Good daylight access. The standard and objectives have been met.
Clause 58.04-2 – Internal views To limit views into the private open space and habitable room windows of dwellings within a development. **Standard D15**	**Complies with Standard and Objective** • Overlooking between balconies on Level 1 will be prevented by solid, full height walls; • Overlooking between the east and west-facing bedroom windows of Apts 110 and 101 and the balcony and bedroom windows of Apt 111 will be prevented with 1.7m high screens. The materials and transparency of these screens have not been

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.	notated. This will be required via condition to be no more than 25% transparent. Further, a condition will require an internal east and west elevation for the northern lightcourt. • TP221 satisfactorily demonstrates there will be no overlooking of lower level balconies on the western and southern elevations. Downward views would be obstructed by the 700mm deep awnings which will direct the view line over the perimeter planter boxes and out to the street and would ensure that less thatn50% of the lower level balconies are visible; • TP222 demonstrates that less than 50% of balconies on lower levels would be visible from upper level balconies on the eastern elevation.
Clause 58.04-3 – Noise impacts To contain noise sources in developments that may affect existing dwellings or small second dwellings. To protect residents from external and internal noise sources. **Standard D16** Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels: • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.	**Complies with Objective subject to conditions** Clause 13.05-1S states that community amenity should not be reduced by noise emissions. Similarly, local policy at Clause 13.07-1L-01 (Interfaces and Amenity) calls for development to consider noise attenuation in its design response, both in relation to ensuring the proposed uses and development do not result in adverse noise impacts on the surrounding environment and to ensure that future residents are reasonably protected from noise emissions from the existing environment. Noise impacts from the proposed development on the external environment are discussed in the main report. The following assessment relates to the mitigation of noise impacts from the external environment on the proposed dwellings. Standard D16 (Noise Impact objectives) provides detailed guidance on internal noise amenity for apartment dwellings. The development is also required to address Clause 53.06 (Live Music and Entertainment Venues) of the Scheme as it is within 50m of a Live music venue (Royal Derby Hotel immediately to the north). Council commissioned a peer review from SLR of the applicant's acoustic report to ensure that no unreasonable noise emissions will impact, or be caused by, the proposal. These findings are discussed below. *Noise impacts to dwellings from within the development* • Noise emissions from the proposed Shop and Office are not expected to be unreasonable, considering the nature of activities associated with these uses, • The applicant's acoustic report recommends various sound insulation treatments to manage noise transmission from between walls and floors • In relation to mechanical equipment, specific equipment selections have not been made and are typically done during the detailed design phase of the project. To ensure mechanical equipment, including from air conditioning units, the car park

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

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

Table D5 Noise influence area

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

entry door and other site services do not unreasonably affect the acoustic amenity of future occupants, as well as nearby existing dwellings, a condition will require the submission of an acoustic report demonstrating compliance with the relevant noise limits, prior to the building being occupied.

- This is consistent with the recommendations from SLR.

Noise impacts from the external environment

The subject site is located in the Brunswick Street MAC and as such, the existing noise environment is considered to be more elevated in comparison to a typical residential neighbourhood. The applicant's acoustic report confirms that compliance with the relevant noise limits can be achieved with minimum glazing thickness and appropriate façade materials. SLR generally concur with these findings, but identify various deficiencies in the applicant's acoustic report:

- Lack of information on quantified, measured noise limits, including on background noise levels. Measurements should be taken on a Friday or Saturday night and on multiple occasions to ensure worst case impacts are captured;
- Lack of information on road and traffic noise measurements, including any adjustments and details of assumed noise levels
- Lack of information on background noise monitoring, including calculated zoning levels and the noise limits, in accordance with the Noise Protocol.

SLR have suggested a suite of conditions that would address these outstanding issues, and these have been included in a condition for an amended acoustic report. SLR also flagged that the name and qualifications of the applicant's acoustic consultant have not been provided. This will also be addressed via condition.

As the agent of change, the development is responsible for ensuring that the building complies with the live music and entertainment noise limits under Clause 53.06. The condition for an amended acoustic report will also require the development to demonstrate compliance with this provision. The applicant's acoustic report also fails to address noise impacts from the kitchen exhaust flue at the Royal Derby Hotel (446 Brunswick Street). This will be addressed in the condition for the amended acoustic report.

To ensure the proposed development complies with the relevant noise limits, a further condition will require the submission of a 'prior to occupancy' acoustic report.

	Subject to the conditions outlined above, the development will provide a reasonable level of acoustic amenity to existing and future residents.
Clause 58.04-4 – Wind impacts To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land. **Standard D17** Development of five or more storeys, excluding a basement should: • not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and • achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements. Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area. Table D6 Wind conditions Unsafe: Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions. Comfortable: Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: ▪ 3 metres per second for sitting areas, ▪ 4 metres per second for standing areas, ▪ 5 metres per second for walking areas.	**Complies with Objective subject to conditions** The applicant's wind report concludes the following with respect to wind conditions in the public realm, at building entrances and on private balconies and the communal terrace: • Wind conditions in the ground level footpath areas and accessways would be within the walking comfort criterion; • Wind conditions in the front of building entrances would be within the standing comfort criterion; • Terraces and balconies would be expected to be within the standing comfort criterion or better; and • The gust wind speeds are expected to be within the safety criterion. The applicant's wind report was peer reviewed by MEL Consultants, who confirm the applicant's wind impact assessment uses the proper analysis and methodology to analyse the wind effects on the surrounding environment. MEL advised that the applicant's wind report contains inconsistent information with regard to the revision and date of the architectural drawings reviewed, and that this should be clarified. This will be addressed via a condition for an amended Wind Report. MEL raised concerns with the expected wind conditions along Brunswick Street and Cecil Street. The submitted assessment describes the expected wind condition as high wind levels, but conclude that walking comfort criteria would be achieved. The applicant clarified (on advice from their wind consultant) in their written response to objections and referrals dated 2 February 2026 that "*whilst elevated wind speeds are predicted in certain locations along these exposed streets, VIPAC confirms that the assessed conditions remain within the recommended walking comfort criteria in accordance with established wind comfort standards. Notwithstanding, VIPAC maintains that the proposed built form including façade articulation and setback design, appropriately manages wind effects at street level and does not necessitate additional mitigation measures. The report can be revised to clarify the distinction between relative increases in wind speed and absolute pedestrian outcomes*". MEL advises that this issue could be addressed via a wind tunnel study. This will be included in the condition for an amended Wind Report, and to clarify the distinction between relative increases in wind speed and absolute pedestrian outcomes.

	MEL also raised concerns with wind impacts on private property, including the beer garden at the Royal Derby Hotel and SPOS of nearby dwellings. A condition will require the wind tunnel study to demonstrate (including any modifications as necessary) safe wind conditions within these spaces. Planning Officers support the standing comfort wind conditions within private balconies as residents could opt to not use the balconies on windier days. However, a condition will require a minimum 10sqm seating/dining area to be provided on the Level 5 communal terrace, to achieve sitting comfort criterion. Council relies on the VCAT decision for No. 84 Johnston Street, Fitzroy (*SMA No. 17 Pty Ltd v Yarra CC [2020] VCAT 1364 (11 December 2020*)), which supported more stringent criteria for outdoor areas within residential buildings, via the following order: *[111] The key concerns relating to the wind impacts are in respect of the rooftop communal open space area. The evidence is that walking criterion is an acceptable outcome for this area. The Council does not agree, arguing that sitting criterion should be achieved.* *[112] The rooftop space is an important area and will make a notable contribution to residents' amenity given its size, proportions, landscaping, opportunity for views and solar access. It will provide an attractive option for occupants and their visitors as an alternative to the individual balconies.* *[113] According to the evidence, it is possible to create areas within the rooftop communal open space that achieve sitting criteria, with reference being made to the use of vegetation and screens. We consider that an acceptable outcome would be achieved by ensuring that the designated sitting area (comprising a table and seating) is designed to meet the sitting criterion in order for occupants to experience comfortable wind conditions while in this part of the rooftop open space. This outcome would be conducive to the intended use and provide an acceptable level of amenity to encourage residents to occupy this area.* On this basis, it is reasonable to require an area of the Level 5 communal terrace to provide an area that meets sitting comfort criteria in order to provide a usable and comfortable area for future occupants. Officers agree that wind conditions should be confirmed via a wind tunnel study, as recommended in MEL's advice.
Clause 58.05-1 - Accessibility	**Complies with Standard and Objective subject to conditions**

To ensure the design of dwellings meets the needs of people with limited mobility.

Standard D18

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

Table D7 Bathroom design

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

The Clause 58 summary table (TP716) confirms 51% of apartments comply with Standard D18. An assessment undertaken by Council officers confirms that to meet the standard, the following must be met:

- Apt 106 -1.2m wide path to be clear of all obstructions, including furniture;
- For Type A bathrooms with toilets adjacent the shower, show a minimum 700mm long nib wall or otherwise relocate the toilet to the corner of the room;
- Apts 306, 405 and 503 to show a 1.2m wide path that connects the dwelling to the main bedroom, an adaptable bathroom and the living area and be clear of obstructions, including furniture.

These deficiencies will be addressed as conditions, and once amended, the Standard will be met.

Clause 58.05-2 – Building entry and circulation

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

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

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

Standard D19
Entries to dwellings and buildings should:

Complies with Standard and Objective subject to conditions

In accordance with the Standard:

- As previously discussed under the Safety objective and also the Public Realm section of the main report, the building entrances are considered safe and well designed, subject to a condition for external lighting for the eastern pedestrian entry.
- Separate entries are provided for the commercial tenancies.
- A continuous awning is proposed along the Brunswick Street frontage to provide weather protection.
- Building entries along Brunswick Street will be glazed to allow visibility into and out of the site;

• 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.
	• Upper level corridors are provided with a window for natural light. A condition will require notations to confirm the corridor windows are operable for ventilation at Levels 1 to 4.

Clause 58.05-3 – Private open space To provide adequate private open space for the reasonable recreation and service needs of residents. **Standard D20** A dwelling should have private open space consisting of at least one of the following: • An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. • An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.	**Complies with Standard and Objective subject to conditions** The Clause 58 plans confirm that all apartments will comply with the standard, with all apartments providing balconies that exceed the minimum specifications of the standard. A range of balcony sizes are proposed which will cater to diverse household types and needs. The minimum dimension of the Apt 107 balcony is not shown. Using measurement tools in Objective Trapeze, the balcony will have a minimum dimension of 2.3m, which complies with the standard. A condition will require this to be dimensioned on the plans. Apt 601 shows a minimum 14.6sqm area of the balcony with a minimum dimension of 2.3m. A notation incorrectly states that a minimum dimension of 2.1m is required. Whilst the overall trafficable area of the balcony substantially exceeds the minimum 12sqm required of the Standard, the configuration of the trafficable areas is irregular and results in sections of balcony that would be too narrow to accommodate furniture. A condition will therefore require the plans to show a 12sqm area with a minimum dimension of 2.4m. Subject to conditions, the standard and objective are met.

If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Table D8 Balcony size

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

Table D9 Additional living area or bedroom area

Dwelling type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres

View table in full screen

Clause 58.05-4 - Storage

To provide adequate storage facilities for each dwelling.

Standard D21

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

Table D10 Storage

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

Complies with Standard and Objective

The Clause 58 summary table confirms all apartments comply with the storage requirements of Standard D21. Each apartment is provided with an additional 1.6m3 of external storage located in Basement 2.

Clause 58.06-1 – Common property

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard D22

Complies with Standard and Objective

The proposed common property areas (with respect to the dwellings) include:

- All basement areas;
- Residential entrance and lobby at ground floor;
- All residential corridors, stairwells and lifts;
- The communal roof terrace including all landscaping.

Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	Broadly speaking, these are clearly delineated and would not create areas which are difficult to maintain into the future. The lobby and vehicle access areas are well conceived as discussed throughout this report. The standard is met.
Clause 58.06-2 – Site services To ensure that site services are accessible and can be installed and maintained. To ensure that site services and facilities are visually integrated into the building design or landscape. **Standard D23** 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 Standard and Objective subject to conditions** The majority of site services are contained at basement level or within internal areas of the building. Where this is not possible, they have been appropriately integrated with the building. The fire booster cupboard along the Brunswick Street frontage will occupy a relatively small area of the overall frontage. The doors will be glazed, allowing views to the booster assembly which adds visual interest. Council's Urban Design unit require the cupboard doors to be able to open a maximum 180 degrees and be latched to the building when open. This will be addressed via condition. The substation is located on the Cecil Street frontage. This is supported as it is not the primary, Brunswick Street frontage. The doors will be constructed of metal mesh and will provide an appropriate level of visual interest, with a condition also ensuring they will be fully operable and latched to the building if required. The mailboxes will be located within the residential lobby, ensuring security for residents whilst also being easily accessible to Australia Post and other delivery providers.
Clause 58.08-3 – Waste and recycling To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. **Standard D24** Developments should include dedicated areas for: • Waste and recycling enclosures which are: ○ Adequate in size, durable, waterproof and blend in with the development.	**Complies with Standard and Objective subject to condition** Waste storage is proposed in Basement 1 with separate storage provided for the residential and commercial uses. The residential waste room includes provision of general waste, food and organics waste, glass recycling, comingled recycling, charity/textile recycling and hard waste. The commercial waste room includes provision of general waste, hard waste and comingled recycling. The applicant's Waste Management Plan (WMP) confirms waste will be collected from the basement with a private contractor, using a mini rear-loading vehicle. Swept path diagrams have been provided which show satisfactory access of a mini-rear loading vehicle, as confirmed in the Engineering Unit's comments. The WMP confirms waste collection will take place during hours permitted by Council's Local Law. This will also be included as a condition should a permit issue.

○ 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.	To ensure the waste storage rooms do not result in unreasonable odours, the WMP confirms that the building manager will be responsible for arranging bin washing and deodourising as well as vermin prevention measures through an appropriate contractor. Council's Waste Management Unit reviewed the WMP and requires it to include an extract from the plans that shows the size of the bin storage area and total footprint of the proposed bins; given this is a standalone document, it must include all relevant details related to the waste system. This will be addressed as a condition for an amended WMP.
Clause 58.06-4 – External walls and materials To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. To ensure external walls endure and retain their attractiveness. **Standard D25** External walls should be finished with materials that: • Do not easily deteriorate or stain. • Weather well over time. • Are resilient to the wear and tear from their intended use.	**Complies with Standard and Objective** The proposed materials are of a high quality and respond well to the surrounding character as has been discussed in the Built Form section of this report. A condition will require a Façade Strategy to ensure to ensure the materials are reviewed prior to construction with a higher degree of detail provided to ensure they are of a high architectural quality in accordance with the plans submitted to date. The standard and objective are met.

External wall design should facilitate safe and convenient access for maintenance.

Clause 58.07-1 – Functional layout

To ensure dwellings provide functional areas that meet the needs of residents.

Standard D26

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D11.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Table D11 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.

Table D12 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Complies with Objective

The Clause 58 summary table confirms all bedrooms and living rooms comply with the Standard. However, on review of the plans, a number of apartments do not comply, as follows:

- Apt 206 – minimum dimension of 3.1m,
- Apt 207 – minimum dimension of 3.12m
- Apt 208 – minimum dimension of 3.3m
- Apt 301 – minimum dimension of 3.32m
- Apts 305, 404 and 502 – minimum dimension of 3.03m and 11.8sqm area

A variation to the standard is acceptable as Apts 206-208 and 301 still provide at least 12sqm of living room area. The living rooms are an open plan configuration with the kitchen and dining area and are directly opposite the sliding glass doors to balconies, which will increase the perceived area of the space.

Apts 305, 404 and 502 fall short of the minimum dimension and area by 0.2sqm. This is also acceptable considering the open plan configuration with the dining area and kitchen and the sliding glass doors to the balcony.

The objective is met.

Given the Clause 58 summary table incorrectly claims Standard D26 compliance with these apartments, a condition will require the notation to be changed to “Does Not Comply” or otherwise updated to refer to compliance with the objective only.

In addition, there are errors in the labelling of apartment types on the Clause 58 plans. For example, on TP713, a notation in the living area identifies the apartment as types 305, 404 and 503. However, this layout plan is titled Apt 306, 405 and 503. Comparing this with the general floor plans, the correct Apt types are 306, 405 and 503. A condition will require Apt types to be consistently and correctly labelled.

Clause 58.07-2 – Room depth To allow adequate daylight into single aspect habitable rooms. **Standard D27** Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	**Complies with Objective** The bedrooms have a ceiling height of 2.55m. The maximum room depth is therefore 6.37m. The living areas have a ceiling height of 2.7m. The maximum room depth is therefore 6.75m, or 9m if the criteria in Standard D27 are met. The Clause 58 summary table confirms all apartments comply with the room depth requirements of Standard D27. However, upon review of the plans, the following apartments do not comply: • Apts 306, 405, 503: Maximum depth of 9.4m (measured in *Objective Trapeze*) BESS criteria require at least 80% of dwellings to achieve the Daylight credit. Council's ESD officer confirms that the development would still achieve this despite the poorer daylight outcomes of the above apartments (i.e. 32 of 35 apartments = 91%). However, Council's ESD Officer requires clarification on the visual light transmittance (VLT) of the proposed glazing treatments to ensure the nominated daylight outcomes will be achieved. This will be addressed via condition. In addition, these apartments are west facing and will receive direct, western sunlight in the afternoons. The dwellings are dual-aspect, with north-facing windows to the bedrooms for additional daylight access. There would also be some light transmittance to the living room from the second bedroom if the door is left open. The objective is therefore met. A condition will require the compliance claim to be removed from the Clause 58 summary table. A notation may confirm the objective is met only.
Clause 58.07-3 – Windows objective To allow adequate daylight into new habitable room windows. **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.	**Complies with Standard and Objective** The Clause 58 summary table confirms all apartments comply with Standard D28. A review of the plans confirms that all windows are located in an external wall of the building and where secondary areas are provided, the minimum dimensions comply with the Standard.

• A maximum depth of 1.5 times the width, measured from the external surface of the window.	
Clause 58.07-4 – Natural ventilation To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. **Standard D29** The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	**Complies with Standard and Objective** The Clause 58 summary table and a review of the plans confirm 49% of apartments comply with Standard D29. In addition, the conditions to relocate a bedroom window in Apt 108 and include an operable bedroom window in Apt 109 will result in two additional dwellings complying with the standard. This would result in 54% of apartments complying with the standard.

Attachment – Clause 58 Assessment

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

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

Clause 58 Objective and Standard	Complies with Standard or Objective Achieved?
Clause 58.02-1 – Urban Context To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area. **Standard D1** The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.	**Complies with Standard and Objective** These matters have been discussed in detail within the Built Form assessment. The assessment has highlighted that the site is located within an area identified for mixed use and mid-rise development. The overall height and upper level setbacks have been previously discussed and concluded that they would appropriately respond to the surrounding urban context. As such, compliance with this standard is achieved.
Clause 58.02-2 – Residential policy To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services. **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 Standard and Objective** As outlined within the report, the proposal is considered to be compliant with relevant Residential Policy objectives.
Clause 58.02-3 – Dwelling diversity	**Complies with Standard and Objective**

To encourage a range of dwelling sizes and types in developments of ten or more dwellings. **Standard D3** Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	The proposal is for a total of 35 dwellings, including 3 x 1 bedroom apartments, 25 x 2 bedroom apartments and 7 x 3 bedroom apartments. This provides for a diverse mix of dwellings, and will cater for families, as encouraged by this Standard.
Clause 55.02-4 – Infrastructure To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. **Standard D4** Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. 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 Standard and Objective** The proposal is located within an established area with existing utility services and infrastructure; there is no evidence to suggest that the proposed development would unreasonably overload the capacity of these existing services. A substation will be provided for the development. The standard and objective are met.
Clause 58.02-5 - Integration with the street To integrate the layout of development with the street. To support development that activates street frontage. **Standard D5** Development should be oriented to front existing and proposed streets. Along street frontage, development should:	**Complies with Standard and Objective subject to conditions** This has been discussed in the Public Realm assessment in the body of the main report. Conditions will require further changes at ground level to improve the development's integration with the street and public realm contributions.

• 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.	
Clause 58.03-1 – Energy efficiency 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. **Standard D6** Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.	**Complies with Standard and Objective subject to conditions** Redevelopment of the site located in an existing built-up area would make efficient use of existing infrastructure and services, and the proximity of the subject site to numerous public transport modes reduces residents and visitors from relying on private vehicles. Policy at Clauses 15.01-2S, 15.01-2L-01 and 19.03-3L of the Scheme encourage environmentally sustainable development, with regard to energy efficiency, building construction and ongoing management. The submitted Sustainability Management Plan (SMP) shows a BESS score of 53%, which exceeds 'best practice' (50% BESS score). The following are some of the development's key ESD commitments: • All-electric development; • Rooftop solar panels with minimum 10kW capacity; • Water and energy efficient appliances and fixtures; • Rainwater tanks with a total capacity of 30,000L with reuse connections for toilet flushing and irrigation; • Enabling infrastructure for electric vehicle charging; • Landscaping equivalent to 10% site area; and • A minimum 80% of waste from demolition and construction to be reused or recycled. Council's ESD officer reviewed the submitted SMP and the development plans, and observes the following deficiencies in the development's ESD response: • Poor natural ventilation, particularly in living areas – reconfiguration of internal layouts required; • Poor daylight outcomes to living areas of Apts 111, 209 and 305; and • Improve shading design to large areas of east and west-facing glazing.

Table D1 Cooling load	
NatHERS climate zone	**NatHERS maximum cooling load MJ/M² per annum**
Climate zone 21 Melbourne	30

These concerns were raised with the applicant, who advised via email correspondence on 30 January 2026 that they could be addressed by:

- Addition of an operable south-facing window to the southern bedroom of Apts 104 and 402;
- Relocation of bedroom window to Apt 108 and incorporation of operable panes to provide a minimum ventilation flow path of 15m;
- Operable panes to the SPOS of Apts 108 and 109 reversed to achieve a minimum 3m separation to adjacent SPOS windows.

Council's ESD officer reviewed these proposed changes and advised the additional south-facing operable window to the southern bedroom of Apts 104 and 402 were satisfactory. They do not agree that the relocated bedroom window in Apt 108 will provide adequate ventilation due to an insufficient air pressure differential between windows facing onto the inset balcony. However, these changes would result in 17 of the 35 apartments (48%) meeting the cross-ventilation requirements and would comply with Standard D29 (discussed later in the report).

Council's ESD officer advised that the development would still achieve >60% dwellings naturally ventilated in line with BESS criteria. As such, the above changes will be addressed via conditions.

Regarding daylight outcomes to Apts 111, 209 and 305, the applicant advises that areas excluded from the daylight modelling are the laundry areas and not useable areas of the main living spaces. The BESS tool excludes laundries from the BESS daylight assessment criteria. Council's ESD officer accepts this statement, but recommends that the daylight modelling update the visual light transmittance (VLT) value to more accurately reflect the range of glazing specifications (i.e. solar heat gain coefficients) using preliminary NatHERS assessments. This will be addressed via a condition for an amended SMP.

Council's ESD officer has also requested the following information be included/addressed in the SMP:

- Require rainwater tanks to be connected to a potable water supply in addition to rainwater harvesting system, or provide further detail demonstrating that having no potable water connection is a suitable approach, with regard to the expected irrigation demand vs rainwater tank capacity;
- Clarify whether at least 1 car parking space includes an electric vehicle charging station, to support the claim of BESS Transport Credit 2.1;

	• Clarify inclusion of taps on each balcony/terrace by showing water supply and drainage points on plans; • Remove claim of BESS Urban Ecology Credit 2.2 (Green Roofs) as the proposed landscaping is not considered a green roof; • Ensure the amount of communal space claimed in BESS aligns with areas shown on plans, and only includes usable spaces, not transitory spaces. These matters will be addressed in the condition for an amended SMP. Standard D6 requires dwellings located in Climate Zone 21 (Melbourne) to not exceed the NatHERS annual cooling load of 30mj/m2. The applicant's SMP provided cooling load analysis, identifying that no apartments exceeded a cooling load of, on average, 27mj/m2 which is satisfactory. All apartments maintain a cooling load less than 30mj/m2. Subject to conditions, the standard and objective are met.
Clause 58.03-2 – Communal open space To provide communal open space that meets the recreation and amenity needs of residents. To ensure that communal open space is accessible, practical, attractive, easily maintained. To ensure that communal open space is integrated with the layout of the development and enhances resident amenity. **Standard D7** A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres. If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space. Each area of communal open space should be: • Accessible to all residents.	**Complies with Objective** The development is for 35 dwellings, thus the minimum requirement prescribed by the standard is 30 + (35 x 2.5), which equates to 117.5sqm. The development provides COS in the form of a 100sqm terrace at Level 5. The plans dimension this terrace as 78sqm; however, this dimension excludes the planter boxes. A variation is considered acceptable given each dwelling is also provided with generously sized balconies for their private recreational purposes. In terms of location, the proposed COS is well resolved in accordance with the requirements of the standard, given that: • Landscaped perimeter planters ensure mitigation of overlooking into lower level apartments; • Canopy trees are included; • A vegetable patch/edible garden is proposed; • Generous setbacks to ensure no unreasonable overlooking to existing habitable room windows (HRWs) and secluded private open space (SPOS); • Accessible to all residents, via two lifts; and • North, east, and south aspects for optimal solar access.

• A useable size, shape and dimension. • Capable of efficient management. • Located to: • Provide passive surveillance opportunities, where appropriate. - Provide outlook for as many dwellings as practicable. - Avoid overlooking into habitable rooms and private open space of new dwellings. - Minimise noise impacts to new and existing dwellings and existing small second dwellings. Any area of communal outdoor open space should be landscaped and include canopy cover and trees	The site is also within walking distance of public open space, including Smith Reserve (150m east) and Edinburgh Gardens (450m north) which will cater to residents' more active recreational needs. The objective is therefore met.
Clause 58.03-3 – Solar access to communal outdoor open space To allow solar access into communal outdoor open space. **Standard B8** The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	**Complies with Standard and Objective** The application does not include shadow diagrams for the COS on 21 June (i.e. the winter solstice). However, its location on the eastern side of the building and its north, east and south orientations will ensure a very high level of solar access. Given the land to the east is in the Neighbourhood Residential Zone (with a height limit of 9m / 2 storeys) and the individually significant heritage grading of the Hotel to the north, future development will not impact solar access to this space.
Clause 58.03-4 – Safety To ensure the layout of development provides for the safety and security of residents and property. **Standard D9** Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided.	**Complies with Standard and Objective subject to conditions** As discussed in the Public Realm assessment of the main report, the residential entry will be located on Brunswick Street and clearly visible. A condition will require an external light for the pedestrian entry along the eastern laneway. The commercial tenancies will have direct access from Brunswick Street, ensuring the public does not use the residential lobby and central passageway as a thoroughfare between Brunswick Street and the eastern laneway.

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.	
Clause 58.03-5 – Landscaping To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat. **Standard D10** Development should retain existing trees and canopy cover. 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.	**Complies with Objective subject to conditions** The site has an area of 1399sqm. Standard D10 prescribes for this site that: • 50sqm, plus 20% site area above 1000sqm (129.8sqm) include at least 1 Type B canopy tree; • 7.5% of site area comprise deep soil planting. The Apartment Design Guidelines for Victoria (the ADGV) provides additional guidance for assessing the requirements of Clause 58. With respect to Standard D10, the ADGV states that: *Where the deep soil standard cannot be met due to the urban context, alternative forms of landscaping should demonstrate equivalent canopy cover:* *Planting over structures and green facades and roofs can assist in integrating landscape into small or constrained sites* *Planters with adequate soil depth, soil quality, drainage and irrigation can support significant tree planting and climbing planting over structures to provide shade and vertical greenery.* The proposal includes the following landscaped areas: • 56% of plant species to be native; • 338.8sqm of overall site area dedicated to landscaping (24.2%), • 285sqm of overall landscaped area dedicated to deep soil planting (84%); • Planter boxes along the Brunswick Street, Cecil Street and laneway frontages, comprising Snake Plants and Boston Ivy; • Substantial landscaping across balcony perimeters and communal terraces, including provision for deep soil planting and canopy trees with a minimum mature height of 5m The submitted landscape plan was referred to Council's Strategic Projects Parks and Open Space Team (formerly City Strategy – Open Space) and their comments are contained in the attached Urban Design response.

- 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.

Table D2 Canopy cover and deep soil requirements

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

Table D3 Soil requirements for trees

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

The landscape referral comments raised a number of concerns with regards to species selection, particularly in relation to the use of Snake Plants at ground level (observing they are not suited to Melbourne's climate and are identified as a weed species) and the use of palm trees at the upper levels, whose size and appearance are inconsistent with the broader streetscape character. The following changes were recommended:

- Replace Snake Plants at ground level with a combination of strappy leaf and cascading plant species, such as Prostrate Rosemary and Sedum SSP suitable to the environmental conditions and to ensure a hardy and sustainable plant mix is installed;
- *Melaleuca lancelota* (Black Tea Tree) replaced with a small growing tree species native to Victoria, suitable for podium planting;
- *Dioon Spinulosum* (Gum Palms) replaced with a mix of suitable small to medium sized Victorian native tree species suitable for podium planting;
- All other remaining palm species removed from the proposed landscaping, except for the following areas, which may include 3, Australian Dwarf Fan Palms (*Livistona muelleri*); in each planter section:
    - Level 1 northern planter;
    - Level 2 south-west planter; and
    - Level 5 communal terrace.

The following additional information is required to be shown/addressed on the landscape plan:

- Remove all references to proposed street trees and low cover plantings within the public realm (as species and planting locations will be determined by Council);
- Existing street trees are to be shown on plans and noted as protected and retained;
- Further details on planter boxes including:
    - Mounding of planters to achieve required soil volume is not acceptable. Planter depths to be increased as required to achieve required soil volume;
    - Show volume width of planters, ideally minimum 400mm to sustain vigorous plant growth;
    - All planters to have integrated irrigation and drainage with all pipework to be integrated into building/roof slabs;
    - Show indicative drainage outlet and irrigation connections on plant box landscape detail.
- Remove details on drawing LP17-D3925 referring to planting in natural ground;
- Integrate additional fixed seats, lounges or tables in the landscape area on Level 5
- Provide a detailed maintenance program and schedule.

	All above recommendations will be addressed via a condition for an amended landscape plan.
Clause 58.03-6 – Access objective To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. To ensure the vehicle crossovers are designed and located to minimise visual impact. **Standard D11** Vehicle crossovers should be minimised. 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 Standard and Objective** There are no vehicle crossovers proposed. Rather, an existing crossover within the Cecil Street frontage will be removed and reinstated with footpath, kerb and channel. This will facilitate the creation of an additional parking space on Cecil Street (subject to approval from Council's Parking Management Unit). The car park entry is accessed via the eastern laneway, at the rear of the building, ensuring the site's frontages are not occupied with vehicle entries. Separate pedestrian/cyclist access is provided from Brunswick Street and the laneway. There is an existing loading zone within the Cecil Street frontage. Small sized delivery vehicles can also access the basement car park.
Clause 58.03-7 – Parking Location To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. **Standard D12** Car parking facilities should: • Be reasonably close and convenient to dwellings. • Be secure.	**Complies with Standard and Objective** The proposal provides basement car parking, accessed via the eastern laneway. Access to apartments is provided via lifts and stairs. The vehicle entry is sufficiently separated from the proposed dwellings, which commence at Level 1 (i.e. the ground floor commercial uses and services/amenities area create a buffer between the vehicle access and car parking area and the nearest apartment dwellings). Notations on the basement plans confirm the car parking areas will be mechanically ventilated including provision of CO2 censors.

• 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.	The parking location is provided conveniently and the standard and objective are considered met. Further discussion on the car parking provision is provided in the main report.
Clause 58.03-8 – Integrated water and stormwater management To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. **Standard D13** Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: • Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999). • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.	**Complies with Standard and Objective subject to conditions** The SMP confirms the development is provided with a 30,000L total rainwater tank capacity which will be used for toilet flushing and landscaping irrigation. MUSIC modelling has been undertaken, which was reviewed by Council's ESD officer who confirmed satisfactory compliance with the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999). Council's ESD officer queried the reliability of the water tank capacity given there is no secondary connection to a potable water supply to supplement toilet flushing and landscaping irrigation. A condition will be included requiring this to be clarified or to otherwise increase the water tank capacity. Subject to this condition, the development will meet the Standard and Objective as well as the requirements at Clause 52.18 (Stormwater Management in Urban Development).
Clause 58.04-1 – Building setback	**Complies with Standard and Objective**

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 and existing small second dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. **Standard D14** The built form of the development must respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to: • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings and existing small second dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58.	As outlined within the built form assessment of the main report, the setbacks of the building are considered to achieve a good design response to the character of the surrounding area and the building has been sensitively sited with regard to its heritage interfaces. The proposed massing arrangements allow for: • Minimal overlooking impacts (subject to condition), as discussed in the Off-site Amenity section of this report; • Majority of apartments provided with unscreened balconies and windows, ensuring optimal outlook and *visual connection to the external environment as prescribed* by the Standard; • Good daylight access. The standard and objectives have been met.
Clause 58.04-2 – Internal views To limit views into the private open space and habitable room windows of dwellings within a development. **Standard D15**	**Complies with Standard and Objective** • Overlooking between balconies on Level 1 will be prevented by solid, full height walls; • Overlooking between the east and west-facing bedroom windows of Apts 110 and 101 and the balcony and bedroom windows of Apt 111 will be prevented with 1.7m high screens. The materials and transparency of these screens have not been

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.	notated. This will be required via condition to be no more than 25% transparent. Further, a condition will require an internal east and west elevation for the northern lightcourt. • TP221 satisfactorily demonstrates there will be no overlooking of lower level balconies on the western and southern elevations. Downward views would be obstructed by the 700mm deep awnings which will direct the view line over the perimeter planter boxes and out to the street and would ensure that less thatn50% of the lower level balconies are visible; • TP222 demonstrates that less than 50% of balconies on lower levels would be visible from upper level balconies on the eastern elevation.
Clause 58.04-3 – Noise impacts To contain noise sources in developments that may affect existing dwellings or small second dwellings. To protect residents from external and internal noise sources. **Standard D16** Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table D5 should be designed and constructed to achieve the following noise levels: • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.	**Complies with Objective subject to conditions** Clause 13.05-1S states that community amenity should not be reduced by noise emissions. Similarly, local policy at Clause 13.07-1L-01 (Interfaces and Amenity) calls for development to consider noise attenuation in its design response, both in relation to ensuring the proposed uses and development do not result in adverse noise impacts on the surrounding environment and to ensure that future residents are reasonably protected from noise emissions from the existing environment. Noise impacts from the proposed development on the external environment are discussed in the main report. The following assessment relates to the mitigation of noise impacts from the external environment on the proposed dwellings. Standard D16 (Noise Impact objectives) provides detailed guidance on internal noise amenity for apartment dwellings. The development is also required to address Clause 53.06 (Live Music and Entertainment Venues) of the Scheme as it is within 50m of a Live music venue (Royal Derby Hotel immediately to the north). Council commissioned a peer review from SLR of the applicant's acoustic report to ensure that no unreasonable noise emissions will impact, or be caused by, the proposal. These findings are discussed below. *Noise impacts to dwellings from within the development* • Noise emissions from the proposed Shop and Office are not expected to be unreasonable, considering the nature of activities associated with these uses, • The applicant's acoustic report recommends various sound insulation treatments to manage noise transmission from between walls and floors • In relation to mechanical equipment, specific equipment selections have not been made and are typically done during the detailed design phase of the project. To ensure mechanical equipment, including from air conditioning units, the car park

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

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

Table D5 Noise influence area

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

entry door and other site services do not unreasonably affect the acoustic amenity of future occupants, as well as nearby existing dwellings, a condition will require the submission of an acoustic report demonstrating compliance with the relevant noise limits, prior to the building being occupied.

- This is consistent with the recommendations from SLR.

Noise impacts from the external environment

The subject site is located in the Brunswick Street MAC and as such, the existing noise environment is considered to be more elevated in comparison to a typical residential neighbourhood. The applicant's acoustic report confirms that compliance with the relevant noise limits can be achieved with minimum glazing thickness and appropriate façade materials. SLR generally concur with these findings, but identify various deficiencies in the applicant's acoustic report:

- Lack of information on quantified, measured noise limits, including on background noise levels. Measurements should be taken on a Friday or Saturday night and on multiple occasions to ensure worst case impacts are captured;
- Lack of information on road and traffic noise measurements, including any adjustments and details of assumed noise levels
- Lack of information on background noise monitoring, including calculated zoning levels and the noise limits, in accordance with the Noise Protocol.

SLR have suggested a suite of conditions that would address these outstanding issues, and these have been included in a condition for an amended acoustic report. SLR also flagged that the name and qualifications of the applicant's acoustic consultant have not been provided. This will also be addressed via condition.

As the agent of change, the development is responsible for ensuring that the building complies with the live music and entertainment noise limits under Clause 53.06. The condition for an amended acoustic report will also require the development to demonstrate compliance with this provision. The applicant's acoustic report also fails to address noise impacts from the kitchen exhaust flue at the Royal Derby Hotel (446 Brunswick Street). This will be addressed in the condition for the amended acoustic report.

To ensure the proposed development complies with the relevant noise limits, a further condition will require the submission of a 'prior to occupancy' acoustic report.

	Subject to the conditions outlined above, the development will provide a reasonable level of acoustic amenity to existing and future residents.
Clause 58.04-4 – Wind impacts To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land. **Standard D17** Development of five or more storeys, excluding a basement should: • not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and • achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements. Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area. Table D6 Wind conditions Unsafe: Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions. Comfortable: Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: • 3 metres per second for sitting areas, • 4 metres per second for standing areas, • 5 metres per second for walking areas.	**Complies with Objective subject to conditions** The applicant's wind report concludes the following with respect to wind conditions in the public realm, at building entrances and on private balconies and the communal terrace: • Wind conditions in the ground level footpath areas and accessways would be within the walking comfort criterion; • Wind conditions in the front of building entrances would be within the standing comfort criterion; • Terraces and balconies would be expected to be within the standing comfort criterion or better; and • The gust wind speeds are expected to be within the safety criterion. The applicant's wind report was peer reviewed by MEL Consultants, who confirm the applicant's wind impact assessment uses the proper analysis and methodology to analyse the wind effects on the surrounding environment. MEL advised that the applicant's wind report contains inconsistent information with regard to the revision and date of the architectural drawings reviewed, and that this should be clarified. This will be addressed via a condition for an amended Wind Report. MEL raised concerns with the expected wind conditions along Brunswick Street and Cecil Street. The submitted assessment describes the expected wind condition as high wind levels, but conclude that walking comfort criteria would be achieved. The applicant clarified (on advice from their wind consultant) in their written response to objections and referrals dated 2 February 2026 that "*whilst elevated wind speeds are predicted in certain locations along these exposed streets, VIPAC confirms that the assessed conditions remain within the recommended walking comfort criteria in accordance with established wind comfort standards. Notwithstanding, VIPAC maintains that the proposed built form including façade articulation and setback design, appropriately manages wind effects at street level and does not necessitate additional mitigation measures. The report can be revised to clarify the distinction between relative increases in wind speed and absolute pedestrian outcomes*". MEL advises that this issue could be addressed via a wind tunnel study. This will be included in the condition for an amended Wind Report, and to clarify the distinction between relative increases in wind speed and absolute pedestrian outcomes.

	MEL also raised concerns with wind impacts on private property, including the beer garden at the Royal Derby Hotel and SPOS of nearby dwellings. A condition will require the wind tunnel study to demonstrate (including any modifications as necessary) safe wind conditions within these spaces. Planning Officers support the standing comfort wind conditions within private balconies as residents could opt to not use the balconies on windier days. However, a condition will require a minimum 10sqm seating/dining area to be provided on the Level 5 communal terrace, to achieve sitting comfort criterion. Council relies on the VCAT decision for No. 84 Johnston Street, Fitzroy (*SMA No. 17 Pty Ltd v Yarra CC [2020] VCAT 1364 (11 December 2020*)), which supported more stringent criteria for outdoor areas within residential buildings, via the following order: *[111] The key concerns relating to the wind impacts are in respect of the rooftop communal open space area. The evidence is that walking criterion is an acceptable outcome for this area. The Council does not agree, arguing that sitting criterion should be achieved.* *[112] The rooftop space is an important area and will make a notable contribution to residents' amenity given its size, proportions, landscaping, opportunity for views and solar access. It will provide an attractive option for occupants and their visitors as an alternative to the individual balconies.* *[113] According to the evidence, it is possible to create areas within the rooftop communal open space that achieve sitting criteria, with reference being made to the use of vegetation and screens. We consider that an acceptable outcome would be achieved by ensuring that the designated sitting area (comprising a table and seating) is designed to meet the sitting criterion in order for occupants to experience comfortable wind conditions while in this part of the rooftop open space. This outcome would be conducive to the intended use and provide an acceptable level of amenity to encourage residents to occupy this area.* On this basis, it is reasonable to require an area of the Level 5 communal terrace to provide an area that meets sitting comfort criteria in order to provide a usable and comfortable area for future occupants. Officers agree that wind conditions should be confirmed via a wind tunnel study, as recommended in MEL's advice.
Clause 58.05-1 - Accessibility	**Complies with Standard and Objective subject to conditions**

To ensure the design of dwellings meets the needs of people with limited mobility.

Standard D18

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

Table D7 Bathroom design

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

The Clause 58 summary table (TP716) confirms 51% of apartments comply with Standard D18. An assessment undertaken by Council officers confirms that to meet the standard, the following must be met:

- Apt 106 -1.2m wide path to be clear of all obstructions, including furniture;
- For Type A bathrooms with toilets adjacent the shower, show a minimum 700mm long nib wall or otherwise relocate the toilet to the corner of the room;
- Apts 306, 405 and 503 to show a 1.2m wide path that connects the dwelling to the main bedroom, an adaptable bathroom and the living area and be clear of obstructions, including furniture.

These deficiencies will be addressed as conditions, and once amended, the Standard will be met.

Clause 58.05-2 – Building entry and circulation

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

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

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

Standard D19
Entries to dwellings and buildings should:

Complies with Standard and Objective subject to conditions

In accordance with the Standard:

- As previously discussed under the Safety objective and also the Public Realm section of the main report, the building entrances are considered safe and well designed, subject to a condition for external lighting for the eastern pedestrian entry.
- Separate entries are provided for the commercial tenancies.
- A continuous awning is proposed along the Brunswick Street frontage to provide weather protection.
- Building entries along Brunswick Street will be glazed to allow visibility into and out of the site;

• 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.
	• Upper level corridors are provided with a window for natural light. A condition will require notations to confirm the corridor windows are operable for ventilation at Levels 1 to 4.

Clause 58.05-3 – Private open space To provide adequate private open space for the reasonable recreation and service needs of residents. **Standard D20** A dwelling should have private open space consisting of at least one of the following: • An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room. • An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. • An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.	**Complies with Standard and Objective subject to conditions** The Clause 58 plans confirm that all apartments will comply with the standard, with all apartments providing balconies that exceed the minimum specifications of the standard. A range of balcony sizes are proposed which will cater to diverse household types and needs. The minimum dimension of the Apt 107 balcony is not shown. Using measurement tools in Objective Trapeze, the balcony will have a minimum dimension of 2.3m, which complies with the standard. A condition will require this to be dimensioned on the plans. Apt 601 shows a minimum 14.6sqm area of the balcony with a minimum dimension of 2.3m. A notation incorrectly states that a minimum dimension of 2.1m is required. Whilst the overall trafficable area of the balcony substantially exceeds the minimum 12sqm required of the Standard, the configuration of the trafficable areas is irregular and results in sections of balcony that would be too narrow to accommodate furniture. A condition will therefore require the plans to show a 12sqm area with a minimum dimension of 2.4m. Subject to conditions, the standard and objective are met.

If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Table D8 Balcony size

Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 30 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

Table D9 Additional living area or bedroom area

Dwelling type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres

View table in full screen

Clause 58.05-4 - Storage

To provide adequate storage facilities for each dwelling.

Standard D21

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

Table D10 Storage

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

Complies with Standard and Objective

The Clause 58 summary table confirms all apartments comply with the storage requirements of Standard D21. Each apartment is provided with an additional 1.6m3 of external storage located in Basement 2.

Clause 58.06-1 – Common property

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard D22

Complies with Standard and Objective

The proposed common property areas (with respect to the dwellings) include:

- All basement areas;
- Residential entrance and lobby at ground floor;
- All residential corridors, stairwells and lifts;
- The communal roof terrace including all landscaping.

Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	Broadly speaking, these are clearly delineated and would not create areas which are difficult to maintain into the future. The lobby and vehicle access areas are well conceived as discussed throughout this report. The standard is met.
Clause 58.06-2 – Site services To ensure that site services are accessible and can be installed and maintained. To ensure that site services and facilities are visually integrated into the building design or landscape. **Standard D23** 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 Standard and Objective subject to conditions** The majority of site services are contained at basement level or within internal areas of the building. Where this is not possible, they have been appropriately integrated with the building. The fire booster cupboard along the Brunswick Street frontage will occupy a relatively small area of the overall frontage. The doors will be glazed, allowing views to the booster assembly which adds visual interest. Council's Urban Design unit require the cupboard doors to be able to open a maximum 180 degrees and be latched to the building when open. This will be addressed via condition. The substation is located on the Cecil Street frontage. This is supported as it is not the primary, Brunswick Street frontage. The doors will be constructed of metal mesh and will provide an appropriate level of visual interest, with a condition also ensuring they will be fully operable and latched to the building if required. The mailboxes will be located within the residential lobby, ensuring security for residents whilst also being easily accessible to Australia Post and other delivery providers.
Clause 58.08-3 – Waste and recycling To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. **Standard D24** Developments should include dedicated areas for: • Waste and recycling enclosures which are: ○ Adequate in size, durable, waterproof and blend in with the development.	**Complies with Standard and Objective subject to condition** Waste storage is proposed in Basement 1 with separate storage provided for the residential and commercial uses. The residential waste room includes provision of general waste, food and organics waste, glass recycling, comingled recycling, charity/textile recycling and hard waste. The commercial waste room includes provision of general waste, hard waste and comingled recycling. The applicant's Waste Management Plan (WMP) confirms waste will be collected from the basement with a private contractor, using a mini rear-loading vehicle. Swept path diagrams have been provided which show satisfactory access of a mini-rear loading vehicle, as confirmed in the Engineering Unit's comments. The WMP confirms waste collection will take place during hours permitted by Council's Local Law. This will also be included as a condition should a permit issue.

○ 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.	To ensure the waste storage rooms do not result in unreasonable odours, the WMP confirms that the building manager will be responsible for arranging bin washing and deodourising as well as vermin prevention measures through an appropriate contractor. Council's Waste Management Unit reviewed the WMP and requires it to include an extract from the plans that shows the size of the bin storage area and total footprint of the proposed bins; given this is a standalone document, it must include all relevant details related to the waste system. This will be addressed as a condition for an amended WMP.
Clause 58.06-4 – External walls and materials To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. To ensure external walls endure and retain their attractiveness. **Standard D25** External walls should be finished with materials that: • Do not easily deteriorate or stain. • Weather well over time. • Are resilient to the wear and tear from their intended use.	**Complies with Standard and Objective** The proposed materials are of a high quality and respond well to the surrounding character as has been discussed in the Built Form section of this report. A condition will require a Façade Strategy to ensure to ensure the materials are reviewed prior to construction with a higher degree of detail provided to ensure they are of a high architectural quality in accordance with the plans submitted to date. The standard and objective are met.

External wall design should facilitate safe and convenient access for maintenance.

Clause 58.07-1 – Functional layout

To ensure dwellings provide functional areas that meet the needs of residents.

Standard D26

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D11.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Table D11 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.

Table D12 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Complies with Objective

The Clause 58 summary table confirms all bedrooms and living rooms comply with the Standard. However, on review of the plans, a number of apartments do not comply, as follows:

- Apt 206 – minimum dimension of 3.1m,
- Apt 207 – minimum dimension of 3.12m
- Apt 208 – minimum dimension of 3.3m
- Apt 301 – minimum dimension of 3.32m
- Apts 305, 404 and 502 – minimum dimension of 3.03m and 11.8sqm area

A variation to the standard is acceptable as Apts 206-208 and 301 still provide at least 12sqm of living room area. The living rooms are an open plan configuration with the kitchen and dining area and are directly opposite the sliding glass doors to balconies, which will increase the perceived area of the space.

Apts 305, 404 and 502 fall short of the minimum dimension and area by 0.2sqm. This is also acceptable considering the open plan configuration with the dining area and kitchen and the sliding glass doors to the balcony.

The objective is met.

Given the Clause 58 summary table incorrectly claims Standard D26 compliance with these apartments, a condition will require the notation to be changed to “Does Not Comply” or otherwise updated to refer to compliance with the objective only.

In addition, there are errors in the labelling of apartment types on the Clause 58 plans. For example, on TP713, a notation in the living area identifies the apartment as types 305, 404 and 503. However, this layout plan is titled Apt 306, 405 and 503. Comparing this with the general floor plans, the correct Apt types are 306, 405 and 503. A condition will require Apt types to be consistently and correctly labelled.

Clause 58.07-2 – Room depth To allow adequate daylight into single aspect habitable rooms. **Standard D27** Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	**Complies with Objective** The bedrooms have a ceiling height of 2.55m. The maximum room depth is therefore 6.37m. The living areas have a ceiling height of 2.7m. The maximum room depth is therefore 6.75m, or 9m if the criteria in Standard D27 are met. The Clause 58 summary table confirms all apartments comply with the room depth requirements of Standard D27. However, upon review of the plans, the following apartments do not comply: • Apts 306, 405, 503: Maximum depth of 9.4m (measured in *Objective Trapeze*) BESS criteria require at least 80% of dwellings to achieve the Daylight credit. Council's ESD officer confirms that the development would still achieve this despite the poorer daylight outcomes of the above apartments (i.e. 32 of 35 apartments = 91%). However, Council's ESD Officer requires clarification on the visual light transmittance (VLT) of the proposed glazing treatments to ensure the nominated daylight outcomes will be achieved. This will be addressed via condition. In addition, these apartments are west facing and will receive direct, western sunlight in the afternoons. The dwellings are dual-aspect, with north-facing windows to the bedrooms for additional daylight access. There would also be some light transmittance to the living room from the second bedroom if the door is left open. The objective is therefore met. A condition will require the compliance claim to be removed from the Clause 58 summary table. A notation may confirm the objective is met only.
Clause 58.07-3 – Windows objective To allow adequate daylight into new habitable room windows. **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.	**Complies with Standard and Objective** The Clause 58 summary table confirms all apartments comply with Standard D28. A review of the plans confirms that all windows are located in an external wall of the building and where secondary areas are provided, the minimum dimensions comply with the Standard.

• A maximum depth of 1.5 times the width, measured from the external surface of the window.	
Clause 58.07-4 – Natural ventilation To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. **Standard D29** The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	**Complies with Standard and Objective** The Clause 58 summary table and a review of the plans confirm 49% of apartments comply with Standard D29. In addition, the conditions to relocate a bedroom window in Apt 108 and include an operable bedroom window in Apt 109 will result in two additional dwellings complying with the standard. This would result in 54% of apartments complying with the standard.

5.2. – PLN24/1074 - 246 Nicholson Street, Fitzroy

Author	John Theodosakis – Principal Planner
Authoriser	General Manager City Sustainability and Strategy - Mary Osman

Executive Summary



Property	246 Nicholson Street, Fitzroy
Ward	Mackillop
Application number	PLN24/1074
Proposal	Construction of an eight-storey building (used for the purpose of a food and drinks premises and office) and alteration to a road in a Transport Zone 2 (Nicholson and Johnston Streets).
Zoning & Overlay/s	- Commercial 2 Zone (C2Z) - Design and Development Overlay (Schedule 2) - Development Contributions Plan Overlay (Schedule 1) - Transport Zone (Schedule 2)
Strategic setting	Commercial land
Submissions	19 objections
Key reasons for support	- Generally, complies with built form requirements of the Zone, Overlays, Particular Provisions and local policies and subject to conditions will make a positive contribution to the area; - On site facilities and amenity is acceptable subject to conditions; and - Development would not have adverse amenity impacts to surrounding properties.
Recommendation	That Council adopt the officer recommendation to issue a Notice of Decision to Grant a Planning Permit with conditions.
Contact Officer	John Theodosakis, Principal Planner

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN24/1074 at 246 Nicholson Street, Fitzroy for:

Control	Clause	Matter for which the permit has been granted
Commercial 2 Zone	34.02-1	To use land for a food and drinks premise (café)
Commercial 2 Zone	34.02-4	To construct a building and construct and carry out works.
Design and Development Overlay	43.02-2	To construct a building and construct and carry out works.
Land Adjacent to the Principal Road Network	52.29-2	To create and alter access to a road in a Transport 2 Zone.

subject to the following conditions:

1. Before the development and use 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 Nicholas Day and dated February 2025 but modified to show:
   (a) The adoption of returns in the north-west and south-west corners at Level 7 in accordance with the indicative diagrams provided by Prof. Rob McGauran of MGS consultants in his advice dated November 2025;
   (b) The height of the masonry wall on the eastern boundary adjacent to No. 11 – 13 Spring Street and No. 10 Argyle Street reduced to 5.3m above the natural ground level;
   (c) As a result of Condition 1(b), the Level 1 and 2, east-facing windows to comply with the overlooking objective of Clause 55.04-4 (Standard B4-4 Overlooking objective) of the Yarra Planning Scheme.
   (d) The Nicholson Street entrances rationalized to provide a single entry to the café and a single entry to the office lobby whilst maintaining the central primary access to the airlock;
   (e) The insets along the Nicholson Street elevation (that do not provide entry to the building) at the ground floor infilled to contain a plinth and glazing to within 300mm of the title boundary;
   (f) A weather protection awning to the façade of the food and drinks premises (café);
   (g) All service cabinet sizes and their accessibility on the ground floor plan;
   (h) The bicycle store updated to contain a minimum 49 employee bicycle spaces, and 5 visitor spaces, and to have convenient access from the lobby with immediate access to End-of-Trip facilities on the ground floor with at least two showers;
   (i) Dimensions of bicycle spaces, spacing between the bicycle spaces, type of bicycle parking mechanism, including a proportion of horizonal bike rails and bike parking

for cargo bikes, and other relevant features as per AS2890.3 and Clause 52.34 of the Yarra Planning Scheme;

(j) A secure lockable compound to provide secure access for employees within the bicycle store;

(k) The roof plant area on all elevations to accord with the roof plan and sections with the lift overrun to have a maximum height of 2.6m above the roof;

(l) Any requirement of the endorsed Sustainable Management Plan (condition 5) (where relevant to show on plans);

(m) Any requirement of the endorsed Waste Management Plan (condition 7) (where relevant to show on plans);

(n) Any requirement of the endorsed Landscape Plan (condition 10) (where relevant to show on plans);

(o) Any requirement of the endorsed Wind Impact Assessment (condition 12) (where relevant to show on plans); and

(p) Any requirement of the endorsed Public Realm (condition 24) (where relevant to show on plans).

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

(a) elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, façade services (including service 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.

4. As part of the ongoing consultant team, Nicholas Day or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

(a) oversee the 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.

Sustainable Management Plan

5. Concurrent with the submission of development plans as required by condition 1, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the 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 EcoResults and dated 18th December 2024, but modified to include or show:

(a) Double glazing with a U value of 3 or lower;

(b) VSD controlled ventilation with CO monitoring and VSD control to the basement;

(c) A solar PV array that utilises all available suitable roof space to contribute to onsite electricity demands;

(d) Provision of EOT facilities on the ground floor for bicycle users;

(e) Provision of landscaping to approximately 5% of the site area and where practicable, this percentage increased);

(f) Pale roofing and vegetation (where practicable) to assist reduce urban heat;

(g) Proactive maintenance and tuning of all major building services;

(h) Heating/cooling and hot water systems type and efficiency standards;

(i) Reference to the management of a recycling, glass, organics and general waste stream (including reference to the organic waste management stream consistent with the Waste Management Plan);

(j) Application of recycled materials throughout the building (where practicable);

(k) Consideration of concrete mixes with recycled materials and steel from Responsible Steel producers;

(l) Consideration of sustainable timbers throughout the building; and

(m) Regard to a higher recycling rate of 90% of construction and demolition waste.

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

Waste Management Plan

7. Concurrently with the submission of development plans as required by condition 1, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the 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 Quantum Traffic and dated 17 April 2025, but modified to:

   (a) Address any conflicting information with regards to bin sizes; and

   (b) The size of the bin storage area and the total footprint of the proposed bins in M^2.

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

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

Landscape Plan

10. Concurrently with the submission of development plans as required by condition 1, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the 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 John Patrick Landscape Architects Pty. Ltd. and dated November 2024, but modified to include (or show):

    (a) Additional landscaping treatment in the ground floor insets of the facade where no services and openings are being provided; and

    (b) Any further landscaping treatment to accord with the Sustainability Management Plan.

11. Before the building is occupied, or at 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.

Wind Impact Assessment

12. Concurrently with the submission of development plans as required by condition 1, an amended Wind Impact Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Impact Assessment will be endorsed and will form part of this permit. The amended Wind Impact Assessment must be generally in accordance with the Wind Impact Assessment prepared by Vipac Engineers and Scientists Limited, and dated 16 April 2025, but modified to include (or show):

    (a) Assess the terrace wind conditions against the standing comfort criterion and provide any improvements / wind mitigation measures where necessary; and

    (b) Confirmation that the assessment has considered the forecourt of the service station to the south.

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

Green Travel Plan

14. Concurrently with the submission of development plans as required by condition 1, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green

Travel Plan must be generally in accordance with the Green Travel Plan prepared by Eco Results and dated 18th December 2024, but modified to include or show:

(a) *Supporting surveys, clear benchmarking and performance goals.*

15. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Public Realm

16. 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) A survey that is current and identifies the streetscape condition, including crossover locations and fixtures such as electricity poles, pits etc.;

    (b) Footpath, kerb & channel and road pavement with bluestone kerb works along Nicholson Street as per Yarra's Road Materials Policy and Yarra Standard Drawings;

    (c) Any public realm infrastructure required under other permit conditions (relating to Nicholson Street and Johnston Place);

    (d) Written confirmation that all works will be delivered at the permit holder's cost; and

    (e) to the satisfaction of the Responsible Authority.

17. 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 design plans of the works approved under the Public Realm Plan, 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 plans will be endorsed and will then form part of the permit.

18. Before the building is occupied, all associated works shown on the endorsed Detailed Design Plans for the public realm must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority.

Use

19. Except with the prior written consent of the Responsible Authority, the food and drinks premises (café) use authorised by this permit may only operate between the hours of 7.00am and 3.00pm.

20. No more than 30 patrons are permitted the food and drinks premises (café) at any one time.

21. The amenity of the area must not be detrimentally affected by the use, including through:

    (a) the transport of materials, goods or commodities to or from land;

    (b) the appearance of any buildings, works or materials;

    (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or

(d) the presence of vermin,

(e) to the satisfaction of the Responsible Authority.

22. The provision of music within the food and drinks premises (café) must be at background noise level.

23. Speakers external to the building must not be erected or used.

24. The use must comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.

25. 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.

Infrastructure

26. Before the building is occupied, 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) at the permit holder's cost; and

(b) to the satisfaction of the Responsible Authority.

27. Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a 1 in 20 scale cross-sectional drawing of the laneway and garage must be submitted to Council's Civil Engineering Department for approval with dimensions showing:

(a) the reduced level 2.0 metres inside the property;

(b) the level at the west and east edge of the laneway;

(c) the level at the centreline/invert of the laneway;

(d) The provision of a convex mirror; and

(e) the 40-millimetre lip/bullnose along the eastern edge of the internal concrete slab.

28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:

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

(b) to the satisfaction of the Responsible Authority.

29. 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 at the permit holder's cost; and

(b) to the satisfaction of the Responsible Authority.

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

31. 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.

32. 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 front entrance 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.

Car Parking Construction

33. 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.

Loading on Site

34. 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.

Street Trees

35. Before the development commences, the permit holder must make a one-off contribution of $4,470.40 (excluding GST and subject to annual CPI increase) to the Responsible Authority to be used for new street tree plantings that are required as a result of the development.

General

36. 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.

37. Before the building is occupied, any wall located on a boundary facing public property must be treated with graffiti proof finish to the satisfaction of the Responsible Authority.

38. 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.

39. The development and use must at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.

Construction Management Plan

40. 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 refueling cranes and other vehicles and machinery;

        (viii) the provision of a groundwater monitoring well to be installed prior to the commencement of the development to assist in the management of groundwater in accordance with the recommendations of the report on the Preliminary Site Investigation conducted by Prensa Pty Ltd dated May 2025

    (i) the construction program;

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

    (k) parking facilities for construction workers;

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

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

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

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

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

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

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

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

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

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

Head, Transport for Victoria

43. Prior to occupation of the building all disused or redundant vehicle crossings along Nicholson Street must be removed, and the area reinstated to kerb and channel the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

44. Before the development is occupied, amended plans must be submitted to and approved to the satisfaction of the Responsible Authority and at no cost to Head, Transport for Victoria showing appropriate signage to restrict vehicular exit movements to left out only from Johnston Place onto Johnston Street.

45. The permit holder must avoid disruption to tram operation along Nicholson Street during the construction of the development. Any planned disruptions to tram operation during construction and mitigation measures must be communicated to and approved by the Head, Transport for Victoria and Yarra Trams a minimum of thirty-five days (35) prior.

46. The permit holder must ensure that all track, tram and overhead infrastructure is not damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.

47. The demolition and construction of the development must not disrupt bus operations on Johnston Street without the prior written consent of the Head, Transport for Victoria. This condition does not apply in the event Johnston Place is not used for demolition and or construction access.

48. Any request for written consent to disrupt bus operations on Johnston Street during the demolition and construction of the development must be submitted to the Head, Transport for Victoria not later than 8 weeks prior to the planned disruption and must detail measures that will occur to mitigate the impact of the planned disruption. This condition does not apply in the event Johnston Place is not used for demolition and or construction access.

Development Contribution

49. 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.

Expiry - Use and development

50. This permit will expire if one of the following circumstances applies:

    (a) The development is not started within three (3) years of the issued date of this permit;

    (b) The development is not completed within five (5) years of the issued date of this permit; and

    (c) The use does not start within two (2) years of completion of the development.

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

Notes:

For the submission of plans pursuant to Condition 27, please submit these to info@yarracity.vic.gov.au marked attention to Engineering Services.

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

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.

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 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.

A local law permit may be required for tree removal. Please contact Council's Compliance Branch on 9205 5555.

Head, Transport for Victoria Note:

The proposed development requires reinstatement of disused crossovers to kerb and channel. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact DTP (Roads) prior to commencing any works.

History

1. Planning application PL01/0938 was refused by Council for the construction and display of a high wall major promotion sign.
2. Planning Permit PLN10/0950 was issued 6 May 2011 for the display of advertising signage associated with the development and use of the site as an automated car wash facility.

Background

3. The original application was lodged 19 December 2024 for the development of the land with the construction of an eight-storey building (used for the purpose of a food and drinks premises and office) and a reduction in the associated car and bicycle parking requirements of the Yarra Planning Scheme and alteration to a road in a Transport Zone 2 (Nicholson and Johnston Streets).
4. The application was advertised with a total of 660 letters sent to surrounding owners and occupiers and display of two signs on site. A total of 19 objections were received from the public at the time of writing this report.

Site Context

Subject Site

5. The subject site (the Site) is located on the eastern side of Nicholson Street, approximately 45m north of Johnston Street, in Fitzroy. The Site is generally rectangular in shape, with a frontage of approximately 23.4m, a site depth to the north of 42.9m and site depth to the south of 36.5m and a total site area of approximately 909qm. The site currently contains a single-storey, commercial car wash facility with low site coverage, and is completely concreted.



Figure 1: Subject site – Looking towards the site from Nicholson Street (photo taken 4th February)

6. The Site is legally described as Lot 1 on Title Plan 944238M, associated with Certificate of Title Volume No. 11159 and Folio No. 982. A vehicle crossover is in the south-east corner of the Site with access from Nicholson Street.

Surrounds

7. Broadly, the Site is located within a mixed area, with a variety of built forms and land uses. Land to the north of the Site, is zoned Commercial 2, with land to the south zoned Commercial 1 and to east, Mixed Use. Land to the west, and opposite side of Nicholson Street, is zoned Residential Growth. Nicholson Street to the west demarcates the municipal border with the City of Melbourne opposite. To the immediate east the subject site partly abuts Johnston Place, which effectively functions as a Right-of-Way (ROW) with access from Johnston Street. Johnston Steet is located approximately 40m south of the Site.



Figure 2: Zoning context of the Site (VicPlan February 2026)



Figure 3: Aerial identifying the Site in a red outline.

North



Figure 4: Northern Site – No. 260 Nicholson Street (image sourced from Google Maps)

8. To the north, at No. 260 Nicholson Street, is a double-storey building that extends along the full length of the shared boundary. The building is modern and angular with rendered walls and large display windows with an entrance to Nicholson Street. The building contains large north-facing windows with two crossovers located in the north-east corner accessed via Argyle Street. The building is currently used for the purpose of retail.

9. Further north, at the north-east corner of Argyle and Nicholson Street intersection is a car wash, followed by a mix of double-storey hard-edged, Victorian terraces, and commercial buildings that extend east, across the northern side of Argyle Street.

East

10. Immediately east, the Site has an abuttal to several buildings as follows commencing from north to south:

    (a) No. 10 Argyle Street is occupied by a single-storey, brick Victorian-era worker's cottage. The dwelling has a hipped roof finished in concrete tiles and features a brick chimney with a small modern extension constructed to abut the shared boundary. Further east of this site are single and double-storey, hard-edged buildings that address Argyle Street, including an informal open–air car park at the south-west corner of the Argyle and Spring Street intersection;

    (b) 11 – 13 Spring Street currently contains a double-storey warehouse/commercial building fronting Spring Street. The rear yard of this property backs onto the subject site; and



Figure 5: Eastern abutting site – No. 11 – 13 Spring Street (photo from officer site inspection 4th February)

(c) This site has a planning permit (No. PLN14/0846) that was granted by the Victorian Civil and Administrative Tribunal (the 'VCAT') on 12 December 2015 (addressed to No. 11-13 Spring Street and No. 14-16 Argyle Street, Fitzroy) which allows the partial demolition and development of the land with the construction of four buildings, with heights ranging between four and five storeys with fourteen (14) dwellings. At the time of writing, it appears that some minimal works may have commenced under the permit and the permit may expire if an extension of time is not sought for the completion of the development.

11. Johnston Place is located to the east and terminates at the south-east corner of the site. Johnston Place can be characterised as a service lane for properties that interface this street. Johnston Place provides rear vehicle access to several under-croft car spaces of several apartments associated with a part three and part four-storey building directly opposite the Site, at No. 5 Spring Street. This property contains up to 8 dwellings, four of which are apartments and interface Johnston Place above the undercroft car park. The four dwellings have a western outlook over the Site, via their respective balconies with primary pedestrian access via Spring Street.

South



Figure 6: Southern abutting site - Looking east from Nicholson Street (photo from officer site inspection taken 4th February)

12. To the immediate south is a service station and convenience store that occupies the north-east corner junction of the Johnston and Nicholson Street intersection. Buildings and facilities occupying this site are single storey, with an expanse of wall that extends across the eastern boundary immediately adjacent to Johnston Place.

13. At the south-east corner of the same intersection, and opposite side, is the Tankerville Hotel, a double-storey hotel that is built hard-edged to both Johnston and Nicholson Streets.

West

14. To the immediate west is Nicholson Street, which carries up to five lanes of traffic and a tram line.

15. Across Nicholson Street, is a redeveloped eight-storey apartment building at No. 8 Elgin Street and the Elgin Towers, (namely No's 111-149 Nicholson Street). The Elgin Towers have been decommissioned by Homes Victoria and in the process of being demolished

(see Figure 7) and redeveloped for mixed-tenure housing (including Social and Affordable Housing)incorporating up to 248 social homes in two new 15 and 20 storey buildings. The towers are due for completion in 2028.



Figure 7: Site to the west side of Nicholson Street – Elgin Towers - Looking west from Nicholson Street (photo from officer site inspection taken 4th February)

16. The Site's inner suburban locale also means that it is well serviced by infrastructure and public transport, with trams services along Nicholson Street (frontage), Brunswick Street approximately 310m to the east, Lygon Street approximately 720m to the west and Smith Street 770m to the east; and bus services along Elgin and Johnston Streets just 45m to the south, Rathdowne Street 410m to the west and Alexandra Parade 480m to the north.

17. Nicholson Street forms part of a vibrant inner urban corridor with strong connectivity between the CBD and northern suburbs, and with established pedestrian, public transport, and commercial activity. Parking in this area is highly regulated, consisting of short-term timed spaces with a combination of 10-15 minute and 2-hour parking restrictions and permit zones.

Proposal

18. The proposal is for the construction of an eight-storey building (plus one basement level), and use of the land for Office and Food and Drink Premises, and alteration to access to a road in Transport Zone 2. A copy of the decision plans and supporting documentation are attached to this report.

Use

19. The building will be used for Offices and a Food and Drink Premises (café). Further details of the uses are as follows:

    (a) The office tenancies will be located between ground level and level 8 and will have a combined leasable floor area of 5,000sqm;

    (b) The food and drinks premise (cafe) will be located at ground level and will have a leasable floor area of 180sqm;

(c) The proposal does not include any details of patron numbers, or hours proposed for either use; and

(d) The primary pedestrian entry to the building will be Nicholson Street. Vehicle entry to the basement level is located off Johnston Place at the south-east corner.

Development

20. Details of the proposed development are as follows:

(a) Demolition of all buildings on site (no planning permit required);

(b) Eight (8) storeys (plus one basement level) with an overall maximum building height of 26.34m (RL of 52.32) above the natural ground level;

(c) Terraces at the ground, Level 3 and 4;

(d) Single primary frontage to Nicholson Street with a secondary/ rear frontage to Johnston Place;

(e) Contemporary and angular in design with a four-storey brick podium of up to 14m above the footpath to Nicholson Street, with the upper levels setback 6m at Level 4; 6.5m at Levels 5 and 6; and 7m at Level 7;

(f) The basement of the building will extend to all four boundaries, with the building extending along both northern and southern boundaries for its full length;

(g) To the east (rear) the building will be setback 3.1m for its length of 15m at the ground level through to Level 2 with a zero setback in the south-east corner. Above that, the building will be setback between 6m and 9m at Levels 3 to 7;

(h) The development will produce on-boundary wall heights that will range between 6.8m to 26.1m along both northern and southern (side) boundaries;

(i) To the east, the building will contain a solid brick wall up to 8.59m above the natural ground level; and

(j) Materials include a combination of red masonry and grey rendered surfaces with bronzed coloured window and door frames. The northern and southern elevations will also feature gridded wall panelling.

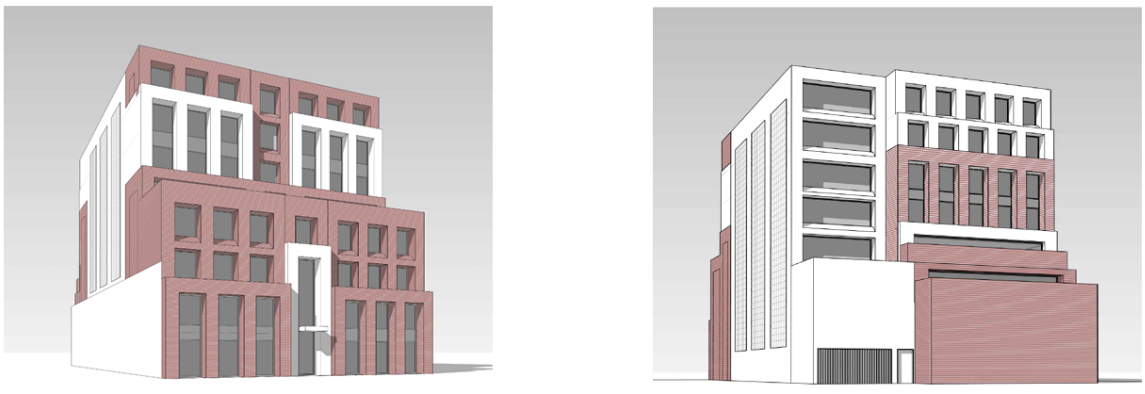


Figure 8: 3D Imagery of proposal to Nicholson Street and Johnston Place

Car and Bicycle Parking

21. A total of 23 car parking spaces proposed within the basement accessed via Johnston Place in the south-east corner with pedestrian access via lifts and a stairwell to the lobby.

22. A total of 36 employee bicycle spaces proposed at ground level with end-of-trip facilities in the basement.

ESD initiatives

23. Details of some key ESD initiatives are as follows:

    (a) Natural ventilation access through operable windows. Fresh air delivery rates from HVAC system 50% above minimum AS1668 rates;

    (b) Good daylight access to most office areas;

    (c) All paint, adhesives, sealants, carpet, engineered timber to be low VOC and low formaldehyde;

    (d) Efficient heating/cooling and hot water systems claimed;

    (e) Water efficient taps, fixtures and fittings;

    (f) A STORM score of 110% has been proposed, relying on 660sq.m. of roof connected to 12,000 litre rainwater tank for flushing of toilets on the Ground level and at Level 1; and

    (g) 70% target for construction and demolition waste recycling.

Statutory controls

Clause 34.02 – Commercial 2 Zone (C2Z)

24. The subject site is zoned Commercial 2. Pursuant to Clause 34.02-1 of the Yarra Planning Scheme (the Scheme):

    (a) An office is a section 1 use in the Commercial 2 Zone, with no planning permit required; and
    (b) A food and drink premise is a section 1 use if the leasable floor area does not exceed 100sqm. In this instance, the food and drinks premises (café) has a leasable floor area of 180sqm and is therefore a permit is required use.

25. Pursuant to clause 34.02-4 of the Scheme, a planning permit is required for buildings and works.

26. The site is within 30m of a residential zone and therefore does not benefit from an exemption from notice pursuant to Clause 34.02-6. The application was advertised in accordance with the notice requirements of the Act.

Clause 43.02 – Design and Development Overlay (Schedule 2) [DDO2]

27. A planning permit is required to construct a building or construct or carry out works and therefore a planning permit is required for the proposed works under this overlay.

Clause 45.06 - Development Contributions Plan Overlay (Schedule 1) [DCPO1]

28. The subject site is affected by Development Contributions Plan Overlay. A Development Infrastructure Levy (DIL) is payable in accordance with the rates specified under DCP01.

A condition of any permit will require this to be paid before the commencement of the development.

Clause 52.06 – Car Parking

29. Amendment VC277 came into effect on 18 December 2025 and overhauls the Scheme's car parking rules at Clause 52.06 by aligning parking requirements with public transport access. It removes blanket minimums, introducing four map-based categories (1–4) with often lower requirements in high-accessibility areas. The Site is in Category 4 and as such is identified as a highly accessible site.

30. The following transitional provisions have been developed:

    (a) Minimum car parking requirements - the lower of the former or the new car parking *requirement applies to:*

        (i) *an application or parking plan submitted before or within 6 months after the commencement of Amendment VC277; and*

        (ii) *or a use or development started within 6 months of the commencement of Amendment VC277 (if a permit or car parking is not required); and*

    (b) *Maximum car parking requirements*

        (i) *the new maximum car parking requirement will not apply to an application or parking plan submitted before the commencement of Amendment VC277; and*

        (ii) *the new maximum car parking requirement will apply to any proposal after the commencement of Amendment VC277 regardless of whether a permit or car parking plan is required.*

31. Clause 52.06-1 applies to

    (a) a new use; or

    (b) an increase in the floor area or site area of an existing use; or

    (c) an increase to an existing use specified in Table 1 to clause 52.06-5 by the corresponding measure specified in Table 1 to clause 52.06-5.

32. When the application was lodged, the minimum car parking requirement for the uses was 156 spaces (i.e. 150 car spaces for the office use and 6 car spaces for the food and drinks premises (café)).

33. Under the current provisions of Clause 52.06-5 (at Category 4) of the Yarra Planning Scheme, there are no minimum parking requirements in the Category 4 area. **Maximum** car parking rates are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate (max req)	Maximum No. of spaces	No. of Spaces Allocated
Office	5000 m^2	0.45 spaces to each 100 m^2 of net floor area	22 (rounded down)	22

Food & Drink Premises (Café)	180 m^2	1to each 100 m^2 of leasable floor area	1 (rounded down)	1
		Total	**23 spaces**	**23 spaces**

34. The maximum number of spaces is not exceeded, although it is noted that the transitional provisions which apply to this proposal means that a permit is not required to exceed the maximum car parking rate.

35. There are no planning permit triggers under Clause 52.06 of the planning scheme.

Clause 52.29 – Land Adjacent to the Principal Road Network

36. A planning permit is required to create or alter access to a road in a Transport Zone 2. The application was also referred to Head, Transport for Victoria under Section 55 of the Planning and Environment Act 1987. Comments in support were provided subject to conditions.

Clause 52.34 – Bicycle Facilities

37. Pursuant to Clause 52.34-1 of the Scheme, a new use must not commence, or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage are provided on the land.

38. The following table identifies the bicycle parking requirements under Clause 52.34-3 of the Scheme, the provision of bicycle parking on site, and the subsequent reduction below the statutory requirement that is sought:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (other than specified in the table)	5000sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	16 employee spaces	35 employee spaces
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	5 visitor spaces.	0 visitor spaces
Café (Retail premises)	180 sqm	1 employee space to each 300 sqm of leasable floor area	1 employee spaces	1 employee spaces
		1 visitor space to each 500 sqm of leasable floor area	0 visitor spaces.	0 employee spaces
		-Bicycle Parking Spaces Total	17 employee spaces	36 employee spaces
			5 visitor spaces	0 visitor spaces

Showers / Change rooms	1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	2 showers / change rooms	2 showers / change rooms

39. Clause 52.34-2 of the Scheme states that a permit may be granted to reduce or waive this requirement, and Clause 52.34-5 of the Scheme contains bicycle signage requirements.

40. The development provides 19 additional employee spaces and 5 less visitor spaces than the requirements of the scheme. A condition in the recommendation requires the provision of the 5 visitor spaces so that a permit is not required to reduce the bicycle parking requirements.

41. In addition to the bicycle requirement outlined above, table 2 & 3 within clause 52.34 requires one (1) shower be provided for the first five (5) employee spaces and one (1) shower for each subsequent ten (10) employee spaces (if five (5) or more employee bicycle spaces are required). With a total of 17 employee spaces required, two (2) showers are required. The shower must also have access to a communal change room, or combined shower and change room. Whilst end-of-trip facilities are proposed, the location of showers is unclear and can be resolved via condition

Clause 53.18 – Stormwater Management in Urban Development

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

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

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

General Provisions

Clause 62.05 – Demolition

43. Pursuant to 62.05 a permit is not required for demolition or removal of a building unless a permit is specifically required for demolition or removal.

44. As none of the relevant provisions trigger a permit for demolition no planning permit is required for demolition.

Clause 65 – Decision guidelines

45. The decision guidelines outlined at Clause 65 of the Scheme are relevant to all applications. Because a permit can be granted does not imply that a permit should or will be granted. Before deciding on an application, the Responsible Authority must consider several matters. Amongst other things, the Responsible Authority must consider the relevant Municipal Planning Strategy and the Planning Policy Framework, as well as the purpose of the zone, overlay or any other provision. An assessment of the application against the relevant sections of the Scheme is contained in this report.

Internal and External Consultation

Advertising

46. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)* by 660 letters sent to surrounding owners and occupiers and by two (2) signs displayed on the Nicholson Street and Johnston Place frontages.

47. At the time of writing, Council received nineteen (19) objections, on the following key grounds:

    (a) The height, scale and design of the development is inappropriate within the surrounding context;

    (b) Setting a precedence for excessive building height within the area;

    (c) Off-site amenity impacts including visual bulk, overlooking, overshadowing, noise impacts to surrounding residential properties, loss of views and reduced property value;

    (d) Impacts on the surrounding heritage buildings;

    (e) Car parking impacts, including increased traffic and congestion and damage to surrounding properties and structures;, including modified car parking conditions (i.e. potential removal of 15 minute parking zone);

    (f) Waste management issues due to the operation of the food and drinks premises and the lack of a designated loading bay;

    (g) Impacts during construction, vibration and pollution on heritage buildings; and

    (h) Impacts on development potential of surrounding properties due to the location of terraces.

48. A planning consultation meeting was not held.

Internal and external referrals

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

External Agency	**Outcome**
Head, Transport for Victoria, Department of Transport and Planning	No objection, subject to conditions included in the recommendation
External consultant / Internal Business Unit	**Comments**
MEL Consultants (Wind assessment)	Supported subject to conditions included in the recommendation. Key conditions seek to achieve compliance with standing comfort criteria in the terraces and further assessment of the ground level conditions in the forecourt of the adjacent petrol station.
MGS Architects	Supported from an urban design perspective subject to conditions included in the recommendation that

	relate to amenity, landscaping, energy efficiency and overlooking.
Development Engineering	Supported subject to conditions included in the recommendation i.e.. Spot levels shown on a 1 in 20 scale cross section with dimensions and an assessment taken along the centre of the access ramp (amongst other conditions).
Waste Management	Supported subject to conditions included in the recommendation, i.e. updated waste management plan for endorsement.
ESD	Supported subject to conditions included in the recommendation i.e. an updated Sustainable Management Plan that addresses all of the deficiencies detailed within the assessment and accommodates the listed improvement opportunities.
Strategic Transport Unit	Supported subject to conditions included in the recommendation i.e.. Provision of visitor bicycle spaces and an increase in employee bicycle parking to 49 meet the CASBE requirements (amongst other matters).
Urban Design Unit – Public Realm	Supported subject to conditions included in the recommendation i.e. provision of additional landscaping within the insets of the ground the floor facade windows, street tree planting, a monetary contribution and footpath reinstatement works.

Policy Implications

Planning Policy Framework (PPF)

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

- Clause 2 - Municipal Planning Strategic, including:
  - Clause 02.01 – Context:
    - Clause 02.01-1 – Location
    - Clause 02.01-6 – Built Environment and Heritage
    - Clause 02.01-9 – Transport
  - Clause 02.02 – Vision
  - Clause 02.03-1 – Settlement:
    - Clause 02.03-3 – Environmental Risks and Amenity
    - Clause 02.03-4 – Built Environment and Heritage
    - Clause 02.03-6 – Economic Development
    - Clause 02.03-7 – Transport
  - Clause 02.04 – Strategic Framework Plan
- Clause 11 – Settlement , including:

  - Clause 11.01-S – Settlement
  - Clause 11.02-1S – Supply of Urban Land
- Clause 13 – Environmental risks and amenity:
  - Clause 13.05-1S – Noise Management
  - Clause 13.06-1S – 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 – Environmental Sustainable Development
  - Clause 15.01-5S – Neighbourhood Character
- Clause 17 - Economic Development:
  - Clause 17.01-1S – Diversified Economy
  - Clause 17.01-1L – Employment
  - Cause 17.02-1S – Business
- Clause 18 – Transport:
  - Clause 18.01-1S – Land Use and Transport Integration
  - Clause 18.02-1S - Walking
  - Clause 18.02-2S – Cycling
  - Clause 18.02-2L – Cycling
  - Clause 18.02-3S – Public Transport
  - Clause 18.02-3R – Principal Public Transport Network
  - Clause 18.02-4S – Roads
  - Clause 18.02-4L – Road System
  - Clause 18.02-4L-01 – Car Parking
- Clause 19 – Development infrastructure:
  - Clause 19.03-3L – Water Sensitive Urban Design
  - Clause 19.03-5L - Waste

Other relevant documents

Spatial Economic and Employment Strategy

51. In 2018, City of Yarra adopted the Spatial Economic and Employment Strategy (SEES). The strategy was developed to assist the City of Yarra to understand and capitalise on Yarra's economic strengths and respond to key trends and economic drivers over the next 10 to 15 years.

52. A review of the SEES review was commenced in 2024 to understand whether current directions need to be adjusted due to post-COVID shifts in the economy, including work location and traffic behaviour trends.

53. The updated SEES was adopted in December 2025, and set the following strategic responses for employment land and uses in Yarra:
    (a) Retain and intensify the use of employment land;
    (b) Reinforce preferred locations for housing growth;
    (c) Plan for the transition of Yarra's large industrial sites towards more intensive commercial/employment uses;
    (d) Leverage growth in health and education; and
    (e) Investigate a mechanism for more affordable workspaces.
54. This update recommended no significant update to the previous 2018 version when considering employment land use considerations and approach.

Plan for Victoria

55. The plan outlines the vision for Melbourne's and regional Victoria's growth, to the year 2050. It seeks to define what kind of city Melbourne will be and identifies the infrastructure, services and major projects which need to be put in place to underpin the city's growth. It is a blueprint for Melbourne's and regional Victoria's *future* prosperity, liveability and sustainability. The document identifies that increased diversity and density of development is encouraged within areas covered by the Principal Public Transport Network particularly at interchanges, activity centres and where principal public transport routes intersect.

Melbourne Industrial and Commercial Land Use Plan (MICLUP)

56. The MICLUP builds on the relevant policies and actions of Plan for Victoria. It provides an overview of current and future needs for industrial and commercial land across metropolitan Melbourne and puts in place a planning framework to support state and local government to more effectively plan for future employment and industry needs and better inform future strategic directions.
57. The MICLUP identifies the City of Yarra as an inner regional municipality. As the population of Victoria continues to grow and its economy continues to transition to one based on services, it is expected that there will continue to be strong growth for commercial space, for both retail and office use.

Planning Scheme Amendments

58. The City of Yarra is currently proposing to amend the Yarra Planning Scheme under Amendment C271yara.
59. This amendment comes as activity centres and mixed-use areas in Yarra are currently experiencing development pressure for mid-rise commercial and apartment developments.
60. The amendment seeks to apply Design and Development Overlay (DDO) Schedules 29-40 to land in the Fitzroy and Collingwood Major and Neighbourhood Activity Centres on a permanent basis, and delete redundant DDO Schedules 10 and 13, delete redundant DDO2 mapping, apply the Heritage Overlay to two places on a permanent basis, rezone several properties in the municipality and make other associated changes to the Yarra Planning Scheme.

61. The subject site is within the proposed DD032 (Johnston Street West). The Draft Schedule proposes the following built form guidance on overall height, street wall height and upper-level setbacks for the subject site (all of which are listed as mandatory), as follows:

    (a) Maximum overall height: 27.2m (8 storeys);

    (b) Maximum street wall height: 14.4m (4 storeys) - Nicholson Street; and

    (c) Maximum street wall height: 11.2m (3 storeys) - Johnston Place.

62. Elements of proposed DDO32 are referenced in the assessment of this application. DDO32 and associated background documents have been publicly exhibited and adopted by Council in response to submissions on 14 October 2025 and again on 10 March 2026 to inform the position to the SAC Hearing. Due to having mirrored the regular scheme amendment process, C271 should be given some statutory weight, but it needs to be acknowledged that it is a "draft amendment" as per the SAC's Terms of Reference and does not form part of the Yarra Planning Scheme yet.

Officer Assessment

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

    (a) Strategic support;

    (b) Land Use;

    (c) Building design;

    (d) Internal Amenity and Environmentally Sustainable Design;

    (e) Off-site amenity impacts;

    (f) Car parking and traffic;

    (g) Bicycle provision and facilities;

    (h) Other Matters; and

    (i) Objector concerns.

Strategic Support

64. In relation to the policies in the Planning Policy Framework (PPF), it is considered that there is strategic support for a multi-storey mixed-use building on the subject land. Policies in the PPF encourage intensifying development on sites well connected to public transport.

65. Consistent with the C2Z, the office use does not require a planning permit whilst the food and drinks premises requires a planning permit due to its area being more than 100sqm. This indicates strong strategic support for the development containing office uses across all floors. The commercial uses are also consistent with Clause 17.01.1L (*Employment*) which highlights that commercial sectors underpin a sustainable economy and provide employment, consistent with Yarra's plans to foster a diverse and viable economic base.

66. The application proposes the construction of what effectively translates into an eight-storey building with a four-storey street podium on a site which could be deemed to be currently underutilised and is zoned for commercial purposes.

67. 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*). Public transport is readily available to the site with tram services operating on Nicholson Street and excellent connectivity to the CBD. This proximity to public transport encourages the use of alternative transport modes to and from the site; this outcome is encouraged by *Clause 02.03* (Strategic direction) and *Clause 18* (Transport).

Land Use

68. The food and drink premises (café) requires a planning permit under the zone. The Site is considered an appropriate location for a multi-use development given its location on Nicholson Street, availability of public transport and infrastructure and services.

69. With respect to land use appropriateness, there is support where it can be demonstrated that a use would not result in an unreasonable impact on any surrounding residential areas. The purposes of the C2Z includes:

    (a) To implement the Municipal Planning Strategy and the Planning Policy Framework;

    (b) To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services; and

    (c) To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

70. The proposed Food and Drink Premises (cafe) will be positioned at ground level, with direct access to Nicholson Street. Office use is proposed at all levels, with primary access from Nicholson Street and secondary vehicle and bicycle access from the south-east corner, facing onto Johnston Place at the rear.

71. The development is also positioned close to Johnston Street, further to the south, which contains many commercial offerings. The proposal activates Nicholson Street by positioning a cafe and lobby to the office directly to the footpath. Given the location of residentially zoned land within 60m of the site, this use is acceptable subject to conditions of operation and limitation on patron numbers (to be discussed below).

72. In respect to amenity impacts from the proposed uses, Clause 13.07-1L-01 of the Scheme (Interfaces and Amenity) seeks to ensure that new non-residential uses and development be designed to minimise the impacts of noise, fumes and air emissions, storage and waste, light spill, and overlooking and unsightly views upon nearby existing residential properties, as well on non-residential uses.

73. Amenity impacts relating to built form will be discussed later within the report, with the following discussion limited to the impacts of the Food and Drink Premises (cafe).

74. The closest residential properties to the subject site are to the east and rear of the Site. Hours of operation and patron numbers to the proposed Food and drink premises have been omitted from the submission but will be included as conditions on any permit issued.

75. Clause 13.07-1L-01 does not limit hours of non-residential use within a Commercial Zone, but limits hours of operation for a use in a residential zone to 8am to 8pm. Although hours beyond these residential limits may be acceptable given the commercial zone and setback from residential properties, these are useful as a guide for the

proposed café. Given the context of surrounding residential zones and more sensitive interfaces to the east, the applicant, in an email to Council dated 25 February 2026, agreed to operate the food and drinks premises café between 7.00am and 3.00pm on any day with up to 30 patrons. Conditions on any permit issued will reflect these hours and patron numbers.

76. Standard conditions will require noise within the premises to comply with the Environment Protection Regulations, music to be played at background level and no speakers to be installed external to the building.

77. In relation to deliveries to the site, it is expected that these will be small and infrequent, given the nature of the uses. Waste will be collected by private contractors via the bin room in the basement. The contractor will drive the waste vehicle into the basement and transport bins to and from the bin room. Conditions will be included limiting deliveries and waste collection, in accordance with Council's Local Law guidelines, as well as a general amenity condition and further amended Waste Management Plan updated to address the outstanding matters regarding the discrepancies identified by Council's Waste Management Officer i.e. information with regards to bin sizes and the bin storage area properly identified.

78. Overall, for the reasons above, the proposed Office and Foor and Drink Premises uses are supported and will not result in unreasonable amenity impacts, subject to conditions.

Building Design

79. Built form in the surrounding area consists of a mixture of architectural styles and materials, with land on the opposite side of Nicholson Street, dominated by taller buildings with other surrounding buildings of high site coverage and where walls on boundaries are common to the north and east.

80. The current DDO2 relates to Main Roads and Boulevards and has the following relevant design objectives:

    (a) To recognise and reinforce the pattern of development and the character of the street, including traditional lot width, in building design;

    (b) To encourage high quality contemporary architecture;

    (c) To encourage urban design that provides for a high level of community safety and comfort;

    (d) To limit visual clutter; and

    (e) To maintain and where needed, create, a high level of amenity to adjacent residential uses through the design, height and form of proposed development.

81. Subject to improvements to the building façade as outlined below it is considered that the proposal adequately responds to the design objectives of DDO2. The sites in this section of Nicholson Street do not have a fine grain character and the design of the building is appropriate in a streetscape where larger, commercial premises are present.

82. Policy objectives under the draft DDO32 (Johnston Street West), are a useful reference. The draft DDO encourage a maximum height of 27.2m above the NGL. The proposed building will be eight storeys with a building height of 26.34m as measured above the NGL. It is also envisaged that street walls should measure no greater than 14.4m to Nicholson Street and 11.2m to Johnston Place. In this instance, street walls would measure up to 14m to Nicholson Street and up to 9.84m to Johnston Place and have been

informed by the draft DDO32. This demonstrates that the proposal is directly aligned with Council's built form vision for this precinct.

83. The site sits within an evolving mixed commercial context, surrounded by larger-format buildings, robust built form and strong redevelopment pressure. Taller buildings already form part of the character along Nicholson Street, including an eight-storey apartment building directly opposite, signaling the area's capacity to accommodate mid-rise development. Given this context, an eight-storey building is generally consistent with existing and emerging scale and supports orderly development of a major transport corridor.

84. The proposal adopts a four-storey podium with upper-level setbacks of 6–7m, reducing visual bulk with an overall eight storey presentation to Nicholson Street. The building's height and setbacks draw directly from the draft DDO and have been supported by Council's external urban design consultant, who has acknowledged that the scale is appropriate for this robust location earmarked for meaningful change. The urban design advice noted the following opportunities for improvement in the design of the building.

85. An area of 127.5sq.m. (roughly 13% of the roof area) has been provided for services and the lift overrun. This area is also setback approximately 8m and 6m from the northern and southern boundaries, respectively, and is setback 11.5m and a minimum 13m (approximate) from the western (front – Nicholson Street) and eastern (rear – Johnston Place) boundaries, respectively. With this in mind a condition has been included that requires the elevations to be updated and identify all structure / services and equipment, associated screens and lift overrun to be no higher than 2.6m (and consistent with the sections) above the roof line whilst retaining the setbacks and where practicable, reducing visibility and ensuring no additional shadows beyond those provided and considered by Council officers as part of this application. This ensures that the design of the rooftop has regard to the proposed DDO32.

Setbacks / Building Separation

Northern Interface

86. The land to the north includes a double storey commercial building at No. 260 Nicholson Street, that extends along the shared boundary for its full length and includes a combination of angular forms, large display windows, north-facing- industrial windows and two vehicle crossovers to Argyle Street. Further north is Argyle Street, that provides a buffer to is a mix of Victorian terraces and commercial buildings that extend east on its northern side.

87. This northern interface is a non-residential, mixed commercial context that can accommodate the volume of building mass anticipated by the proposal. The northern elevation would be constructed opposite the roof of this adjoining building. Whilst highly visible from longer range views, this has been treated with varied materials, grid panelling, and recessive elements that collectively articulate its appearance as an interim measure, where there is a clear expectation that No. 260 Nicholson Street will also be re-developed in the future, and where Council has identified that a height of up to 24m, can be supported at No. 260 Nicholson Street under the current draft DDO.

Western interface

88. The western interface of the development addresses Nicholson Street**,** a major arterial road carrying up to five traffic lanes and a tram corridor. This frontage represents the

proposal's most publicly visible edges and plays an important role in defining how the building fits within the established and emerging built form character of the corridor, particularly as this building will initiate a height that has been informed by the draft DDO.

89. As discussed, Nicholson Street is characterised by substantial mid-rise forms, including the eight -storey apartment building at No. 8 Elgin Street and the Elgin Towers (planned for redevelopment). This demonstrates a clear capacity for higher density development along the corridor and supports a more robust interface to Nicholson Street. The proposal complies with the draft DDO with a four-storey podium up to 14m and an overall building height of 26.34m above the NGL. Above the four-storey podium, the levels above are setback a minimum 6m from Nicholson Street, complying with the draft DDO controls.

90. Some further key recommendations were provided in the urban design advice to improve the building's appearance to Nicholson Street, including the returning of the north-west and south west corners at Level 7 to be recessive in accordance with Figure 9.

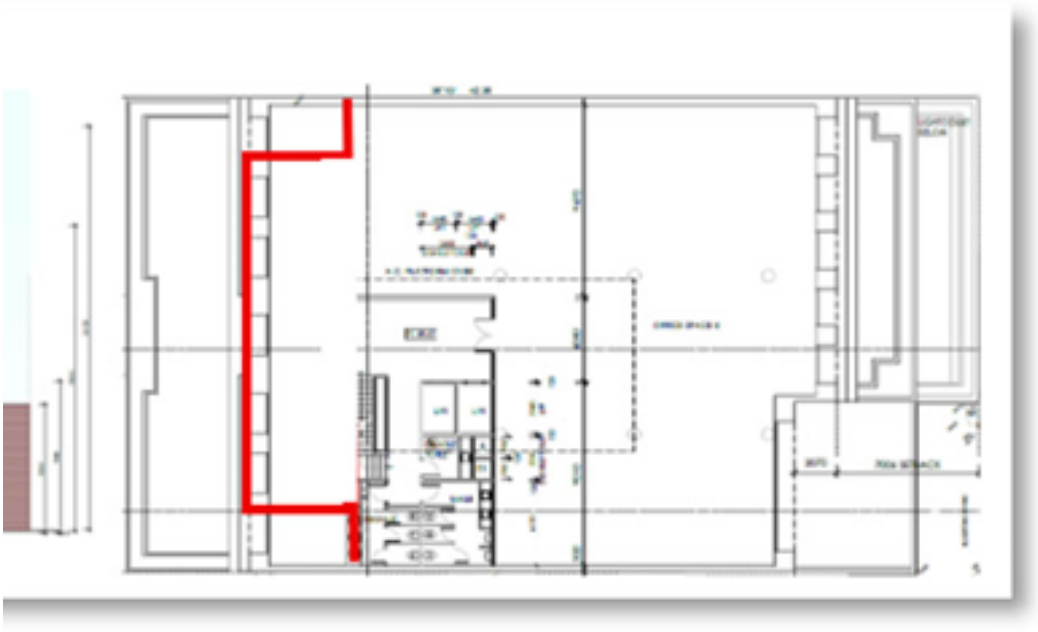


Figure 9: Indicative diagram provided by Prof. Rob McGauran of MGS consultants for Urban Design identifying north-west and south-west corner recesses at Level 7 recommended to improve the Nicholson Street interface.

91. This change is considered to improve the appearance of the building in the round and is required by condition in the recommendation.

92. The urban design advice also highlighted concerns with the details on the plans concerning the colonnade expression at Levels 4 and 5 in terms of their detail not translated on the floor plans. However, on close review, this is an error and is not required to be addressed.

Southern interface

93. The development extends to the southern boundary where there is an adjoining service station, and non-sensitive interface. Given the scale of this site, the bulk and mass of the wall can be absorbed and integrated into this context. This is also considered to provide for the equitable re-development of this adjoining site with the draft DDO entertaining a mandatory height of 30.4m. It is anticipated that any new building on this site would

extend to the shared boundary. The southern elevation has been articulated with a combination of elements that include 10mm recessed sections and grid panelling and rendered and masonry surfaces.

Eastern interface

94. On boundary walls where these are located on a shared boundary, are also limited to the north-east portion of the development that measures a height of 8.59m above the NGL, immediately adjacent to No. 10 Argyle Street and No. 11 - 13 Spring Street.

95. No. 10 Argyle Street extends across the full length of its western boundary (see Figure 10 below) and has a small courtyard on its eastern side. The new 8.59m on-boundary wall will abut existing on-boundary wall at 10 Argyle Street. . There is an existing single storey wall built to the boundary that measures 3.4m above the natural ground level (according to the endorsed plans associated with planning permit No. PLN20/0280).

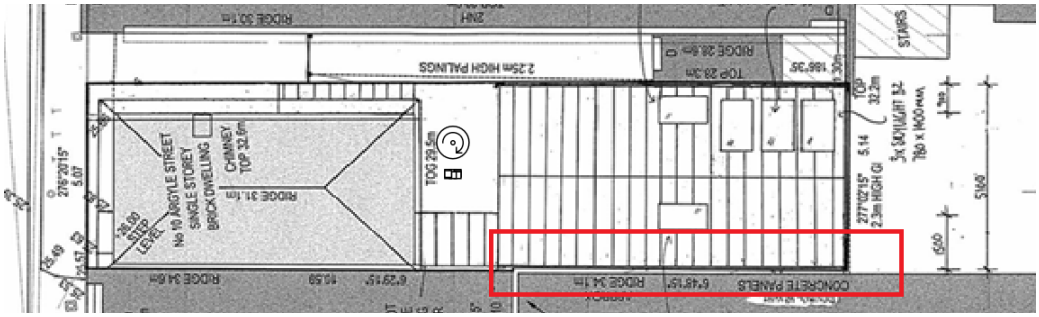


Figure 10: Endorsed building envelope in accordance with planning permit PLN20/0280 at No. 10 Argyle Street with north towards the left hand side and the subject site located in the bottom right hand side with on-boundary wall to tile identified in a red box.

96. Presently the rear yard of No. 11 – 13 Spring Street is associated with a former commercial building, with possibly only minor works have commenced to redevelop this site in accordance with planning permit No. PLN14/0846 for fourteen (14) dwellings. In fact, at the time of writing this report, the permit for the completion of work had expired and it appears that the site has been in lock down and unoccupied for some time. It may be that an extension of time will be sought to extend the completion date. Despite this, the endorsed plans associated with this site indicate back-of-house services in this location at the ground level and a large roof terrace in the order of 78sq.m. with a large planter box across the shared boundary (see Figure 11) above that. The tower levels above have a minimum separation of 15m from the shared boundary.



Figure 11: Endorsed first floor plan in accordance with planning permit PLN14/0846 at No. 11 – 13 Spring Street identifying the planter box / landscaping of a large roof terrace of a three-bedroom apartment immediately east of the Site.

97. Given the uncertainty, the more conservative approach would be to entertain the endorsed plans with scope of its redevelopment for residential use in accordance with the layout at Figure 11. The endorsed elevations indicate the construction of walls that would measure approximately 5.2m above the NGL with inclusion of a planter box adjacent to the shared boundary. The proposal includes on-boundary walls adjacent to this that would measure up to 8.59m to the highest point of the Level 2 screen. The walls to Level 2 combined with the masonry wall / balustrade to the Level 3 terrace will be setback 2.8m and the walls at Level 3 will be setback a further 2.9m. Above that the building will be setback between 6-7m at Levels 4 to 7 (see figure 12 with referenced setbacks marked up for ease of reference).

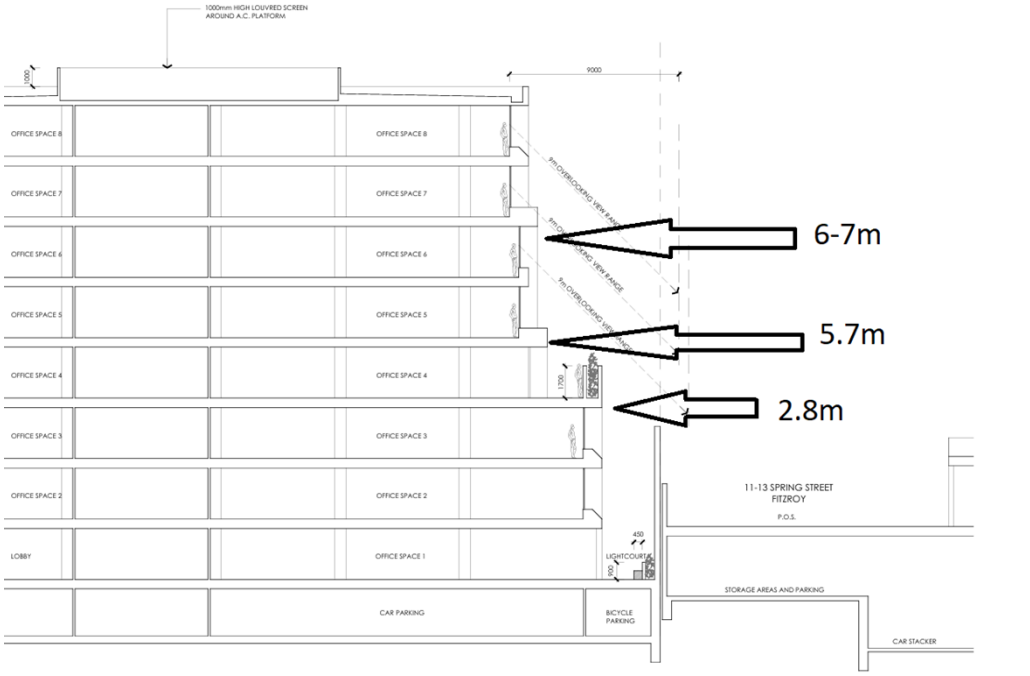


Figure 12: Section extracted from decision plans with marked up setbacks to the east for ease of reference.

98. It is considered that both the existing context (i.e. of land being associated with a commercial building) and proposed context (in the instance of the endorsed plans that indicate a large area of SPOS with a significant area for landscaping adjacent the shared boundary), can absorb the building mass imposed by the proposal across this interface. The zoning of surrounding land being Mixed Use is a further consideration that justifies the built form response, which requires both dwellings and commercial land uses to co-locate. The eastern interface of the development considers the amenity of adjoining properties in the Mixed Use Zone and (as required by the current DDO) and is also compliant with Council's draft DDO.

99. The eastern interface is also adjacent to Johnston Place, which is a named laneway and opposite that is the part three-storey portion that contains four apartments with balconies (at 3-5 Spring Street) that overlook the subject site, located above an undercroft car park. This development has also informed the development's response given the adopted setback of 6m (or 9.1m from the centre line of the ROW) commencing at Level 3 and above in the south-east corner portion, as measured from the eastern boundary. This exceeds the setback of 4.5m anticipated by the draft DDO measured from the mid-section of any laneway. As such, it is considered that the proposal is adequately

setback to reduce its impact regarding the location of walls and separation distance further afforded by Johnston Place.

Public Realm and Pedestrian Spaces

100. Clause 15.01-2S encourages the interface between buildings and public realm to enhance the function and amenity of the public realm, while supporting personal safety, perceptions of safety and property security. This can be achieved by designing developments to provide a high level of pedestrian amenity and visual interest, by incorporating well-defined entries at ground level and installing glazed areas which allow permeability into the interior space.

101. On the ground floor, the proposal will activate Nicholson Street, with a number of entrances provided and glazing that will activate the ground level frontages associated with the food and drinks premises, a lobby to the office and central airlock, and main pedestrian access.

102. Urban design advice, along with advice from Council's Development Engineer have made a number of recommendations to improve both the façade of the building and the public realm in front of the site, including:

    (a) Rationalise and clarify the openings/entrances;

    (b) Include landscaping in the building insets;

    (c) Reinstate the footpath and remove redundant crossovers;

    (d) Plant new street trees on Nicholson Street;

    (e) Provision of an awning over the footpath; and

    (f) Provide details of the incorporation of service cabinets into the façade of the building.

103. With the exception of landscaping to be included in the insets, all matters are included as conditions in the recommendation. Council officers have a preference for a plinth and hard glazing to be included in lieu of landscaping within the insets. This will assist in anchoring the building's podium to the street where insets and landscaping are not a common feature, and hard-edged buildings are.

104. In relation to the ground floor interfaces with the laneway, back of house services and the car park entry are appropriately located to the east. The eastern elevation is also considered to be articulated and is therefore considered to provide a reasonable public realm presentation.

Overshadowing and solar access requirements

105. Given the orientation of the site and distance from Johnston Street (i.e. 40m), the proposed development would not cause an unreasonable increase in shadow impacts on any public open space in accordance with the draft DDO requirements. This outcome is acceptable, as there will be no unreasonable loss of solar access to the opposing footpaths throughout the day.

Wind

106. Clause 15.01-1L seeks to minimise the potential for development, particularly taller buildings, creating adverse wind conditions in the public realm at street level through building siting and design. Council's Wind Engineers (MEL Consultants) peer reviewed

the submitted Vipac Wind Impact Assessment and were supportive of the analysis. They agreed that the proposed design is not expected to generate excessive wind levels and recommended that the assessment be updated to assess the terrace wind conditions against the standing comfort criterion and to include the large forecourt of the adjacent service station. Urban design advice also affirmed the need to assess wind conditions on the terraces.

Architectural quality / Materials

107. The proposed development is of a sound architectural quality that responds to the design objectives of Clause 15.01-2L (Building Design) of the Scheme. The contemporary design is appropriate and responds to the existing and emerging character of this part of Fitzroy, with the proposal considered as achieving a good architectural and urban design outcome. The palette of materials is suitable for a building of this scale.

108. The recesses to the west and east allow for an articulated building which will be further complemented by terraces with planter boxes / landscaping, providing a simple treatment that responds to the context as a clearly commercial building. Further, the recessed windows at the upper levels where it concerns the western elevation, will provide contrasting light and shadows which will enhance the expression of the building and with additional changes in the built form as described throughout this report, the development is considered to be worthy of Council support.

Landmarks, Views and Vistas

109. It is policy at Clause 15.01-2L-02 of the Scheme that important landmarks, views and vistas be protected or enhanced. The impact on long range views and vistas is only relevant where they form part of an identified character of an area (within planning policy) and typically apply to landscapes or natural features. The Site is well removed from all the landmarks listed in Table 1. (Landmark primary viewpoints and architecture significant elements) of Clause 15.01-2L-02..

Site Coverage

110. The level of site coverage proposed exceeds the maximum of 80% suggested by Clause 15.01-2L. However, as the existing level of site coverage in the surrounding (and immediate) area and within a zone that encourages higher density development (C2Z) is similar, it is acceptable. Commercial/industrial buildings within this precinct traditionally have high levels of site coverage with this characteristic evident along this part of Nicholson Street.

Landscaping

111. Clause 15.01-2L encourages developments to provide landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas. The proposal includes landscaping within the ground floor courtyard at the rear, and planters are proposed to level 3 and 4 terraces.

112. The plant schedule includes shrubs, ground covers and trees and combined with a condition for a street tree monetary contribution for two trees to Nicholson Street in accordance with the advice, will go some way in providing some greenery to this part of Nicholson Street where hard-edged buildings are more prevalent.

113. Overall, the landscaping is considered acceptable and standard conditions will require the landscape plan to ensure ongoing maintenance. An updated landscape plan would also be required to address any condition 1 requirements for architectural plans.

Services and equipment

114. The allocated space for service equipment has been identified in the plans but has not been transposed into the overall design and mass of the building and as discussed earlier can be addressed via condition. The service equipment will be contained on the roof top, within the basement level, with other services (fire hydrant services in most probability) will be integrated within the building at ground level and in the facade. Clause 15.01-2L seeks that service infrastructure is appropriately sited and incorporated into the design of new buildings which have limited visibility from the public realm. Given the above, the proposed positioning of the service equipment is acceptable.

Internal Amenity and Environmentally Sustainable Design

115. The proposal is considered to offer good on-site amenity for future users of the site, with access to natural daylight throughout the building and generous facilities that will contribute to a safe and usable workplace. These details are discussed in turn below.

Daylight

116. The proposed development is considered to provide a good level of amenity and indoor environmental quality consistent with objectives of these policies.

117. Council's ESD advisor has confirmed that good daylight access is provided to most office areas. The only recommendation provided to enhance daylight related to the lowering of the brick wall height on the eastern boundary adjacent the courtyard by 3.2m effectively reducing this to a maximum 5.3m. This can also be facilitated with a permit condition given the surrounding context. The reduction would make this wall comparable to the height of the wall endorsed under planning permit No. PLN14/0846 (that is in the order of 5.2m on the shared boundary) despite having expired at the time of writing this report.

Circulation spaces

118. The shared lobby for the office tenancies is appropriately scaled, with clear access to the lift core and stairwell. The positioning of the food and drinks premises (café) at ground level is supported, with glazing to the west providing a good visual connection to the public.

119. The provision of bicycle parking at ground level with end of trip (EOT) facilities in the basement is not supported. Both urban design, and Council's Strategic Transport Unit advice indicated that the layout was disjointed and impractical for cyclists, with recommendations for a revised layout that provided convenient access to the bicycle store and EOT facilities. These services should be located adjacent to each other and easily accessible from the lobby and Johnston Place entrance on the south-east corner. A condition will require that EOT facilities are provided on the ground floor and that the bicycle store is revised to be less nuanced (i.e. contains a strong connection to the primary pedestrian point of access to Nicholson Street.

Communal Open Space

120. A number of outdoor areas, including terraces on the ground level and levels 3 and 4 will provide external space for future office employees, with shaded areas (consequence of orientation) provided. These will contribute to the overall amenity of the building and are supported subject to a condition requiring the application of standing wind comfort to these spaces.

Energy and resource efficiency

121. A Sustainable Management Plan (SMP) was provided with the proposal and referred to Council's ESD Advisor, who confirmed that the ESD commitments outlined in this document were supported from an ESD perspective and will contribute positively to the energy efficiency of the proposal. A summary of the key commitments has been outlined in *The Proposal* section of this report. Council's ESD Advisor also identified a number of matters that can be addressed with conditions of permit, including:

    (a) building design details related to glazing, details of heating and cooling systems, car park ventilation and building maintenance;

    (b) provision of solar panels;

    (c) lowering the height of the rear boundary wall;

    (d) Use of recycled materials where possible;

    (e) Additional information to be provided in the Green Travel Plan; and

    (f) Additional information to be provided in the Waste Management Plan.

Acoustics

122. Whilst conditions can be included that address patron number and operating hours for the café, the office land use is as-of-right under the zone controls, and acoustic measures will be dealt with under the building regulations. Despite this, plant and equipment conditions of the planning permit will require that all plan and equipment is compliant with the EPA Publication 1996 Low Frequency Guideline.

Off-site amenity impacts

123. Clause 15.01-2L of the Scheme aims to provide building design that minimises the detrimental impact of development on neighbouring properties, the public realm and the natural environment, with potential impacts relating to overshadowing, loss of daylight to windows, visual bulk and overlooking of sensitive areas. The relevant policy framework for amenity considerations is contained within this clause, as well as Clause 13.07-1L-01 (Interfaces and amenity).

Visual bulk

124. Regarding visual bulk impacts to the dwellings to the east, it is considered that within this built form context views from windows to built form is a reasonable expectation, and even more so, in an urban environment such as this.

125. The proposed on boundary wall to the east represents an increase in height compared with the current condition, where the interface opposite 3–5 Spring Street is defined by the existing single storey, carwash structure and open hardstand areas on the subject site, which collectively present a low scale, visually open interface. However, the critical factor is that 3–5 Spring Street does not sit directly on the boundary and the apartments and balconies opposite are elevated above an undercroft car park and separated from the subject site by Johnston Place. This creates a buffer between the dwellings and any new wall.

126. The proposal introduces upper-level setbacks of 6–9 m from the eastern boundary beginning at Level 3, which is significantly more generous than what the Mixed Use Zone typically anticipates and exceeds the separation envisaged in the draft DDO for laneway interfaces. As a result, although the wall is taller than the existing low scale condition, the

combination of the laneway buffer, elevated position of the apartments, and upper-level setbacks of the new building ensures that visual bulk impacts remain moderated.

Overlooking

127. The closest existing habitable room windows and POS within proximity of the site are associated with dwellings to the immediate east at No. 10 Argyle Street and the upper-level balconies on the opposite side of Johnston Place to the south-east, at No. 5 Spring Street.

128. Although not applicable in this instance, the overlooking objective of Clause 55.04-4 (Standard B4-4) of the Scheme specifies that new development should be designed to avoid direct views into habitable room windows and SPOS of dwellings within a radius of nine metres and 45-degree arc.

129. Although each office space has a number of windows that face east towards these dwellings, the horizontal distance from the plane of the window well exceeds 9m. The level 3 balcony / terrace has also been screened with a 1.7m high planter box around its periphery. Therefore, there would not be any unreasonable overlooking from the site into the balconies of these dwellings and hence, their windows.

130. A sectional diagram has also been provided that factors the anticipated POS at No. 11-13 Spring Street that has been referenced earlier in this assessment. The section clearly demonstrates that there is no overlooking within this space within the 9m radius. Despite the proposal, the condition to reduce the on-boundary wall height in order to improve daylight to the lower level windows may result in an overlooking opportunity from the Level 1 and 2 windows and on this basis a condition has been included to address any overlooking within a 9m radius of those windows.

Overshadowing

131. Clause 15.01-2L discourages impacts on existing adjoining development through unreasonable overshadowing of secluded private open space and loss of daylight to habitable room windows. The submitted shadow diagrams show that there will be a shadow cast over the upper-level balconies of dwellings at 5 Spring Street after 1pm onwards at the Equinox (September 22nd). This impact is inevitable within this context, where there is a greater expectation of higher built form to be located along principal transport networks such as Nicholson and Johnston Street and where zoning paves way for a more robust built form outcome and further encouraged by Council's draft DDO. The overshadowing of balconies adjacent to a laneway is therefore not considered to be unreasonable, noting also that the building is set further back from the rear boundary where it is adjacent to 5 Spring Street.

Daylight to existing windows

132. The separation distance provided by Johnston Place and the adopted upper-level setbacks would adequately address matters of daylight to the east. Regarding the north, south and west, the proposed development does not directly face any habitable room windows.

Fumes and air emissions, light spillage

133. Much of the building is enclosed and the use conducted indoors (except for the outdoor area on the ground floor and terraces associated with the offices. The use would not result in unreasonable air emissions, with light spill from the building limited due to the

nature of the uses (predominately office) and the location of the commercial ground floor use facing Nicholson Street.

Equitable Development

134. To ensure the 'fair, orderly, economic and sustainable development of land' in accordance with the objective of the Act, matters of equitable development should be considered.

135. The proposal achieves an equitable development outcome along the northern interface by responding appropriately to the existing mixed commercial context and ensuring that development opportunities for the adjoining land at No. 260 Nicholson Street are not unreasonably constrained. The adjoining property is a double -storey commercial building that already presents a robust, built to boundary form, which can comfortably absorb a more substantial interface. Council's draft DDO also identifies that this neighbouring site could support a future height of up to 24m, demonstrating a clear strategic expectation that the northern property will intensify and redevelop over time.

136. This western interface is strategically suited to accommodating more substantial built form, as evidenced by the existing eight-storey development directly opposite 8 Elgin Street and the significant redevelopment planned for the Elgin Towers site. The proposal's four -storey podium and upper-level setbacks of 6m align with the draft DDO's expectations, ensuring that the building presents an appropriately scaled street wall while facilitating daylight access and maintaining the broader development capacity of the corridor. As such, the western interface provides a fair and orderly contribution to the evolving Nicholson Street urban form without placing unreasonable constraints on adjoining or opposite properties.

137. The proposal achieves an equitable development outcome along the southern interface, where the adjoining land is occupied by a single -storey service station and convenience store, presenting a non-sensitive interface characterised by robust built form and hard edged boundary walls. In this context, a boundary- to- boundary built form is both reasonable and anticipated, given the prevailing character of commercial buildings in the C1Z that commonly extend to side boundaries. The massing and height along the southern boundary remain appropriate, as any future redevelopment of the service station site would similarly be expected to adopt a boundary interface consistent with the scale supported in the draft DDO, which anticipates a mandatory height of up to 30.4m for this adjoining site. The proposal therefore neither restricts nor relies on development potential to the south, ensuring future built form outcomes are consistent with orderly planning principles.

138. The eastern interface achieves an equitable development outcome by responding to a diverse and transitional context comprising a dwelling at 10 Argyle Street, vacant/former commercial land at 11–13 Spring Street, and the Johnston Place laneway, which provides an additional buffer from properties south-east. At No. 10 Argyle Street, the dwelling extends along the full length of the shared boundary, meaning the proposed on-boundary wall of 8.59m will sit largely opposite existing built form rather than sensitive open space. For the adjoining commercial site at 11–13 Spring Street, the endorsed plans depict back-of-house areas at ground level and a large first-floor roof terrace set behind landscaping, with upper levels well separated at 15m from the shared boundary, enabling the site to comfortably absorb the proposal's massing. Above ground level, setbacks of 6m to 9m (depending on location) ensure visual separation and prevent unreasonable amenity impacts. These measures ensure the proposal does not encroach upon or limit the development potential of adjoining Mixed Use Zoned land, consistent

with equitable development principles. The reduction in height of the on-boundary wall recommended earlier would not prejudice any future development of these adjacent sites.

Construction management

139. Policy at Clause 13.07-1L-02 requires all development to ensure that construction times, storage and disposal methods minimise disruption to nearby residential and business uses. A condition requiring a Construction Management Plan is included in the recommendation.

Car parking and traffic

140. As outlined within the report, the application seeks to provide 23 car parking spaces in the basement. This equates to the maximum car parking provision required by the recently amended Clause 52.06.

141. The proposed development is considered to consistent with the objectives contained in Council's Strategic Transport Statement and is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking.

142. When considering the potential traffic from the development, the proposed peak hour directional split for office and food and drink premises traffic is as follows:

    (a) 0.5 trips per space during peak hours;

    (b) 12 trips during AM peak hour; and

    (c) 12 trips during PM peak hour.

143. Council's Development Engineering Unit confirmed that the traffic volumes generated by the proposed development is considered low and should not adversely impact the traffic operation of the surrounding road network.

144. Council's Development Engineering Unit also confirmed that general access arrangements, car parking modules and parking, gradients and swept path assessment would satisfy all relevant engineering requirements. To improve visibility of vehicles a recommendation was made for the provision of a convex mirror at the top of the access ramp. A further recommendation was made for the submission of a vehicle access cross-sectional diagram to confirm that a B99 design vehicle can enter and exit the property without scraping or bottoming-out. These requests can be addressed with conditions including standard general engineering conditions that have also been recommended.

Bicycle provision and facilities

145. The development would provide 36 employee spaces and change rooms, and two showers which would exceed the requirements of Clause 52.34 of the Scheme regarding the number of employee spaces. However, the development falls short of visitor bicycle spaces and generates a requirement for the provision of five spaces. Council's Strategic Transport Unit was unsupportive of the bicycle parking provision and recommended the following:

    (a) *Provide a minimum of 5 visitor bicycle parking spaces, as per Clause 52.34 of the Planning Scheme Requirements, designed in accordance with AS2890.3;*

    (b) *Provide 49 employee parking spaces in accordance with CASBE requirements;*

    (c) *Provide the employee bicycle parking area in a convenient location easily accessible for employees.;*

(d) *Architectural plans must identify all key features of the provided bicycle facilities, including the arrangement and dimensions of bicycle spaces, spacing between the bicycle spaces, type of bicycle parking mechanism, and other relevant features as per AS2890.3 and Clause 52.34 of the Planning Scheme; and*

(e) *The bicycle storage room must be within a secure lockable compound to provide secure access for employees.*

146. A further recommendation was made for an updated Green Travel Place that addressed the recommended items listed above.

147. These matters are addressed as conditions in the recommendation.

Other matters

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

(a) Waste: a WMP has been submitted and peer reviewed by Council's Waste Management Officer who recommended that bin sizes, storage areas and total footprint be identified to ensure that adequate sizes and areas have been provided; and

(b) Transport Zone 2 (TZ2): The application was referred to the Department of Transport, given the changes to the access to the road in a Transport Zone 2 (Nicholson Street). The proposal was supported, subject to conditions.

149. Conditions have been included in the recommendation that address the above.

Other Objector concerns

150. Key objector concerns have been addressed in the assessment above. Other matters raised are addressed as follows:

(a) *Setting a precedence for excessive building height within the area.*

151. Future planning permit applications on this site or neighbouring/nearby land would be assessed against relevant planning policy and site conditions at that time. The possibility of setting a precedent cannot be substantiated and is not a relevant planning consideration:

(a) *loss of views and reduced property value.*

152. The loss of views and reduction in property value are not planning considerations:

(a) *damage to surrounding properties and structures due to modified car parking conditions and potential removal of 15 minute parking zone.*

153. Council's development engineers have reviewed the design of the basement and vehicle access to Johnston Place and have provided comments in support. There is also an ongoing theme of unlawfully parked vehicles on Johnston Place that may obstruct vehicle access to the site. This matter has been forwarded to Council's Parking Operations Officer to investigate:

(a) *Waste management issues due to the operation of the food and drinks premises and the lack of a designated loading bay.*

154. Despite no designated loading bay, the waste management plan has indicated that waste will be privately collected from within the basement. Sections have been provided clearly demonstrating that vehicles will be able to drive in and utilise the width of the

vehicle access lane and collect bins. A condition is included in the recommendation requiring deliveries to be undertaken within the site:

(a) *Impacts during construction and potential damage to surrounding heritage buildings.*

155. Disruption during the construction phase of any development is a temporary and unavoidable consequence of development and not justification to reject development of the site, however a construction management plan has been required by condition. A building permit is a further requirement that also requires the holder to obtain insurance in case of damage to surrounding properties during the construction phase.

Conclusion

156. The proposed development is considered to demonstrate a high level of compliance with policy objectives contained within the Planning Policy Framework and Municipal Planning Strategy including Council's adopted draft DDO that has informed the proposal. Notably, the proposal achieves the State Government's urban consolidation objectives.

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

Legal and Legislative Obligations

Conflict of interest disclosure

158. 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.

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

Report Attachments

1. 5.2.1 PL N 241074 - 246 Nicholson Street Fitzroy - Site Context Map
2. 5.2.2 PL N 241074 - 246 Nicholson Street Fitzroy - S 52 Advertising - Plans
3. 5.2.3 PL N 241074 - 246 Nicholson Street, Fitzroy - Referral advice collated
4. CONFIDENTIAL -5.2.4 PL N 241074 - 246 Nicholson Street Fitzroy - Submitters List as of 0603 - CONFIDENTIAL

Site Context Map



Source: Google Maps, Aerial imagery dated 2026

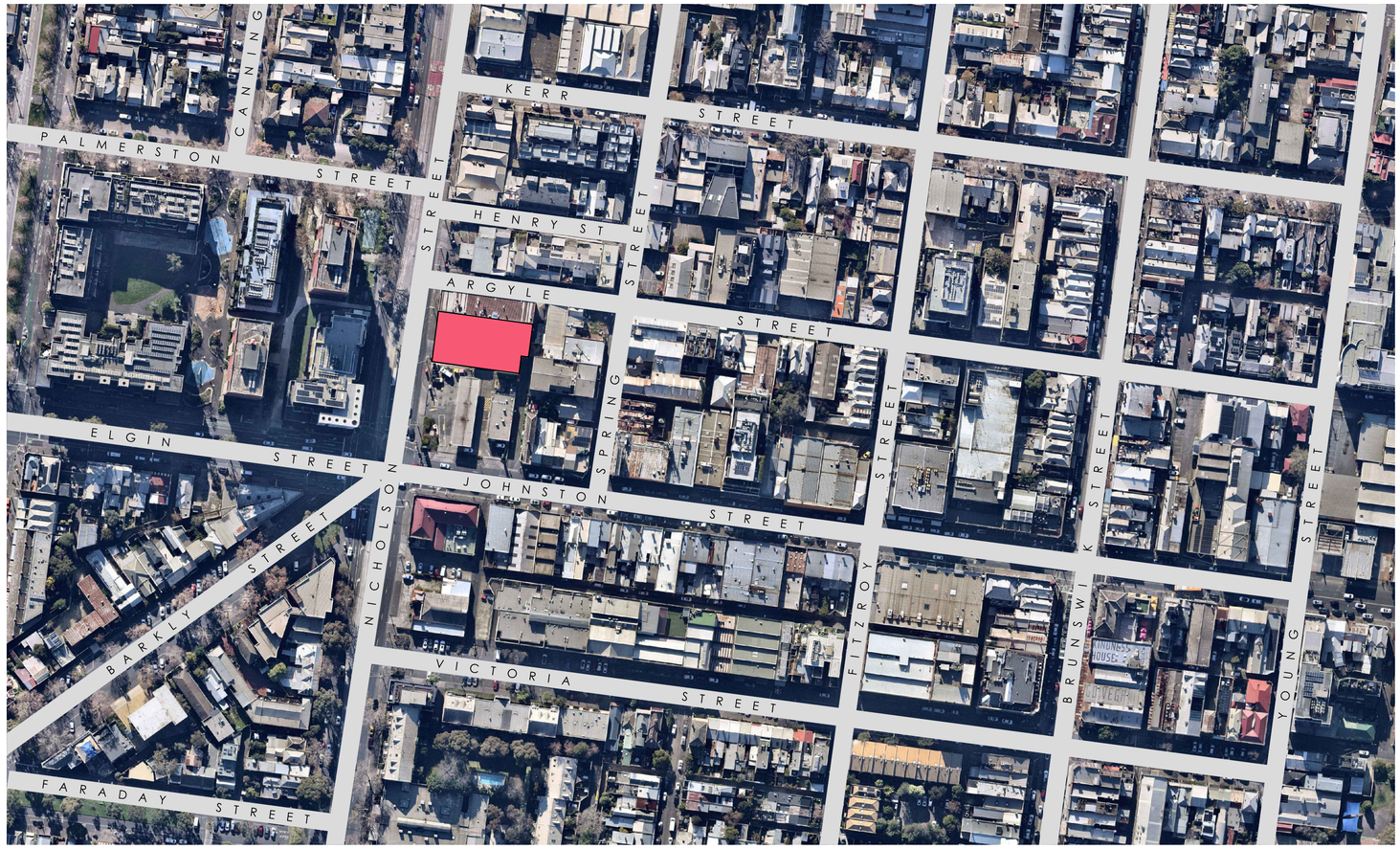


246 NICHOLSON STREET, FITZROY

NICHOLAS DAY ARCHITECTS

SCHEDULE OF DRAWINGS

SHEET NO.	SHEET NAME
PD01	NEIGHBOURHOOD AND SITE CONTEXT PLAN
PD02	STREETSCAPE AND EXISTING BUILDING USAGE SCHEDULE
PD03A	EXISTING CONDITIONS AND DEVELOPMENT SUMMARY
PD04A	DEMOLITION PLAN
PD05A	BASEMENT FLOOR PLAN
PD06A	GROUND FLOOR PLAN
PD07A	LEVEL 1 FLOOR PLAN
PD08A	LEVEL 2 FLOOR PLAN
PD09A	LEVEL 3 FLOOR PLAN
PD10A	LEVEL 4 FLOOR PLAN
PD11A	LEVEL 5 FLOOR PLAN
PD12A	LEVEL 6 FLOOR PLAN
PD13A	LEVEL 7 FLOOR PLAN
PD14	ROOF PLAN
PD15A	EAST AND WEST ELEVATIONS
PD16A	SOUTH ELEVATION
PD17A	NORTH ELEVATION
PD18	SECTION A
PD19	SECTION B
PD20	SECTION C
PD21A	STREETSCAPE ELEVATION - NICHOLSON STREET
PD22A	SHADOW DIAGRAM
PD23	STREETSCAPE ELEVATIONS - SPRING ST., ARGYLE ST. & JOHNSTON PI
PD24	LARGE SCALE FACADE ELEVATION
PD25	3D VIEW OF FRONT FACADE



NEIGHBOURHOOD CONTEXT PLAN

ACCESS TO AMENITIES AND INFRASTRUCTURE

SCHOOLS

SACRED HEART PRIMARY SCHOOL	850m SOUTH EAST
FITZROY PRIMARY SCHOOL	750m SOUTH EAST
ACADEMY OF MARY IMMACULATE	700m SOUTH
FITZROY EARLY LEARNING CENTRE	550m NORTH
UNIVERSITY OF MELBOURNE	950m WEST

HOSPITALS

ST VINCENT'S HOSPITAL	1400m SOUTH
EPWORTH FREEMASONS	2100m SOUTH EAST
ROYAL WOMAN'S HOSPITAL	1700m WEST

PUBLIC OPEN SPACES

CANNING AND PALMERSTON STREETS RESERVE	750m NORTH WEST
MACARTHUR SQUARE	600m SOUTH WEST
STATION STREET PARK	400m NORTH WEST
GARRYOWEN PARK	900m NORTH
FRANK KING PARK	800m SOUTH
CARLTON GARDENS NORTH	400m SOUTH

PUBLIC TRANSPORT

VICTORIA PARK RAILWAY STATION	2100m EAST
TRAM ROUTE 96 - JOHNSTON ST/NICHOLSON ST	350m WEST
BUS ROUTES 200, 202, 207 (NICHOLSON ST/ ELGIN ST)	72m SOUTH
PARLIAMENT STATION	1500m SOUTH
TRAM - BRUNSWICK STREET	400m EAST

RECREATIONAL FACILITIES

FITZROY SWIMMING POOL	1400m NORTH EAST
FITZROY TENNIS CLUB	1700m NORTH EAST
CARLTON GARDEN TENNIS CLUB	950m NORTH
GOODLIFE HEALTH CLUBS FITZROY	160m SOUTH EAST
THE FITZROY GYM	450m SOUTH WEST
ROYAL EXHIBITION BUILDING	800m SOUTH

SHOPPING CENTRES

SHOPPING STRIP - BRUNSWICK STREET	500m SOUTH EAST
LYGON COURT	750m SOUTH WEST
MELBOURNE CBD	1400m SOUTH
BRUNSWICK STREET	400m EAST
SMITH STREET	900m EAST
JOHNSTON STREET	50m SOUTH

FREEWAY ACCESS

EASTERN FREEWAY	650m NORTH

NOTES

No.	DATE	AMENDMENT
.	.	.

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

NEIGHBOURHOOD AND
SITE CONTEXT PLAN

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	
DATE	JULY 2024
DRAWN	LN
CHECKED	ND
DRAWING No.	PD 01

N

STREETSCAPE PHOTOS

SOUTH OF NICHOLSON STREET



ELGIN STREET | 2-12 | 111 - 149 | PALMERSTON ST.

NORTH OF NICHOLSON STREET



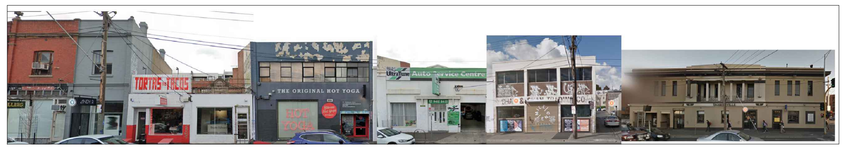
CITY HAND CARWASH | ARGYLE ST. | 260 | 246 CAR WASH (SUBJECT SITE) | 244 7 ELEVEN (PETROL STATION) | JOHNSTON STREET

NORTH OF JOHNSTON STREET

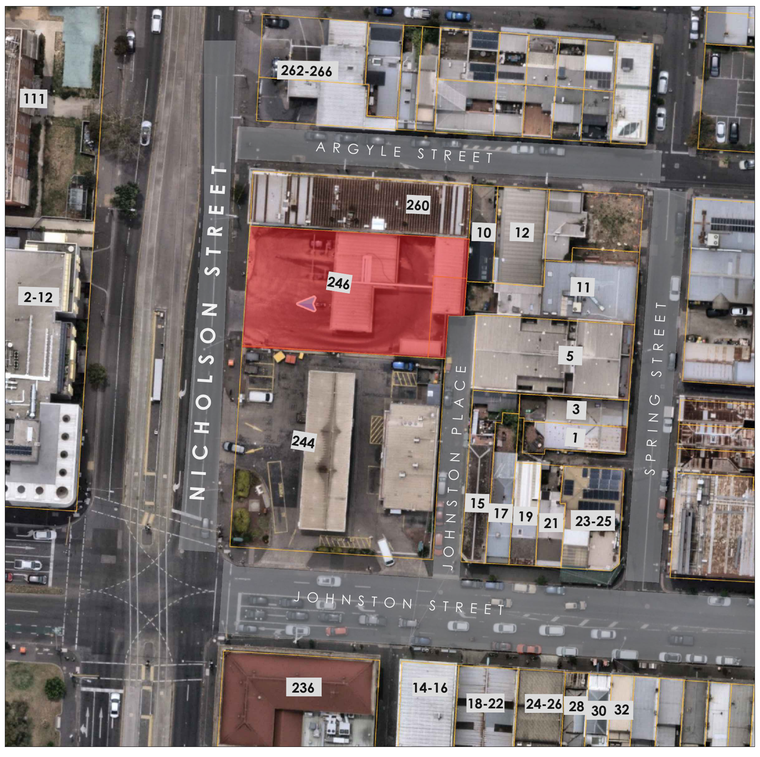


244 7 ELEVEN (PETROL STATION) | JOHNSTON PL. | 15 | 17 | 19 | 21 | 23-25 CASA IBERICA DELI | SPRING STREET

SOUTH OF JOHNSTON STREET



32 | 30 | 28 | 24-26 | 18-22 | 14-16 | 236



SUBJECT SITE

EXISTING BUILDING USAGE IN THE VICINITY OF THE PROPOSED DEVELOPMENT

244 NICHOLSON STREET	7 ELEVEN PETROL STATION
246 NICHOLSON STREET	**CAR WASH (SUBJECT SITE)**
260 NICHOLSON STREET	UNITING OP SHOP
262 - 266 NICHOLSON STREET	CAR WASH
111 NICHOLSON STREET	APARTMENT BUILDING
2-12 NICHOLSON STREET	APARTMENT BUILDING
10 ARGYLE STREET	SINGLE STOREY HOUSE
12 ARGYLE STREET	CLOTHING STORE
11 SPRING STREET	CLOTHING WHOLESALER
5 SPRING STREET	APARTMENTS
3 SPRING STREET	SINGLE STOREY HOUSE
1 SPRING STREET	DELI (CASA IBERICA)
23-25 JOHNSTON STREET	GROCERY STORE
21 JOHNSTON STREET	SINGLE STOREY HOUSE
19 JOHNSTON STREET	SINGLE STOREY HOUSE
17 JOHNSTON STREET	SINGLE STOREY HOUSE
15 JOHNSTON STREET	RESTAURANT
236 JOHNSTON STREET	RESTAURANT
14-16 JOHNSTON STREET	RESTAURANT
18 - 22 JOHNSTON STREET	CAR SERVICE CENTRE
24-26 JOHNSTON STREET	YOGA CENTRE
28 JOHNSTON STREET	ARCHITECTURAL FIRM
30 JOHNSTON STREET	RESTAURANT
32 JOHNSTON STREET	HAIRDRESSER

NOTE:
1. THE SUBJECT SITE IS LOCATED IN THE COMMERCIAL 2 ZONES (C2Z).
2. THERE IS NO DWELLING IN THE ADJACENT PROPERTIES.
3. NO SOLAR PANELS ARE FOUND IN ADJACENT PROPERTIES ON THE AERIAL PHOTO AND SURVEY PLAN.

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

STREETSCAPE AND EXISTING BUILDING USAGE SCHEDULE

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	NTS
DATE	FEB 2025
DRAWN	TK
CHECKED	ND
DRAWING No.	PD 02A

N



ZONING LEGEND

- C2Z - COMMERCIAL 2
- TRZ2 - PRINCIPAL ROAD NETWORK
- RGZ1 - RESIDENTIAL GROWTH 1
- MUZ - MIXED USE
- C1Z - COMMERCIAL 1
- GRZ1 - GENERAL RESIDENTIAL 1
- PPRZ - PUBLIC PARK AND RECREATION
- NRZ - NEIGHBOURHOOD RESIDENTIAL ZONE

DEVELOPMENT SUMMARY

EXISTING CONDITIONS OF SUBJECT SITE:

ZONING	C2Z - COMMERCIAL 2
EXISTING USAGE	CAR WASH

PROPOSED USAGE: COMMERCIAL

AREA OF SITE:	985.7m²
AREA OF SITE COVERAGE	911.4m²
TOTAL SITE COVERAGE	92.4%
NUMBER OF FLOORS	9

TOTAL FLOOR AREAS

BASEMENT	910.5m²
GROUND	911.4m²
LEVEL 1	930.5m²
LEVEL 2	911.0m²
LEVEL 3	815.5m²
LEVEL 4	690.9m²
LEVEL 5	677.3m²
LEVEL 6	669.8m²
LEVEL 7	660.0m²

NET FLOOR AREAS (NFA)

GROUND	397.6m²
LEVEL 1	805.4m²
LEVEL 2	811.8m²
LEVEL 3	716.3m²
LEVEL 4	592.2m²
LEVEL 5	578.1m²
LEVEL 6	570.6m²
LEVEL 7	560.8m²
TOTAL NFA	5032.8m²

GROSS LEASABLE AREA FOR CAFE (GLA)

GROUND	180.4m²

NOTES

No.	DATE	AMENDMENT
-	-	-

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

EXISTING CONDITIONS AND DEVELOPMENT SUMMARY

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	NTS
DATE	JULY 2024
DRAWN	LN
CHECKED	ND
DRAWING No.	PD 03

N



NOTES

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

DEMOLITION PLAN

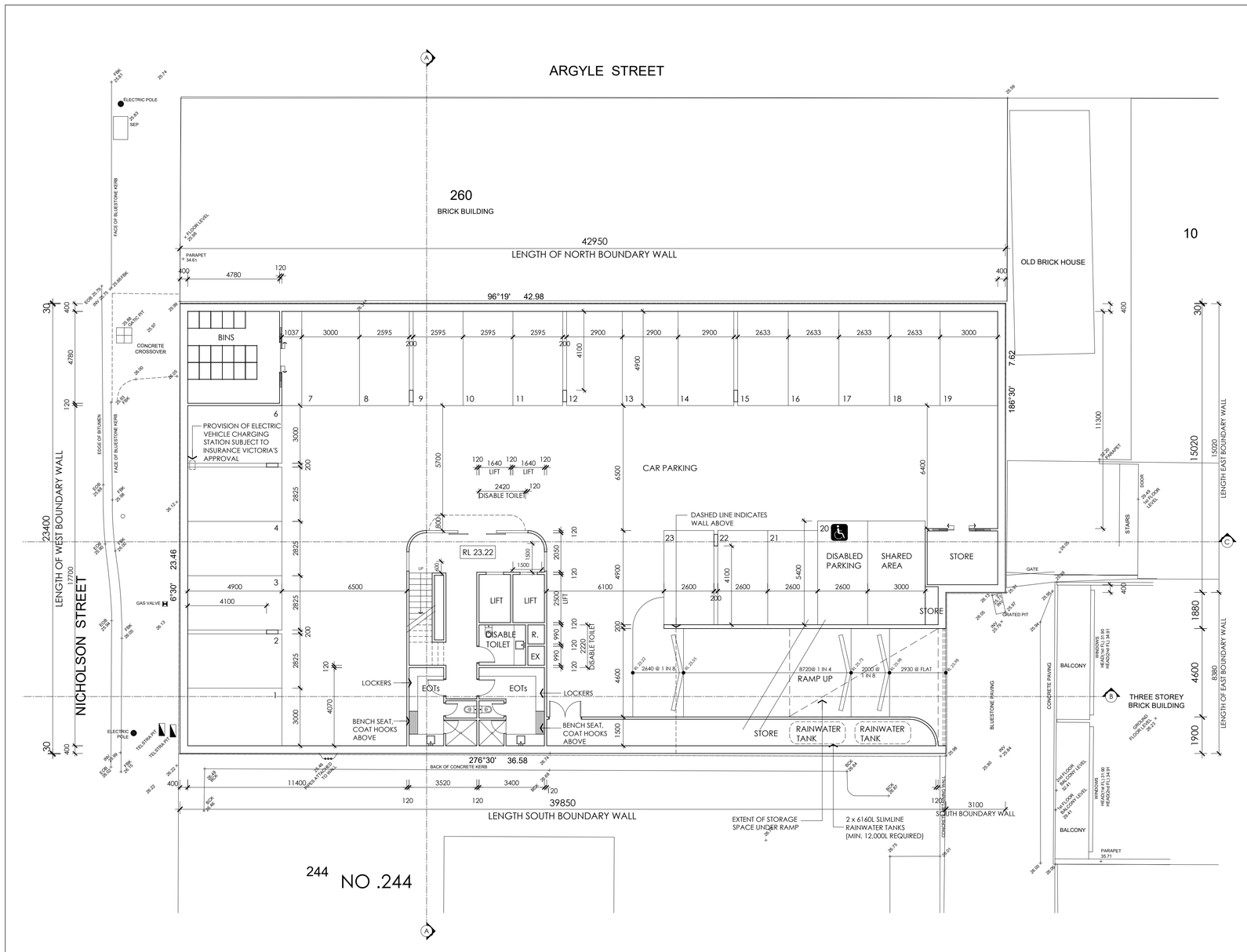
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN,TK
CHECKED	ND
DRAWING No.	PD 04A

N



NOTES

ENERGY EFFICIENT SPECIFICATIONS

ROOFS

METAL ROOFS

- 1 LAYER OF REFLECTIVE FOIL INSULATION - 0.2 OUTER/0.05 INNER - LAID DIRECTLY UNDER THE ROOF
- MINIMUM R2.1 ADDED INSULATION
- TOTAL R-VALUE REQUIRED BY NCC 2022: R3.2
- TOTAL PROVIDED: R3.52 (10% IMPROVEMENT)
- ROOF COLOUR (SOLAR ABSORPTION) MAX 0.45

CONCRETE ROOFS (CEILING BELOW TERRACE)

- 1 LAYER OF WATERPROOF MEMBRANE
- MINIMUM R2.1 ADDED INSULATION
- TOTAL R-VALUE REQUIRED BY NCC 2022: R3.2
- TOTAL PROVIDED: R3.52 (10% IMPROVEMENT)
- ROOF COLOUR (SOLAR ABSORPTION) MAX 0.45

WALLS AND GLAZING

GLAZING

- GROUND FLOOR VALUES REQUIRED (FRAME AND GLASS): U=5.5 OR LOWER SHGC = 0.35 OR LOWER

EXTERNAL WALLS

- 2.5 ADDED INSULATION

SPANDRELS

- TO COMPLY WITH SPECIFICATION 38C2 - METHOD 1 CONFIGURATION 1-R1.5

GLAZING TO WALL
(COMPLIANCE USING THE ABOVE VALUES HAVE BEEN SHOWN WITH METHOD 3 OF THE NCC 2022 FACADE CALCULATOR)

- MAXIMUM WALL GLAZING U-VALUE = 2.00
- PROVIDED WALL GLAZING U-VALUE = 1.97
- MAXIMUM AC ENERGY VALUE = 219
- PROVIDED AC ENERGY VALUE = 217

FLOORS

CONCRETE SLAB ON GROUND

- TOTAL R-VALUE REQUIRED = R2.0
- TOTAL PROVIDED R-VALUE = R2.2

SUSPENDED FLOORS OVER UNCONDITIONED SPACES

- TOTAL R-VALUE REQUIRED = R2.0
- TOTAL PROVIDED R-VALUE = R2.2

OFF SITE ENERGY

ELECTRIC VEHICLE CHARGING
EACH STOREY OF THE PROPOSED CARPARK TO BE PROVIDED WITH ELECTRICAL DISTRIBUTION BOARDS DEDICATED TO ELECTRIC VEHICLE CHARGING IN COMPLIANCE TO CLAUSE J9D4

SOLAR PHOTOVOLTAIC AND BATTERY SYSTEMS

- AT LEAST 20% OF THE ROOF AREA MUST BE LEFT CLEAR FOR THE INSTALLATION OF SOLAR PHOTOVOLTAIC PANELS
- THE MAIN ELECTRICAL SWITCHBOARD TO CONTAIN AT LEAST TWO EMPTY THREE-PHASE CIRCUIT BREAKER SLOTS AND FOUR DIN RAIL SPACES LABELLED TO INDICATE THE USE OF EACH SPACE FOR:
  - A SOLAR PHOTOVOLTAIC SYSTEM AND
  - A BATTERY SYSTEM AND
- BE SIZED TO ACCOMODATE THE INSTALLATION OF SOLAR PHOTOVOLTAIC PANELS INTRODUCING THEIR MAX. ELECTRICAL OUTPUT ON AT LEAST 20% OF THE BUILDING ROOF AREA

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET FITZROY

BASEMENT FLOOR PLAN

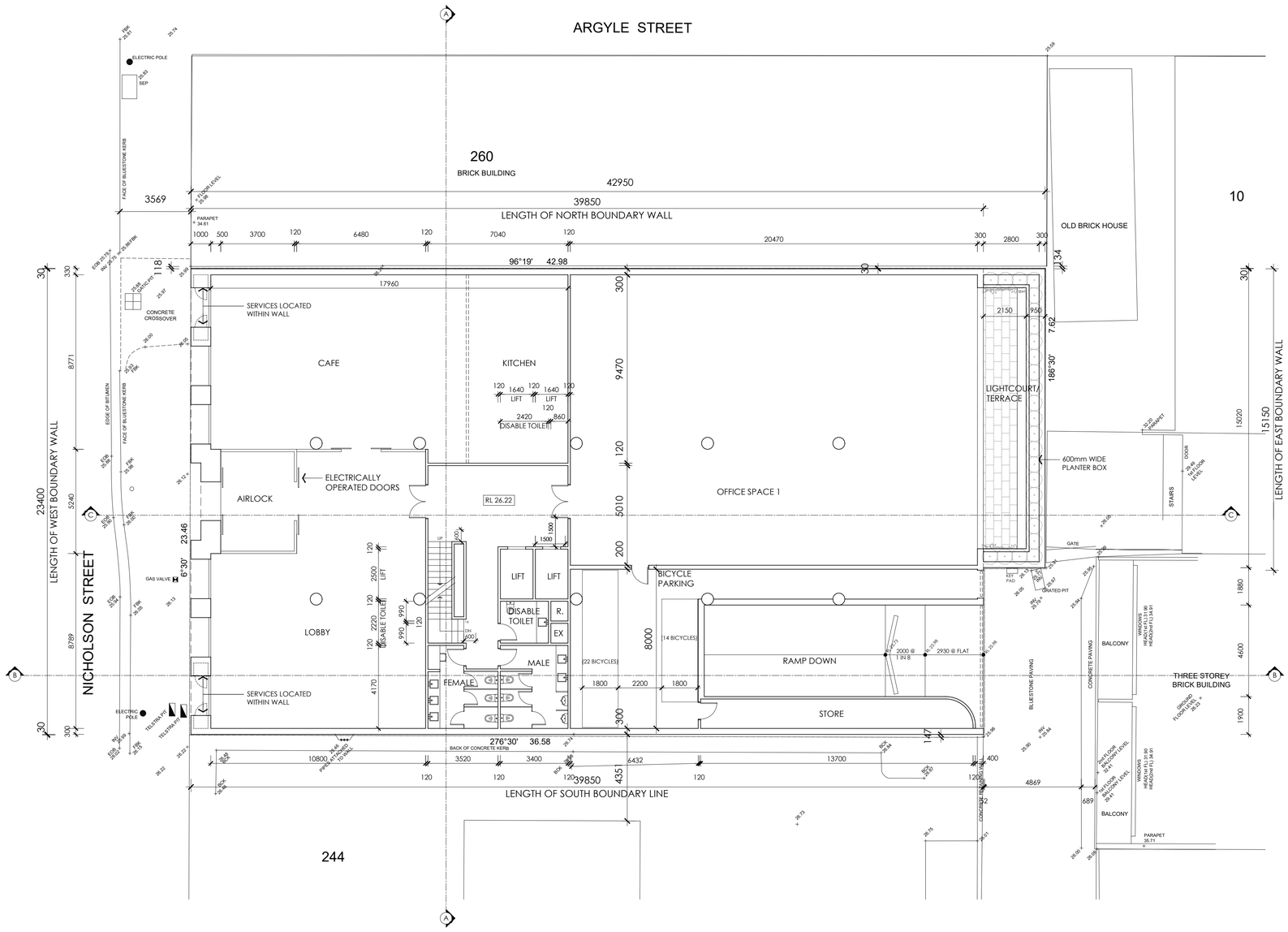
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN, TK
CHECKED	ND
DRAWING No.	PD 05A

N



NOTES

TERRACE AREA 46.56M^2

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

GROUND FLOOR PLAN

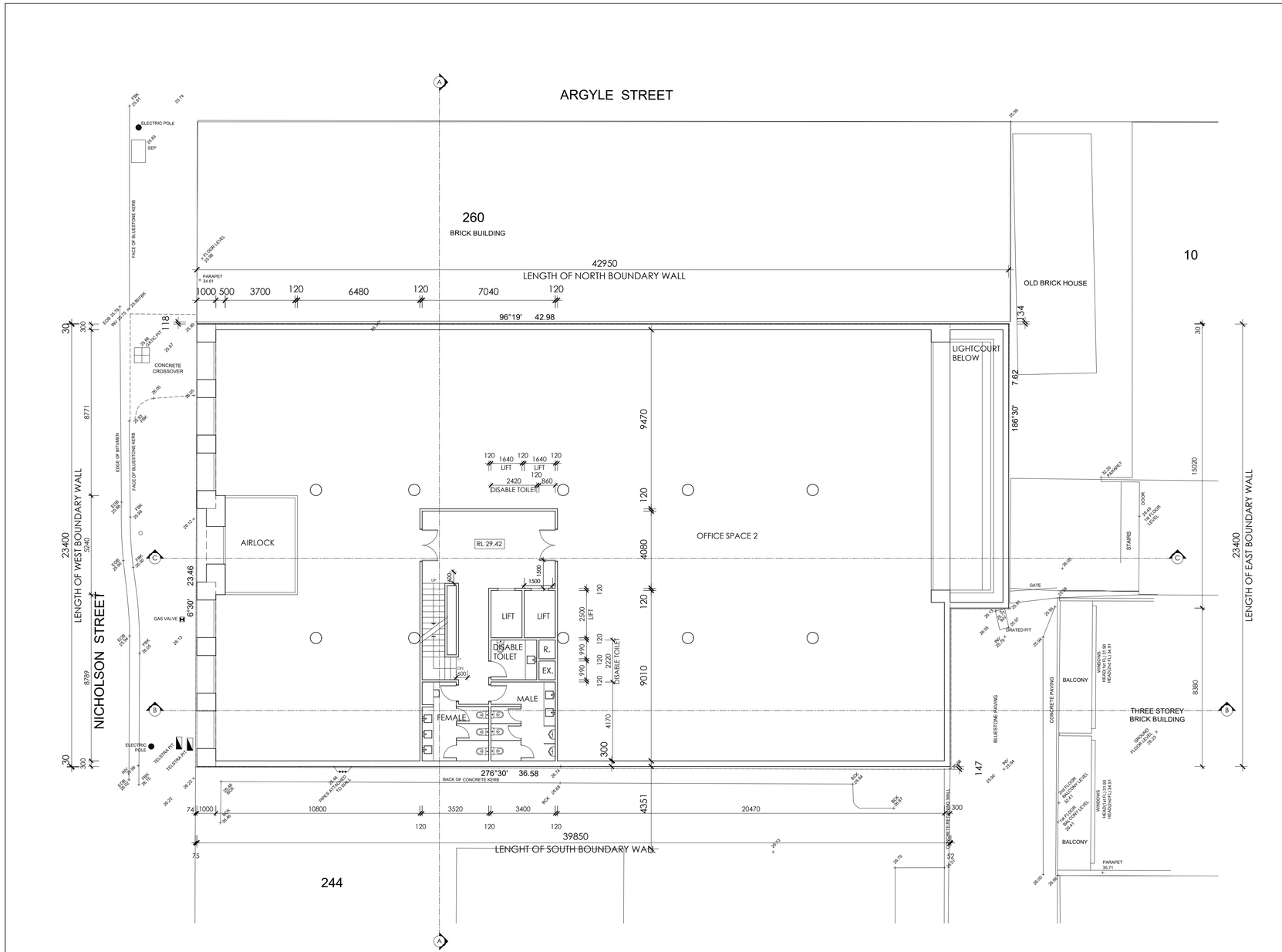
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN, TK
CHECKED	ND
DRAWING No.	PD 06A

N



NOTES

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

LEVEL 1 FLOOR PLAN

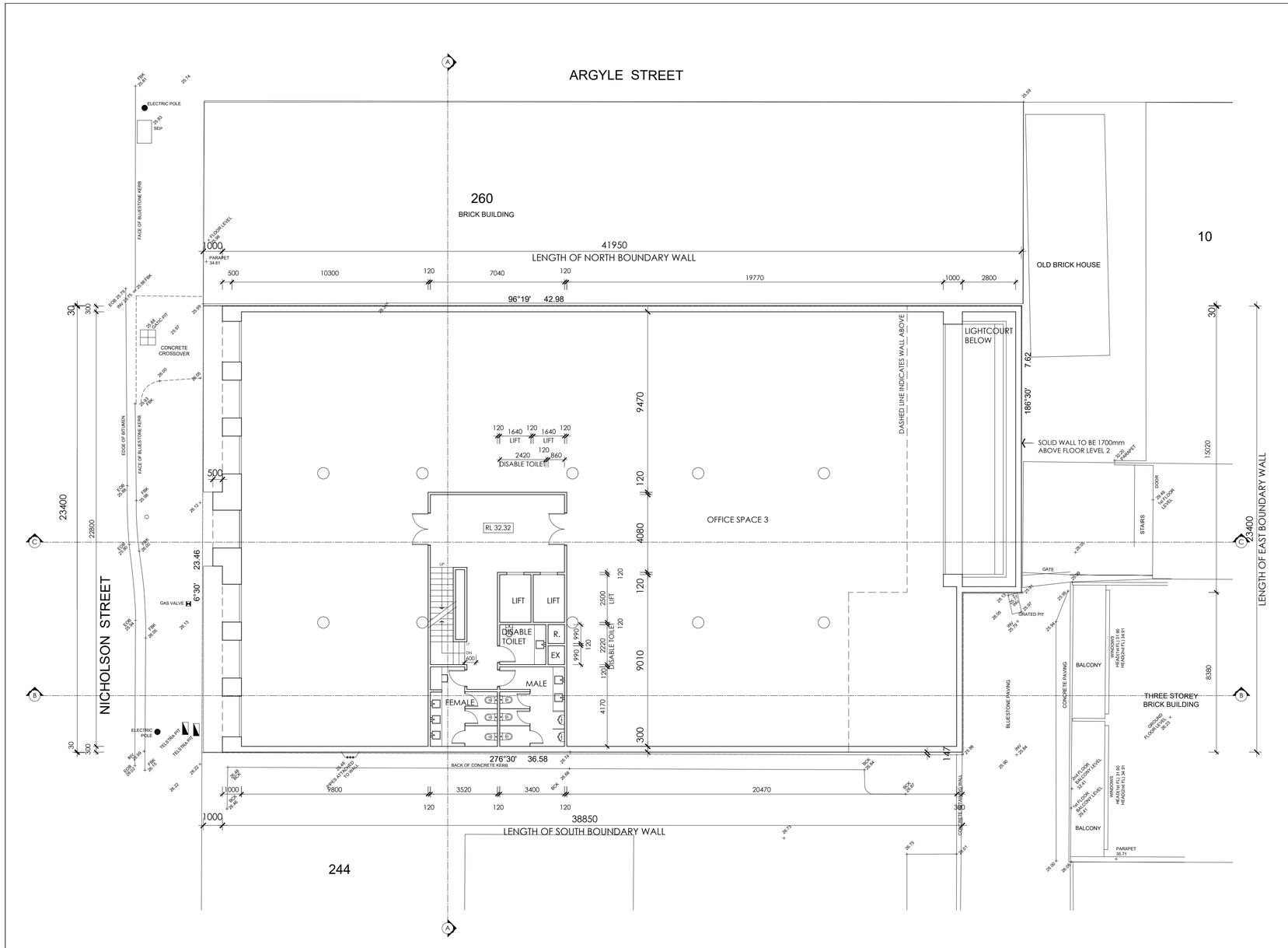
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN,TK
CHECKED	ND
DRAWING No.	PD 07A

N



NOTES

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

LEVEL 2 FLOOR PLAN

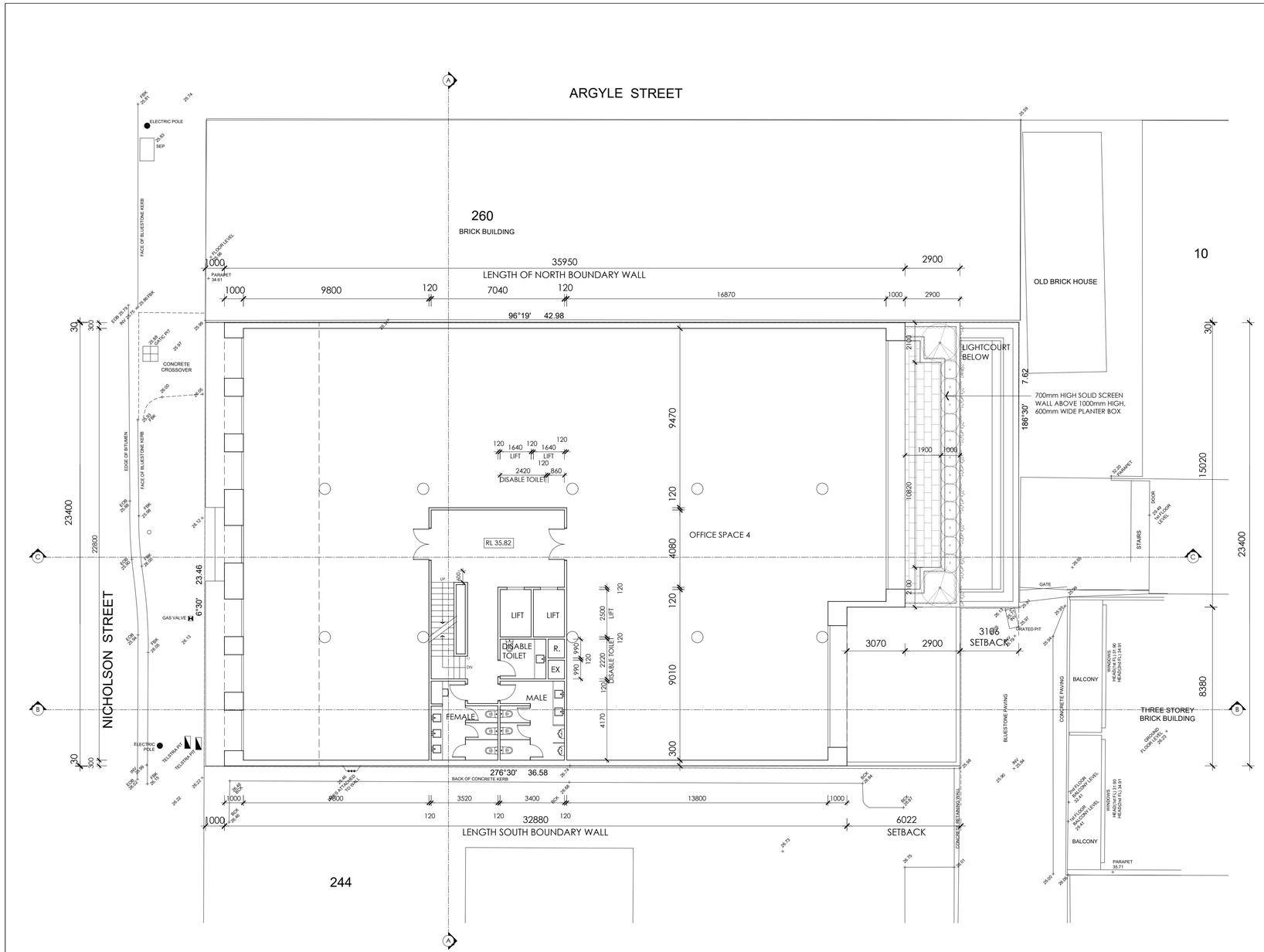
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN,TK
CHECKED	ND
DRAWING No.	PD 08A

N



NOTES

TERRACE AREA 43.5M^2

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

LEVEL 3 FLOOR PLAN

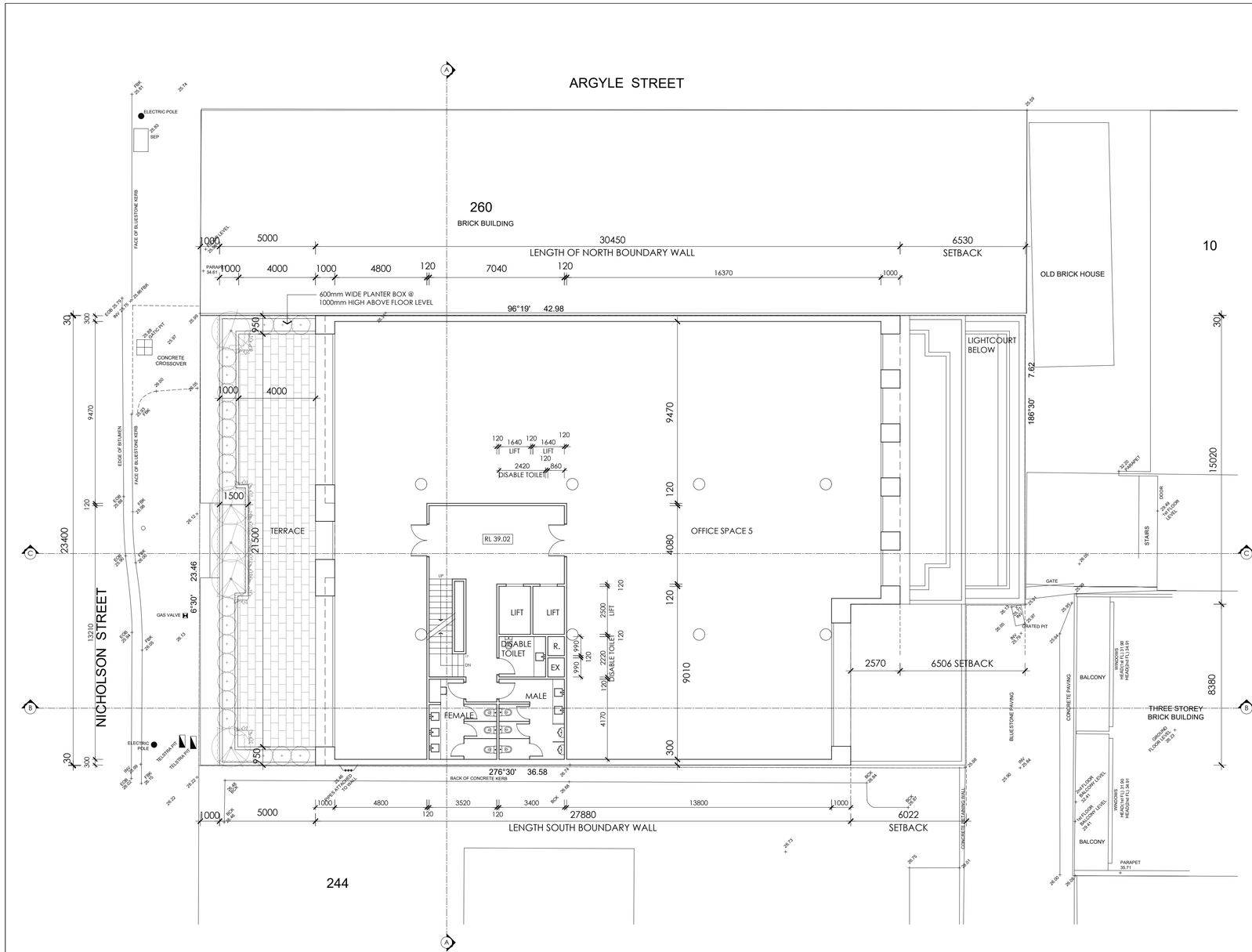
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN,TK
CHECKED	ND
DRAWING No.	PD 09A

N



NOTES

TERRACE AREA 117.00M^2

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

LEVEL 4 FLOOR PLAN

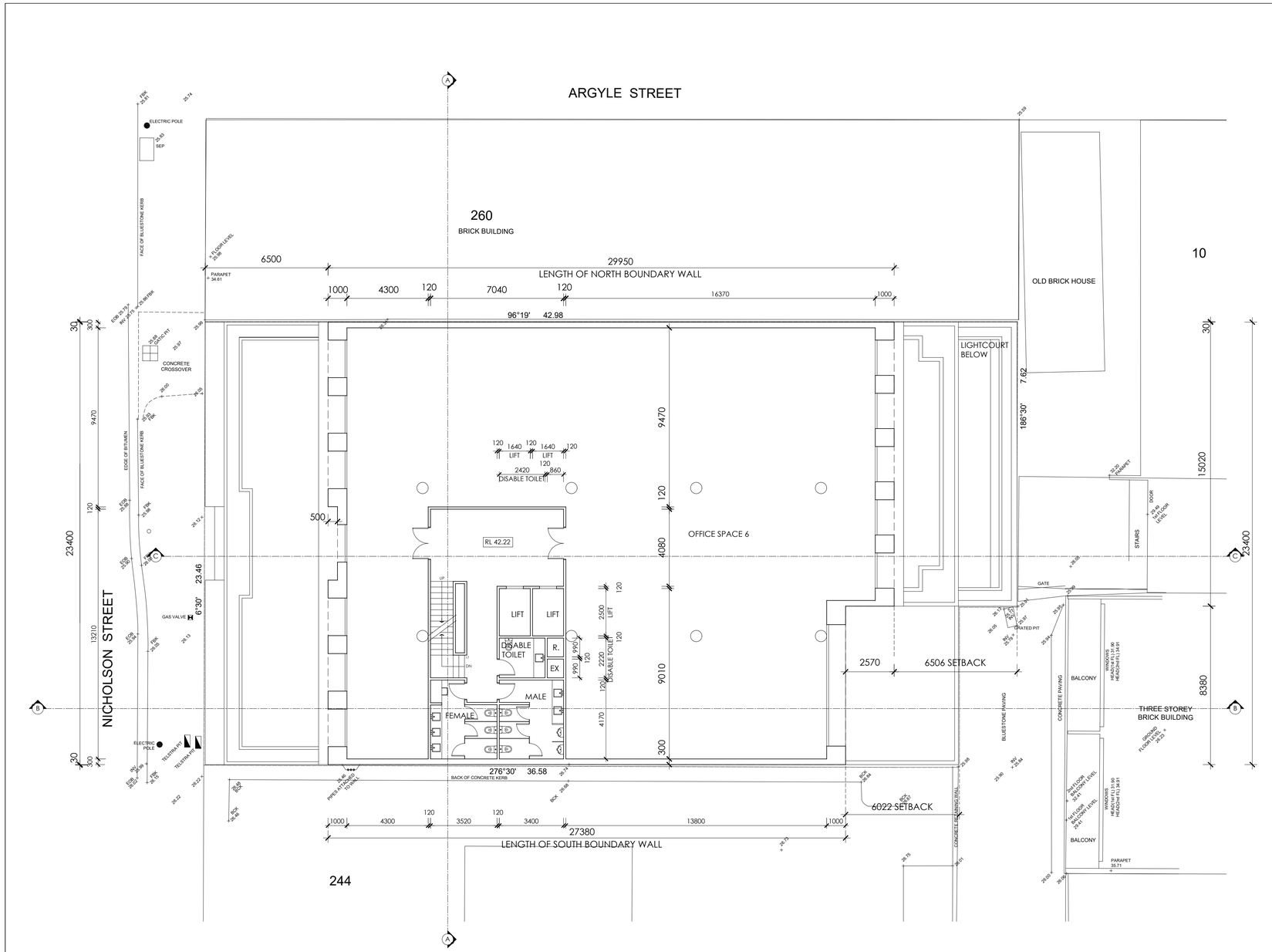
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN,TK
CHECKED	ND
DRAWING No.	PD 10A

N



NOTES

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET FITZROY

LEVEL 5 FLOOR PLAN

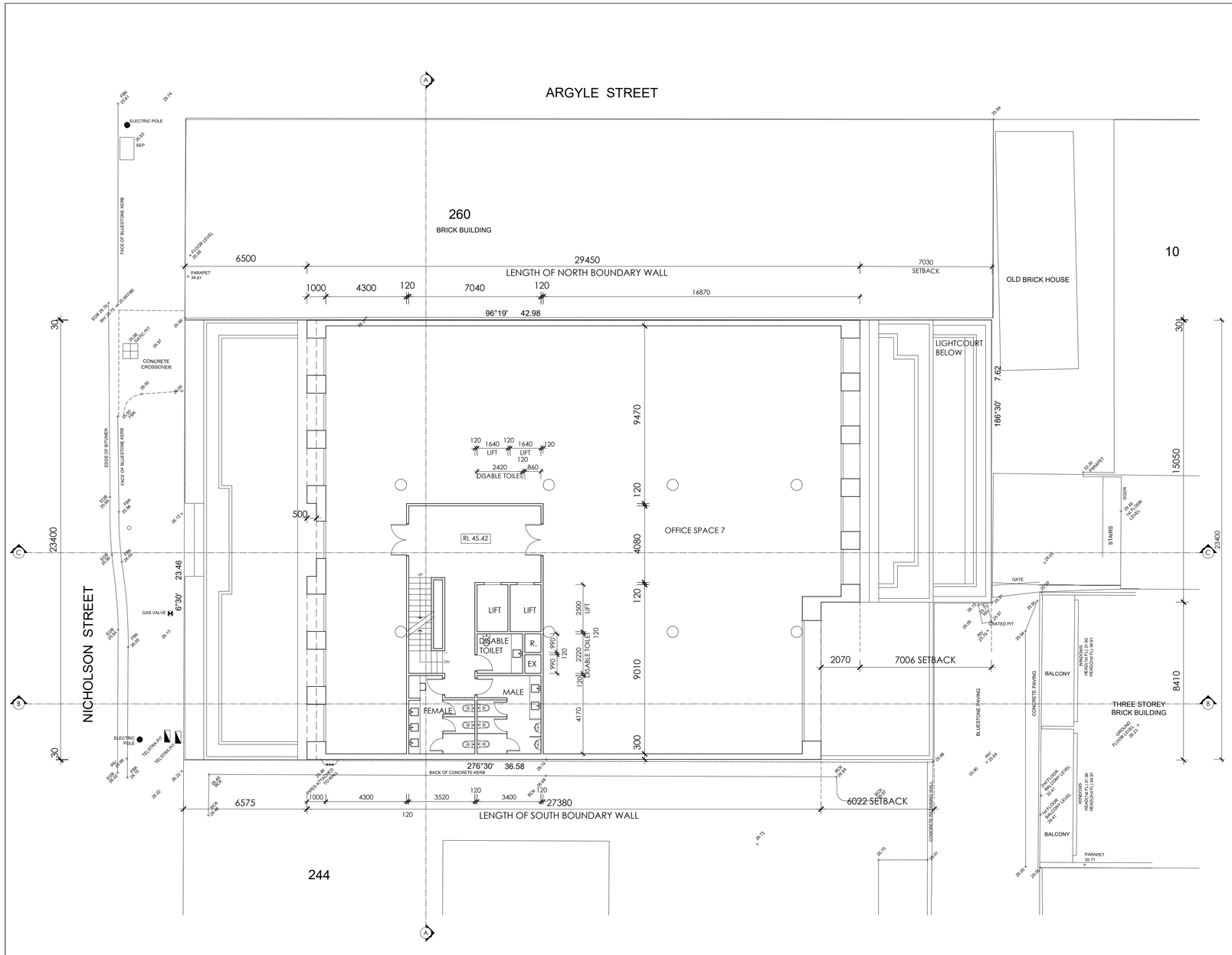
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN, TK
CHECKED	ND
DRAWING No.	PD 11A

N



NOTES

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

LEVEL 6 FLOOR PLAN

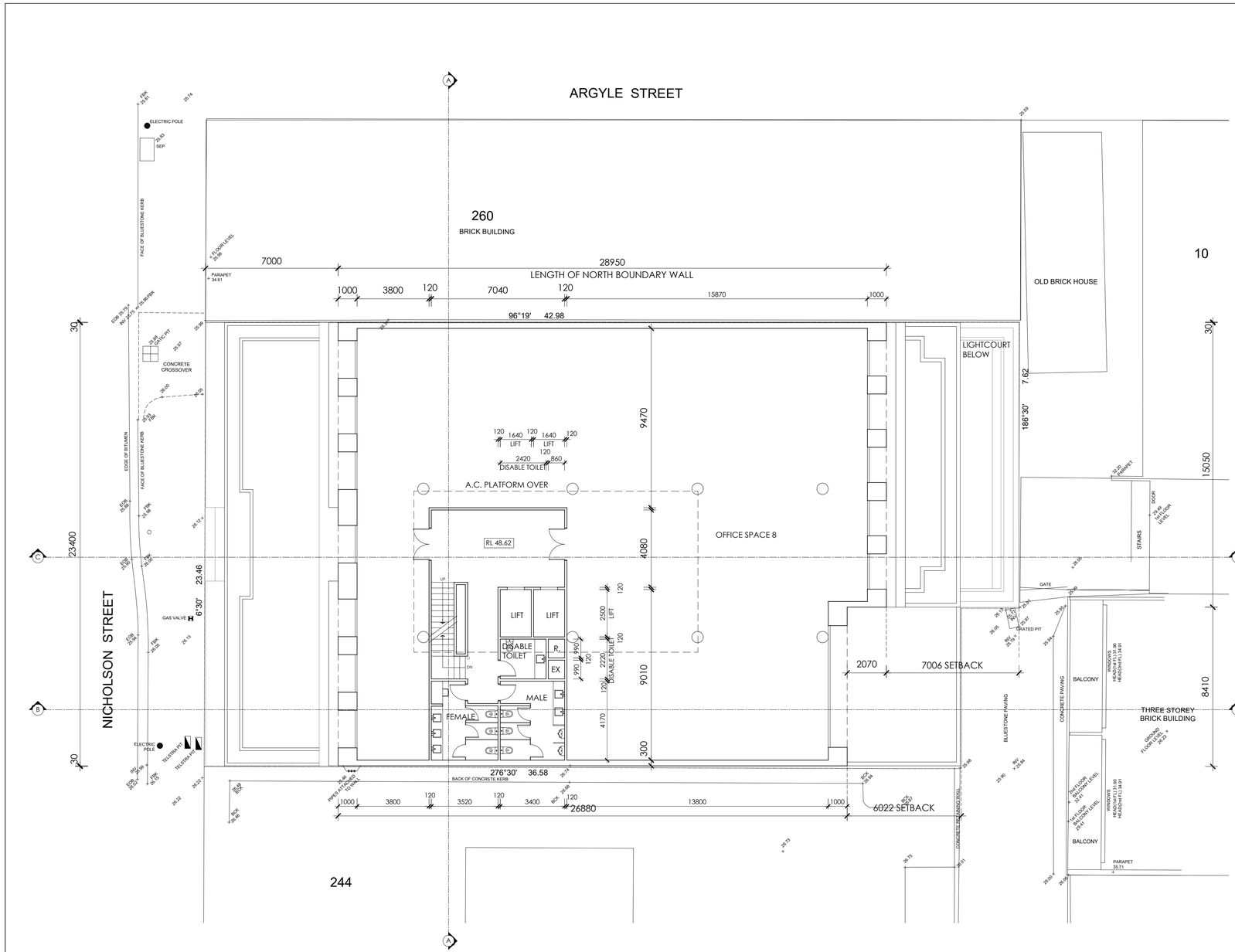
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN,TK
CHECKED	ND
DRAWING No.	PD 12A

N



NOTES

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

LEVEL 7 FLOOR PLAN

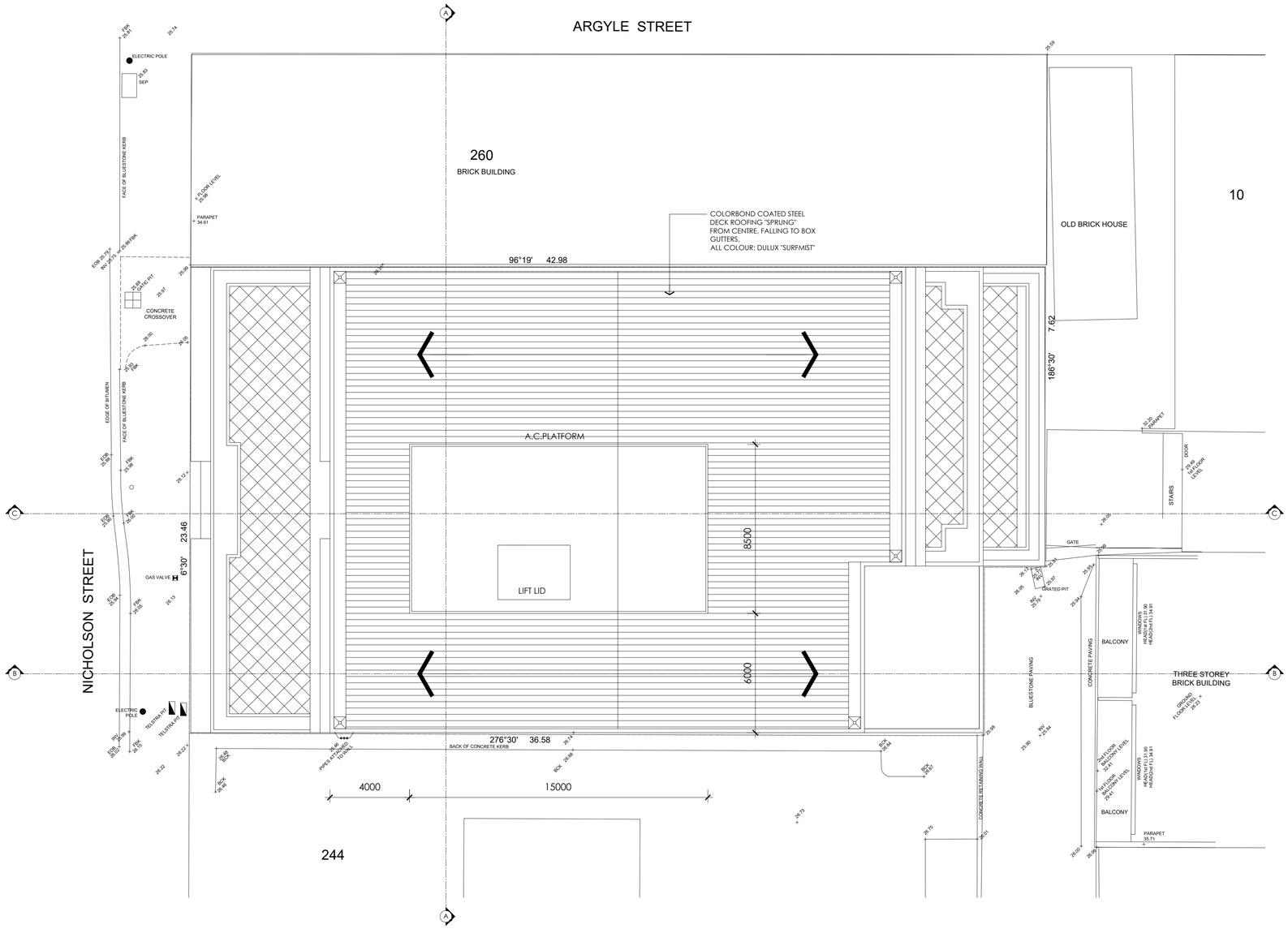
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN,TK
CHECKED	ND
DRAWING No.	PD 13A

N



NOTES

No.	DATE	AMENDMENT

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

ROOF PLAN

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN, TK
CHECKED	ND
DRAWING No.	PD 14

N

MATERIALS AND COLOUR SPECIFICATION

FACE BRICKWORK
PGH BRICKS 50mm "SPLIT" BRICK
COLOUR: "McGARVIE RED"

MORTAR
COLOUR TO MATCH BRICK

WINDOW AND DOOR FRAMES
POWDER COATED ALUMINIUM
COLOUR: DULUX " BRONZE PEARL"

GARAGE DOOR
POWDER COATED STEEL, OPEN GRILLE DOOR
COLOUR: DULUX "BRONZE PEARL"

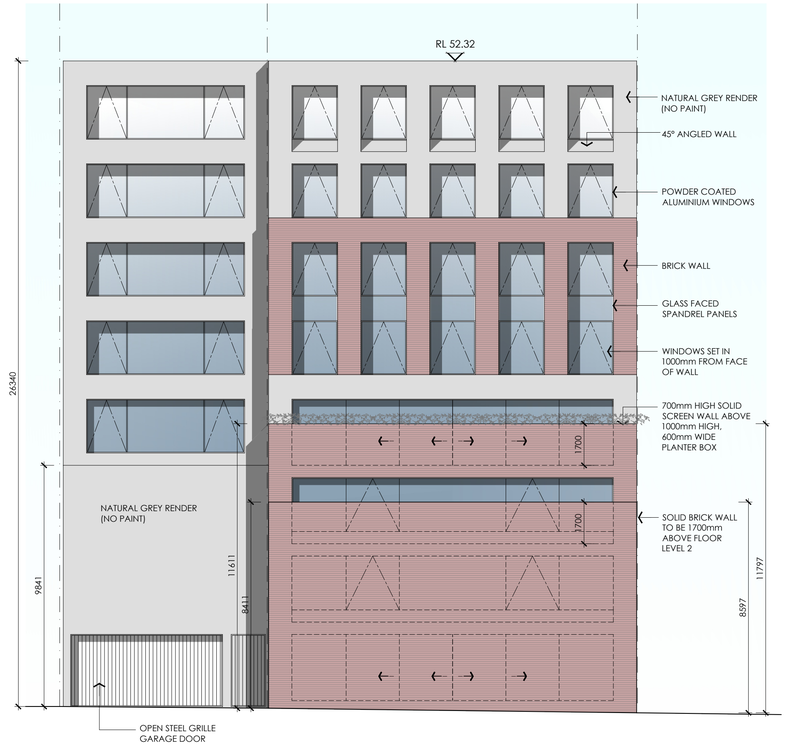
ROOFING
COLORBOND COATED STEEL
COLOUR: DULUX "SURFMIST"

RENDER SURFACES
NATURAL, UNPAINTED, SAND CEMENT RENDER
COLOUR: DULUX "DIESKAU"

GLAZING
TEMPERED GLASS
COLOUR: CLEAR



WEST ELEVATION



EAST ELEVATION

NOTES

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

EAST AND WEST ELEVATIONS

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	JULY 2024
DRAWN	LN
CHECKED	ND
DRAWING No.	PD 15A

MATERIALS AND COLOUR SPECIFICATION

FACE BRICKWORK
PGH BRICKS 50mm "SPLIT" BRICK
COLOUR: "McGARVIE RED"

MORTAR
COLOUR TO MATCH BRICK

WINDOW AND DOOR FRAMES
POWDER COATED ALUMINIUM
COLOUR: DULUX " BRONZE PEARL"

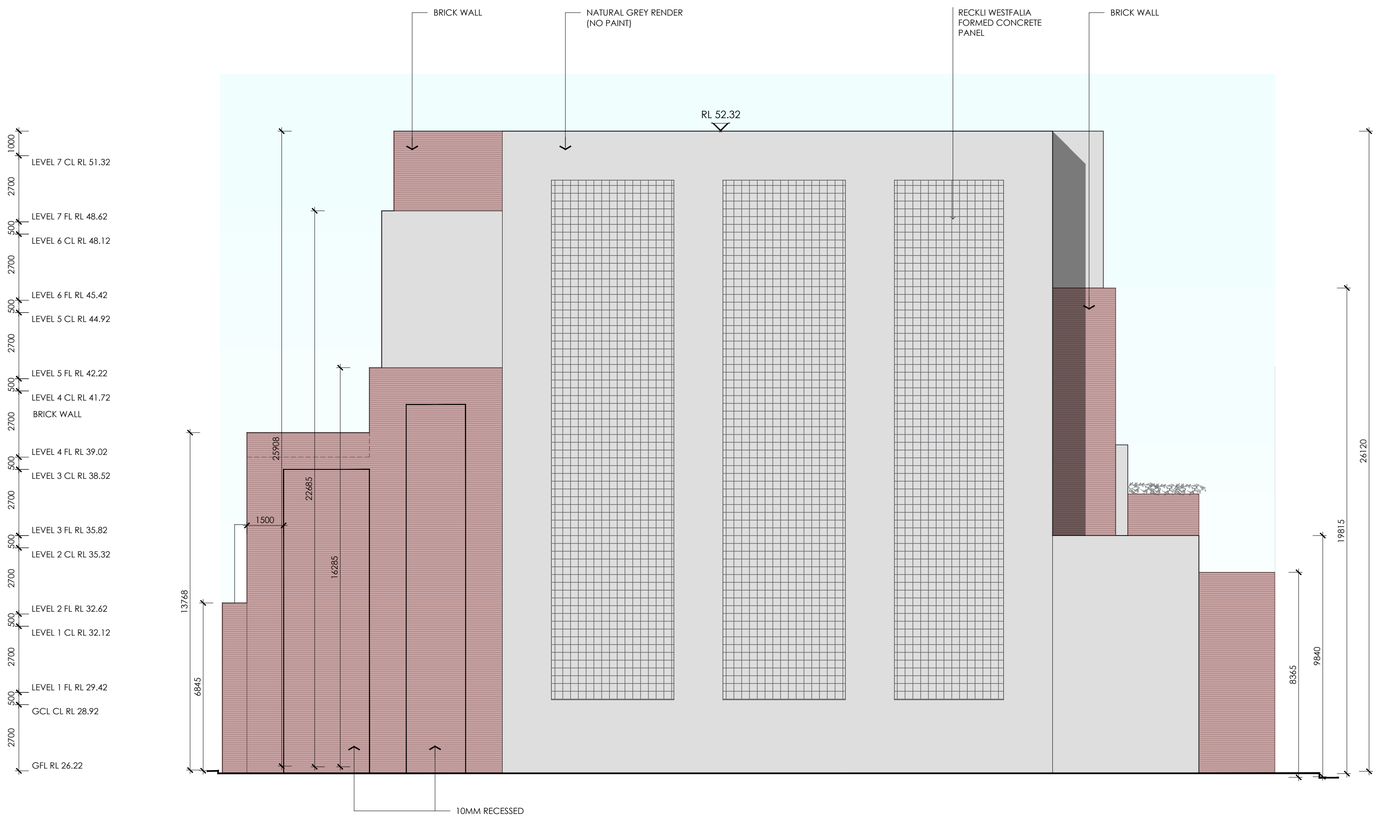
GARAGE DOOR
POWDER COATED STEEL, OPEN GRILLE DOOR
COLOUR: DULUX "BRONZE PEARL"

ROOFING
COLORBOND COATED STEEL
COLOUR: DULUX "SURFMIST"

RENDER SURFACES
NATURAL, UNPAINTED, SAND CEMENT RENDER
COLOUR: DULUX "DIESKAU"

GLAZING
TEMPERED GLASS
COLOUR: CLEAR

WALL PANEL
RECKLI
2/177 WESTFALIA



NOTES

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

SOUTH ELEVATION

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	JULY 2024
DRAWN	LN
CHECKED	ND
DRAWING No.	PD 16A

MATERIALS AND COLOUR SPECIFICATION

FACE BRICKWORK
PGH BRICKS 50mm "SPLIT" BRICK
COLOUR: "McGARVIE RED"

MORTAR
COLOUR TO MATCH BRICK

WINDOW AND DOOR FRAMES
POWDER COATED ALUMINIUM
COLOUR: DULUX " BRONZE PEARL"

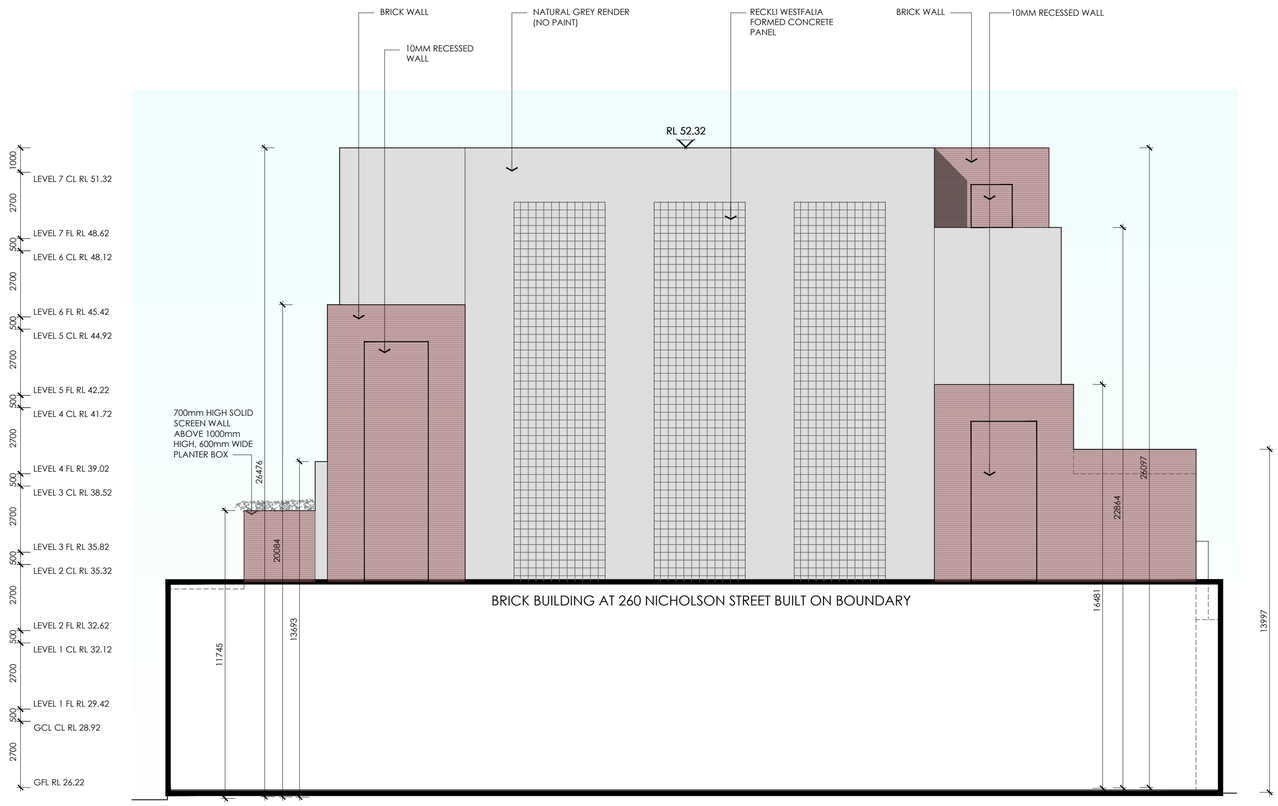
GARAGE DOOR
POWDER COATED STEEL, OPEN GRILLE DOOR
COLOUR: DULUX "BRONZE PEARL"

ROOFING
COLORBOND COATED STEEL
COLOUR: DULUX "SURFMIST"

RENDER SURFACES
NATURAL, UNPAINTED, SAND CEMENT RENDER
COLOUR: DULUX "DIESKAU"

GLAZING
TEMPERED GLASS
COLOUR: CLEAR

WALL PANEL
RECKLI
2/177 WESTFALIA



NOTES

No.	DATE	AMENDMENT
A	14/02/25	COUNCIL RFI

PROPOSED DEVELOPMENT

246 NICHOLSON STREET FITZROY

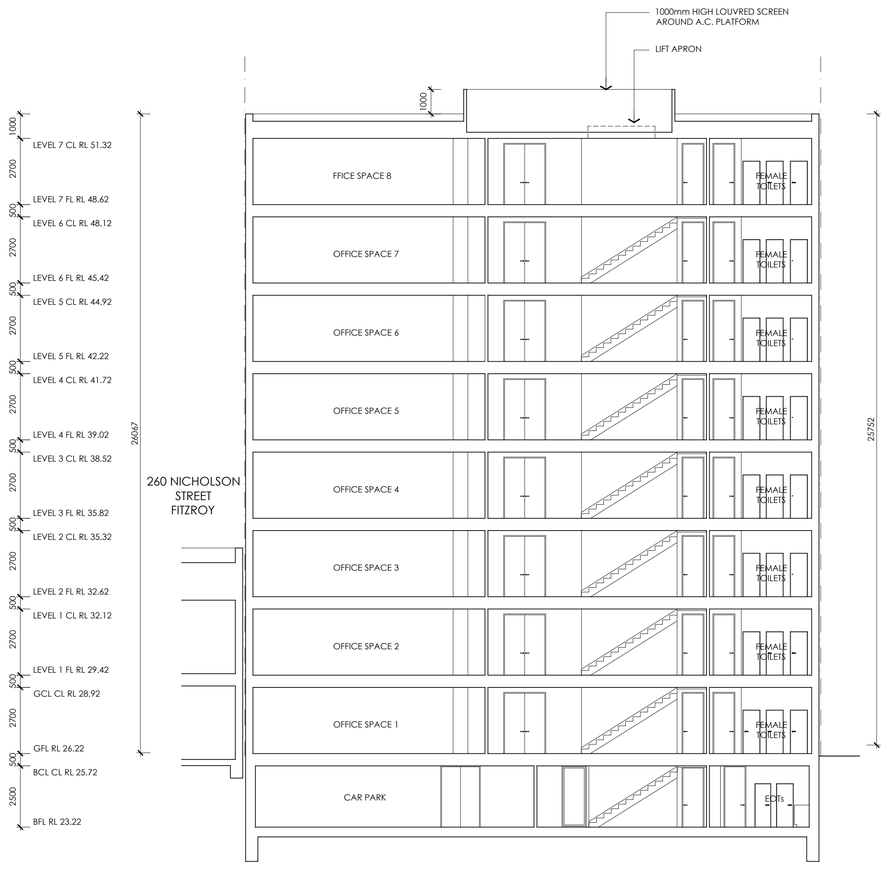
NORTH ELEVATION

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	JULY 2024
DRAWN	LN
CHECKED	ND
DRAWING No.	PD 17A



NOTES

No.	DATE	AMENDMENT
.	.	.

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

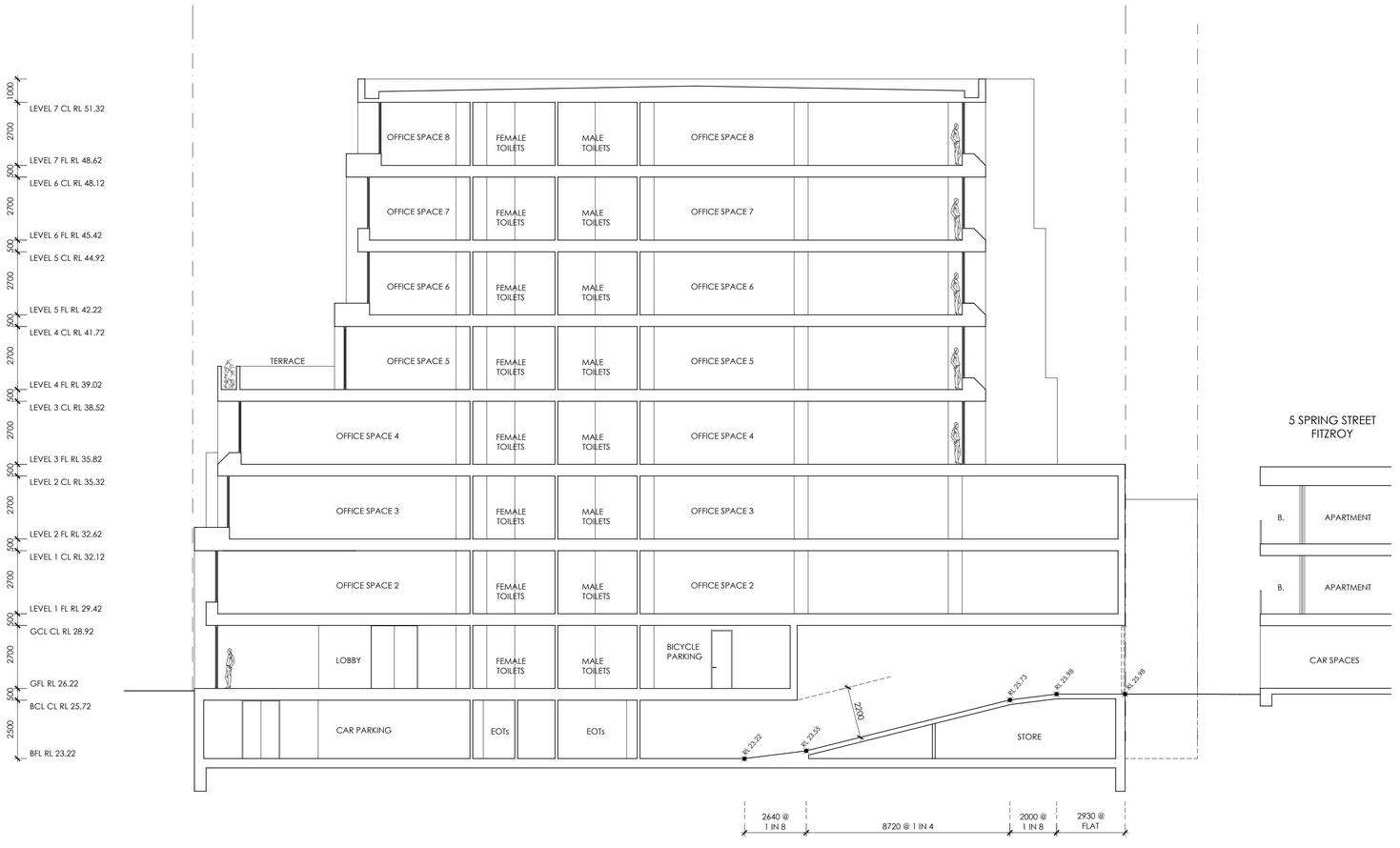
SECTION A

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN
CHECKED	ND
DRAWING No.	PD 18



NOTES

No.	DATE	AMENDMENT
.	.	.

PROPOSED DEVELOPMENT

246 NICHOLSON STREET FITZROY

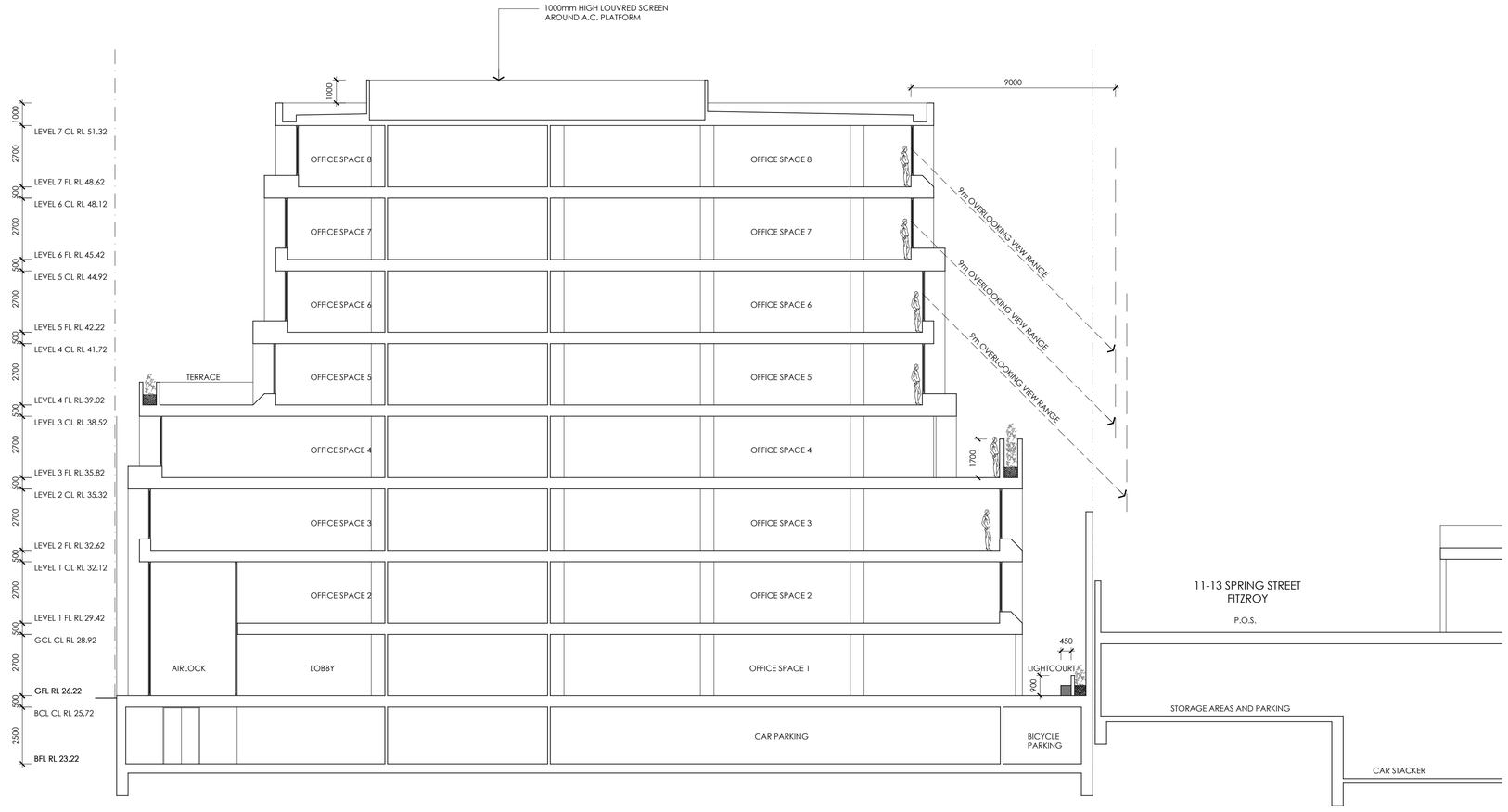
SECTION B

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN
CHECKED	ND
DRAWING No.	PD19



NOTES

No.	DATE	AMENDMENT
.	.	.

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

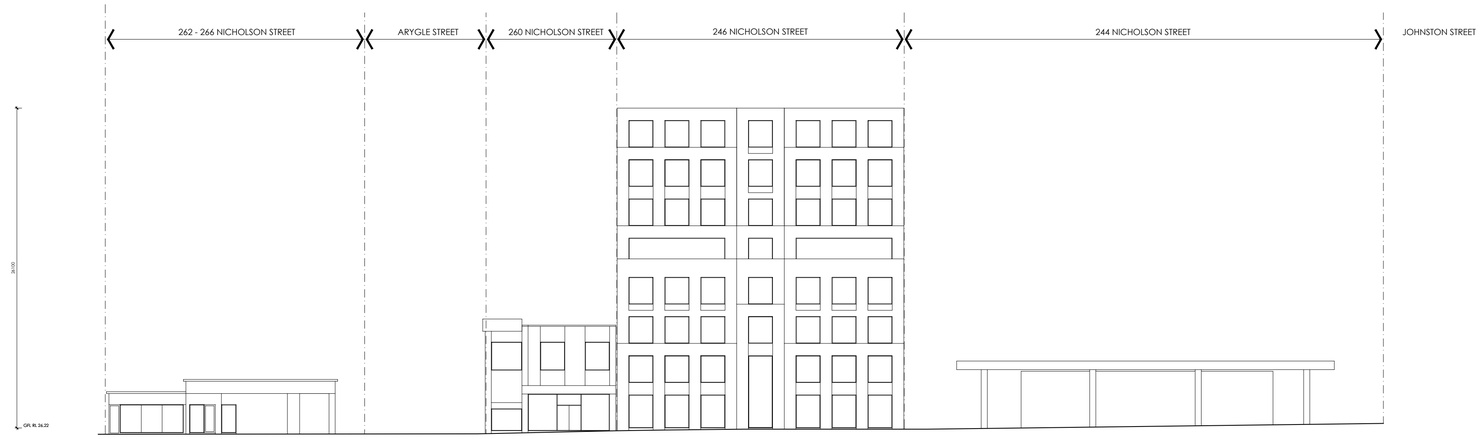
SECTION C

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:100 @ A1
DATE	FEB 2025
DRAWN	LN
CHECKED	ND
DRAWING No.	PD 20



STREETSCAPE ELEVATION - NICHOLASON STREET



VIEW FROM NICHOLSON STREET



VIEW FROM REAR LANEWAY

NOTES

No.	DATE	AMENDMENT

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

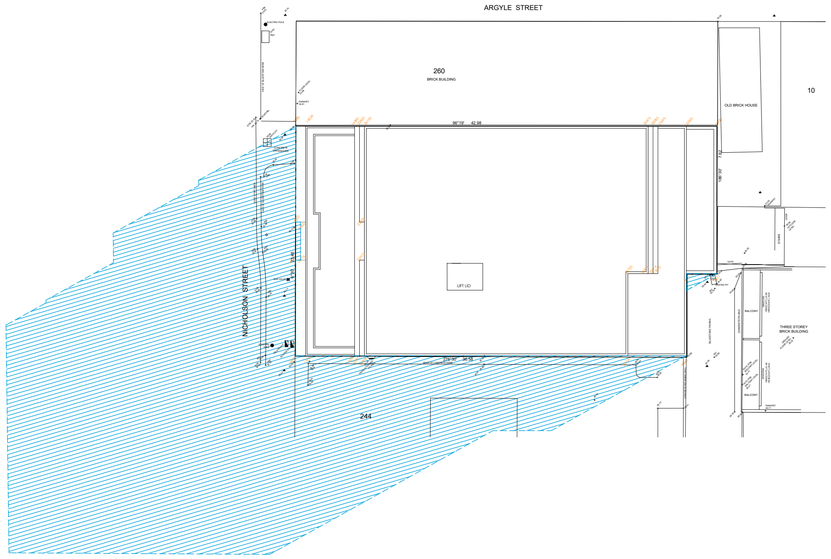
STREETSCAPE ELEVATION - NICHOLSON STREET

PLANNING DRAWINGS

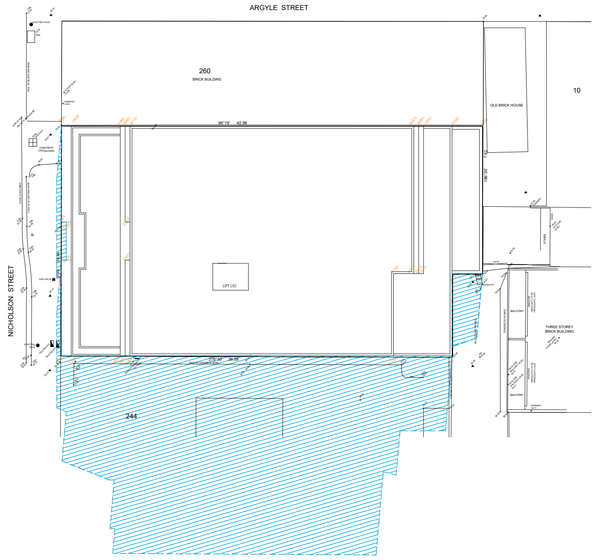
NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

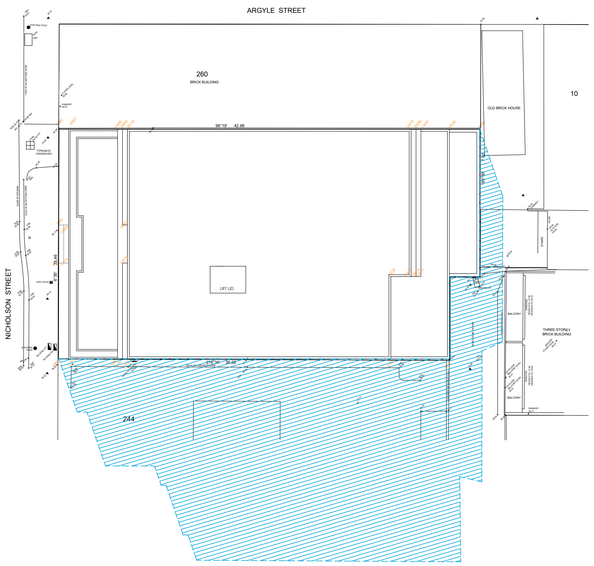
SCALE	NTS. @ A1
DATE	FEB 2025
DRAWN	LN, TK
CHECKED	ND
DRAWING No.	PD 21A



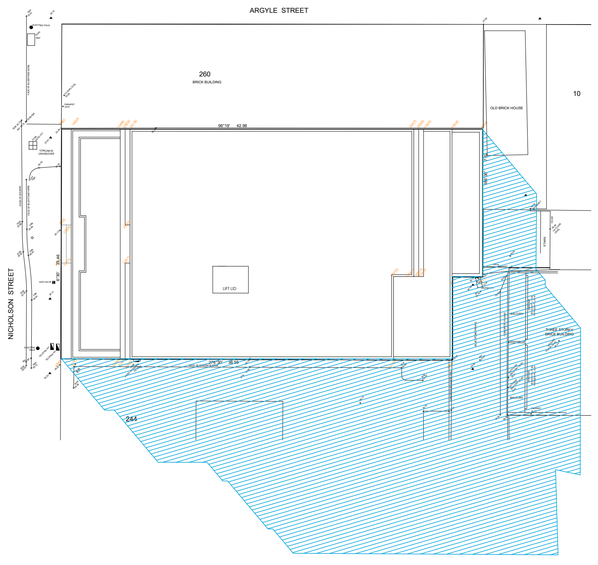
SEPTEMBER 22nd @ 9AM



SEPTEMBER 22nd @ 12PM



SEPTEMBER 22nd @ 1PM



SEPTEMBER 22nd @ 2PM

NOTES

No.	DATE	AMENDMENT
.	.	.

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

SHADOW DIAGRAMS

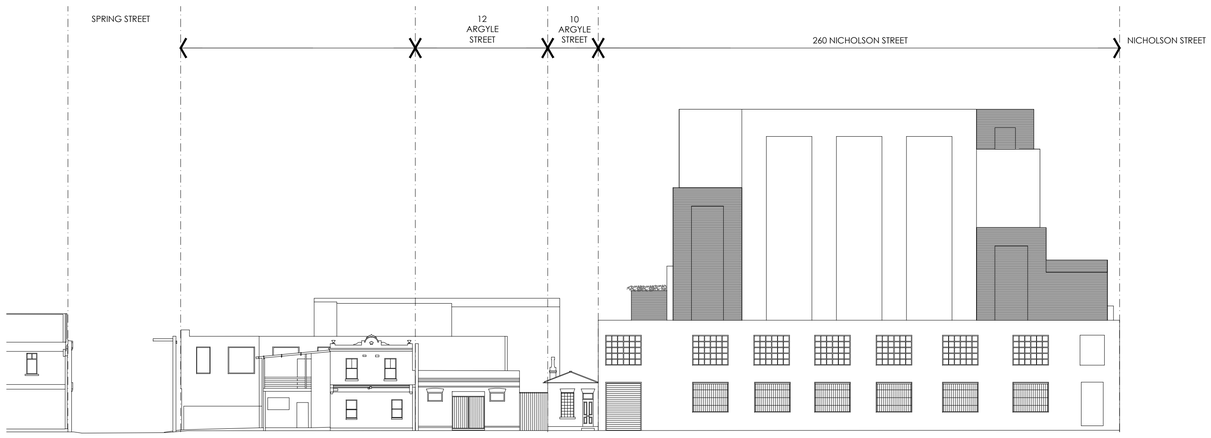
PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

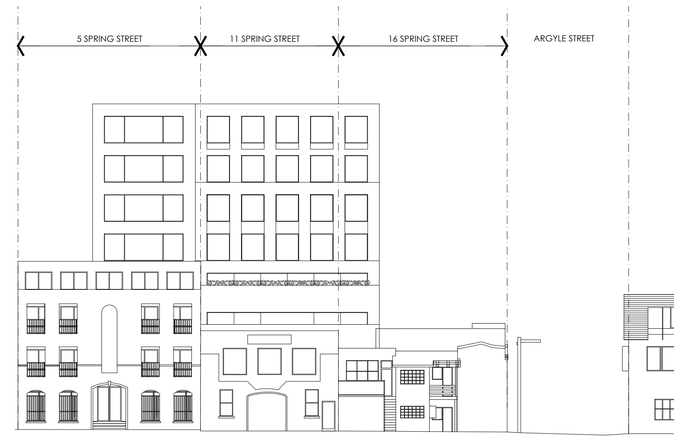
PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	1:200 @ A1
DATE	JULY 2024
DRAWN	LN
CHECKED	ND
DRAWING No.	PD 22A

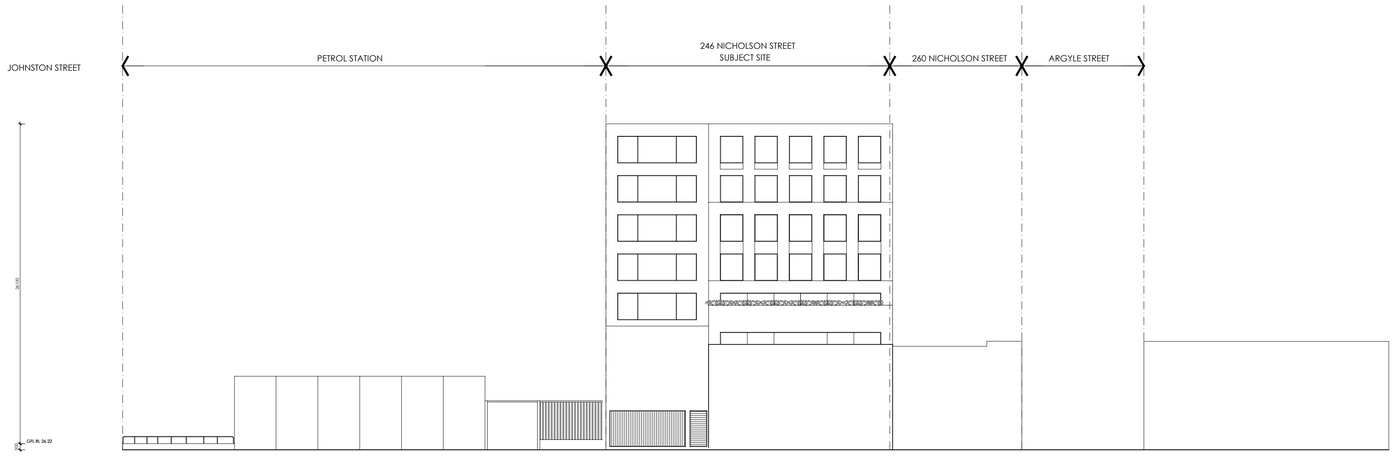
N



STREESCAPE ELEVATION - ARGYLE STREET



STREETSCAPE ELEVATION - SPRING STREET



STREETSCAPE ELEVATION - JOHNSTON PL.

No.	DATE	AMENDMENT

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

STREETSCAPE ELEVATIONS - SPRING ST., ARGYLE ST. & JOHNSTON PLACE

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	NTS. @ A1
DATE	FEB 2025
DRAWN	LN, TK
CHECKED	ND
DRAWING No.	PD 23



NOTES

No.	DATE	AMENDMENT

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

LARGE SCALE FACADE
ELEVATION

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	NTS. @ A1
DATE	FEB 2025
DRAWN	LN, TK
CHECKED	ND
DRAWING No.	PD 24



NOTES

No.	DATE	AMENDMENT

PROPOSED DEVELOPMENT

246 NICHOLSON STREET
FITZROY

3D VIEW OF FRONT FACADE

PLANNING DRAWINGS

NICHOLAS DAY ARCHITECTS

PO Box 786, South Yarra, 3141
Telephone: (03) 9820 3888
Email: nicholasday@nicholasday.com.au
ACN 096 104 808

SCALE	NTS. @ A1
DATE	FEB 2025
DRAWN	LN, TK
CHECKED	ND
DRAWING No.	PD 25

Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

Ref: PPR 49131/25

15 July 2025

John Theodosakis
Yarra City Council
PO BOX 168
RICHMOND VIC 3121

Dear John

PLANNING APPLICATION NO.:	**PLN24/1074**
DEPARTMENT REFERENCE NO:	**PPR 49131/25**
PROPERTY ADDRESS:	**246 NICHOLSON STREET, FITZROY VIC 3065**

Section 55 – No objection subject to conditions

Thank you for your referral dated 17 June 2025 of the above application to the Head, Transport for Victoria under Section 55 of the *Planning and Environment Act 1987.*

The Head, Transport for Victoria has considered this application and does not object if the permit is subject to the following conditions and note:

1. *Prior to occupation of the building all disused or redundant vehicle crossings along Nicholson Street must be removed, and the area reinstated to kerb and channel the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.*

2. *Before the development is occupied, amended plans must be submitted to and approved to the satisfaction of the Responsible Authority and at no cost to Head, Transport for Victoria showing appropriate signage to restrict vehicular exit movements to left out only from Johnston Place onto Johnston Street.*

3. *The permit holder must avoid disruption to tram operation along Nicholson Street during the construction of the development. Any planned disruptions to tram operation during construction and mitigation measures must be communicated to and approved by the Head, Transport for Victoria and Yarra Trams a minimum of thirty-five days (35) prior.*

4. *The permit holder must ensure that all track, tram and overhead infrastructure is not damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.*

5. *The demolition and construction of the development must not disrupt bus operations on Johnston Street without the prior written consent of the Head, Transport for Victoria. This*

VICTORIA State Government

condition does not apply in the event Johnston Place is not used for demolition and or construction access.

6. *Any request for written consent to disrupt bus operations on Johnston Street during the demolition and construction of the development must be submitted to the Head, Transport for Victoria not later than 8 weeks prior to the planned disruption and must detail measures that will occur to mitigate the impact of the planned disruption. This condition does not apply in the event Johnston Place is not used for demolition and or construction access.*

Accompanying Note:

a) *The proposed development requires reinstatement of disused crossovers to kerb and channel. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact DTP (Roads) prior to commencing any works.*

End of Conditions

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*.

Should you have any enquiries regarding this matter, please contact Gillian Menegas on 9313-1148 or Gillian.Menegas@roads.vic.gov.au.

Yours sincerely
.



Simon Basic
Manager Statutory Planning Inner Metro Department of Transport and Planning
Under delegation from the Head, Transport for Victoria
15/07/2025

Cc: Permit applicant

MEL
CONSULTANTS

(ACN 004 230 013)

22 CLEELAND ROAD
SOUTH OAKLEIGH VIC 3167
AUSTRALIA

Ref: 25077A-DE-REV00

17 July 2025

City of Yarra
PO Box 168
Richmond VIC 3121

Attn: John Theodosakis

Dear John,

246 Nicholson Street, Fitzroy
Review of Vipac Wind Impact Assessment
Vipac Document Number: 30N-24-0450-TNT-91572-1 (16 April 2025)
Council Ref: PLN24/1074 (CREF25/00084)

The review of the Vipac Wind Impact Assessment is based on MEL Consultants' experience of wind flow around buildings and structures. This experience has been developed from a company experience of more than 50 years of desktop, wind tunnel, and full scale studies of environmental wind conditions in urban and sub-urban areas. No wind tunnel studies have been undertaken to support the review. Our comments are as follows:

- The Vipac Wind Impact Assessment has been prepared based on the experience of the consultancy and no wind tunnel testing by Vipac has been carried out to support the report. MEL Consultants have no issue with this approach for a desktop study as this is a common approach to provide architects, developers, and responsible authorities advice on the wind effects of the design.

- MEL Consultants have no issue with the Analysis Approach, Site Exposure, and Regional Wind Climate that have been used as the basis for the assessment. Vipac has clearly identified the process for the desktop assessment and this is

TELEPHONE: (03) 8516 9680 : Intl +613 8516 9680

consistent with the approach that MEL Consultants would take to prepare a desktop wind impact assessment. A clear description of the 246 Nicholson Street, Fitzroy, development has been provided along with reference drawings which are listed in the Appendix of the report. The drawings reviewed by Vipac were received in April 2025. The drawings submitted to the City of Yarra are mostly dated 14th February, 2025, so the drawings assessed by Vipac would be same as those submitted to the City of Yarra.

- The pedestrian safety and comfort criteria are the City of Yarra Planning Scheme Clause 58.04-4 (Standard D17) criteria. MEL Consultants have no issue with these criteria The recommended criteria for the immediate surroundings streetscapes would be the walking criterion, the standing criterion for the entrances to the building, and walking criterion on the terraces. Vipac have provided a discussion of their reasons for the walking comfort recommendation on the terraces, which is reasonable. However, the City of Yarra has been requesting that the wind conditions on terraces satisfy the standing comfort criterion and the assessment should be updated for the revised target comfort criterion.

- The Vipac desktop wind impact assessment has concluded the following:

    - The wind conditions along ground level streetscapes are expected to satisfy the walking comfort criterion. It is assumed this assessment includes the large forecourt area of the adjacent 711 petrol station that will be below the south face of the proposed development. Vipac are requested to confirm the assessment includes the forecourt.
    - The wind conditions outside the ground level building entrance (Nicholson Street) are expected to satisfy the standing comfort criterion.
    - The wind conditions on the terraces would satisfy the walking comfort criterion. However, the City of Yarra requires the terraces to satisfy the standing comfort criterion.
    - There would be no exceedances of the pedestrian safety criterion.

In conclusion, the Vipac Wind Impact Assessment has been prepared based on the consultant's experience of wind flow around buildings and structures. We have no issues with the Analysis Approach, Site Exposure, Regional Wind Climate, and description of the development used in the preparation of the assessment. The Vipac assessment has reviewed drawings that are of similar date to the submitted drawings. MEL Consultants have queried the walking comfort criterion for the terraces that is less strict compared to the City of Yarra requirement for standing comfort criterion. The assessment should be updated to assess the terrace wind conditions against the standing comfort criterion. Furthermore, it is requested that Vipac confirm their assessment of the ground level wind conditions included the large forecourt of the adjacent 711 petrol station.

Yours sincerely,

M. Eaddy

M. Eaddy
MEL Consultants Pty Ltd

TELEPHONE: (03) 8516 9680 : Intl +613 8516 9680

10–22 Manton Lane
Melbourne 3000 Australia
T +61 3 9291 9900
mgs@mgsarchitects.com.au
mgsarchitects.com.au
ABN 13 006 488 302

INDEPENDENT URBAN DESIGN ADVICE

PROPOSED DEVELOPMENT AT 246 NICHOLSON STREET FITZROY

NOVEMBER 2025



Ref: Nearmap

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

Our Ref: 25075

Directors
Cameron Lacy
Catherine Ranger
Elliet Spring
Joshua Wheeler

BACKGROUND

1. In June 2025 I was asked by Yarra City Council (Council) to review a planning application for land at 256 Nicholson Street Fitzroy.
2. Council would like my opinion on the presentation of the development from an urban design perspective.
3. The planning application proposes: Development of the land with the construction of an eight-storey building (used for the purpose of a food and drinks premises and office) and a reduction in the associated car and bicycle parking requirements of the Yarra Planning Scheme and alteration to a road in a Transport Zone 2 (Nicholson and Johnston Streets).

SITE AND CONTEXT

4. The subject site is rectangular in shape and has a frontage of 23m to Nicholson Street to the west. It has a total area of approximately 910sqm and a site depth of 43.10 metres along the
5. northern boundary. The site currently contains an 'express carwash' with a low site coverage and is completely concreted.
6. To the north, the site abuts a two-storey commercial premises at 260 Nicholson Street along its entire northern boundary.
7. To the south, the site abuts a petrol station and convenience store with a raised concrete kerb separating both sites along most of the southern length. Further south lies Johnston Street, containing several commercial premises.
8. Access to the site is provided by a large vehicle crossover on its southwest frontage to Nicholson Street and via an entrance vehicle access off Johnson Place to the southeastern end of the eastern frontage. A 3- and 4-level apartment building at 5 Spring Street sits across this eastern laneway, featuring ground-level parking and upper-level apartments with associated balconies oriented towards this interface. The site terminates the western half of the Johnson Place alignment. The balance of the laneway termination is for a second point of access to 11-13 Spring Street, an aggregated site that wraps around the south of its two western Argyle Street neighbours to abut the subject site and form nearly one third of the eastern interface abutment.



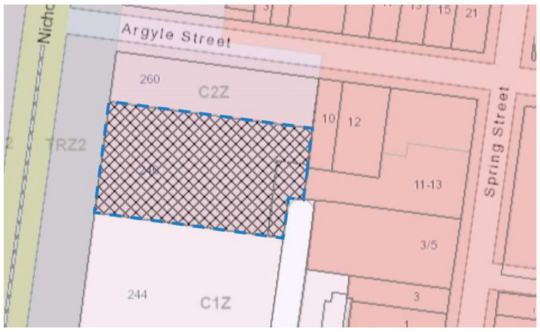
Nicholson Street Frontage



Johnson Place access and stepped interface

9. Across Nicholson Street, abutting this, a redeveloped 8-storey apartment building (8 Elgin St) and Elgin Towers (111-149 Nicholson Street) are located. I understand that Elgin Towers has been decommissioned by Homes Victoria and is proposed to be demolished and redeveloped for mixed-tenure housing (inclusive of Social and Affordable Housing).
10. According to Homes Victoria, construction should commence soon, pending no delays.



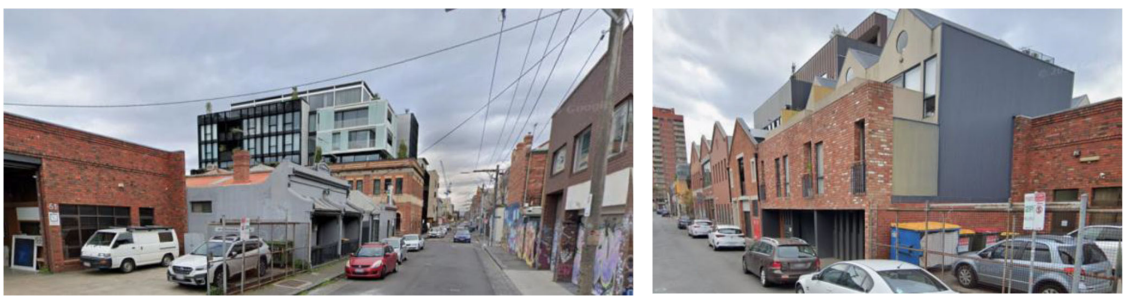


11. A Single narrow dwelling at 10 Argyle Street sits between commercial sites for its entire length, with its eastern neighbour at 12 Argyle Street, having a frontage to Argyle Street and its western neighbours presenting a consistent two-storey high commercial boundary wall to its western interface. All properties interfacing with the site on Argyle Street and Spring Street to the east are subject to a Mixed-Use Zone (MUZ). Neither number 10 nor 12 Argyle Street have access from Johnson Place. The aggregated property at 11-13 Spring Street is comprised of several buildings, with one a substantial older brick commercial building extending to the abutment with Johnson Place, as shown below.



VicPlan

12. The southeast quarter of the site abuts Johnston Place directly. and is immediately opposite the No 96 Light Rail in Nicholson Street and diagonally opposite the no's 200, 202 and 207 Elgin St bus stops, less than 100m away to the southwest.
13. The site is situated close to the Nicholson Street/Johnston Street and opposite junction. Nicholson Street serves as a primary thoroughfare, facilitating significant pedestrian and
14. vehicular movement in the area. The University of Melbourne is less than 1km away to the west, and the CBD grid is only 1.2km away to the south.
15. I consider the site strategically well placed for substantial change.
16. The Nicholson Street and Johnson Street corridors are developing as areas for medium rise housing with some taller forms associated with the legacy of public housing.is characterised by a mix of high and mid-rise form, save for areas with aggregations of low rise heritage one and two-storey form residential development primarily north of Argyle Street and east towards Fitzroy Street.
17. Commercial and residential development to either side of Argyle Street has seen a mix of ambitious renewal on larger aggregated sites and more modest renewal on small sites.



Looking east and west down Argyle Street

18. The subject site is near a range of services and facilities including:

> Johnston St/Nicholson St Tram Stop (servicing 96) (15 metres west)
> Johnston St/Brunswick St Tram Stop (servicing 11) (300 metres east)
> Nicholson Street/Elgin Street Bus Stop (90 metres southwest)
> Coles Local (250 metres east)
> Station Street Park (100 metres west)
> Carlton Gardens (425 metres southwest)
> Macarthur Square (230 metres southwest)
> Numerous gyms/recreational facilities along Johnston Street
> Numerous cafes/restaurants along Johnston, Nicholson, and Brunswick Street.

STATUTORY AND STRATEGIC PLANNING CONTEXT

PLAN MELBOURNE

19. Within *Plan Melbourne,* there are several outcomes, directions and policies that need to be considered when reviewing this proposal from an urban design perspective.
20. *Plan Melbourne* outlines a vision of Melbourne as a 'global city of opportunity and choice'. This vision is guided by seven key outcomes, each supported by directions and policies towards their implementation.
21. Outcomes relevant to the land-use and built-form changes sought by this proposal include the following:

a) Outcome 1: Melbourne is a productive city that attracts investment, supports innovation and creates jobs
b) Outcome 4: Melbourne is a distinctive and liveable city with quality design and amenity
c) Outcome 5: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods

22. Direction 1.1 seeks to create a city structure that strengthens Melbourne's competitive for jobs and investment, particularly regarding supporting the central city to become Australia's largest commercial and residential centre by 2050.

a) Policy 1.1.1 & 1.1.2 encourages new development opportunities to create grow office floor space amongst residential space is to deliver co-benefits of employment, reduced commuting and transport costs for workers and residents. Urban renewal precincts in and around the central city is acknowledged here to play a major role in delivering high-quality, distinct and diverse neighbourhoods that offer a mix of uses.

23. Direction 4.1 advocates a place-making approach to urban design to create *"more great public places across Melbourne."*

a) Policy 4.3.1 seeks to integrate place-making practices into road-space management to ensure the design of streets encourages the use of active transport and facilitates a greater degree of and encounter and interaction between people and places.

24. Direction 5.1 outlines the ambition of creating a city of 20-minute neighbourhoods by encouraging the development of vibrant, mixed-use neighbourhoods linked by a network of activity centres. 'Walkability', 'housing diversity', 'ability to age in place' are identified here as key characteristics of 20-minute neighbourhoods.
25. Direction 5.3 notes the importance of social infrastructure in supporting strong communities. Delivery and co-location of social infrastructure in accessible locations in close proximity to public transport is a key policy under this direction.

26. Policy guidelines to consider where relevant include:

    a) *Urban Design Guidelines* for Victoria (Department of Environment, Land, Water and Planning, 2017).
    b) *Safer Design Guidelines* for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005).
    c) *Urban Design Charter* for Victoria (Department of Planning and Community Development 2009).

PLANNING POLICY FRAMEWORK

27. Clause 11.01-1R Settlement - Metropolitan Melbourne includes the following relevant strategies:

    a) Focus investment and growth in places of state significance, including Metropolitan Melbourne Central City, Metropolitan activity centres and major urban renewal precincts.
    b) Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.

28. Clause 11.02-1S – Supply of urban land. The relevant objective of this clause is:

    a) To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

    The relevant strategy of this clause is to:

    b) Planning for urban growth should consider: Opportunities for the consolidation, redevelopment and intensification of existing urban areas.

29. Clause 11.03-1S – Activity centres. The objective of this clause is to:

    a) To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

    Relevant strategies include the following:

    b) Undertake strategic planning for the use and development of land in and around activity centres.
    c) Encourage a diversity of housing types at higher densities in and around activity centres.
    d) Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.
    e) Improve access by walking, cycling and public transport to services and facilities.
    f) Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.
    g) Encourage economic activity and business synergies.
    h) Improve the social, economic and environmental performance and amenity of activity centres.

30. Clause 13.04-1S – Contaminated and potentially contaminated land. The objective of this clause is:

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

    Relevant strategies include the following:

    b) Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development.

c) Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.

31. Clause 13.05-1S – Noise management. The objective of this clause is:

a) To assist the management of noise effects on sensitive land uses.

Relevant strategy includes:

b) Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.

32. Clause 13.07-1L-01 – Interfaces and amenity. The objective of this clause is:

a) To protect the operation of business and industrial activities from new residential use and development.
b) To provide a reasonable level of amenity to new residential development within or adjacent to land in commercial and industrial zones.

Relevant strategies include the following:
Non-residential use and development

a) Locate noise generating uses, including plant and equipment, away from noise-sensitive habitable rooms (in particular, bedrooms) and private open space and where appropriate incorporate acoustic attenuation measures.
b) Locate fume and air emission generating uses (including plant and equipment) away from residential uses or, where appropriate, provide a reasonable buffer.
c) Conceal commercial or industrial storage, waste or other processing activities from residential properties and locate them away from primary street frontages.
d) Minimise odour and noise disruption to nearby residential properties from commercial or industrial waste (solid, gas and liquid) management practices and storage.
e) Minimise light spill (from both fixed and vehicular lights) beyond the perimeter of the site and onto habitable room windows of nearby residential properties through appropriate design, location and management practices.

Residential development

a) 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:
b) 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.
c) Providing for air ventilation that avoids compromising acoustic amenity when windows are closed.
d) 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.
e) 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.

33. Clause 15.01-1S Urban design seeks to create urban environments that are *"safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity."* Relevant strategies outlined towards achieving this goal include the following:

a) Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility, and providing for inclusiveness.

b) Ensure the interface between the private and public realm protects and enhances personal safety.
c) Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
d) Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts, and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
e) Ensure that development provides landscaping that supports the amenity, attractiveness, and safety of the public realm.
f) Promote good urban design along and abutting transport corridors.

34. Clause 15-01-1R Urban design – Metropolitan Melbourne sets out to create a *"distinctive and liveable city with quality design and amenity"* by undertaking the following relevant strategies:

a) Support the creation of well-designed places that are memorable, distinctive, and liveable.
b) Integrate placemaking practices into road space management.
c) Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

35. Clause 15.01-1L – Urban design. Relevant strategies include:

a) Public realm: Support development that creates new public spaces to serve the needs of residents, workers, traders and visitors.
b) Wind: 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.
c) Weather protection: Support development that provides weather protection of the public realm (including footpaths and plazas).
d) Projections over a public realm: Discourage development that projects (including internal floor space, balconies and garage doors) into or over a public realm (including a laneway). This does not apply to verandahs/awnings for weather protection and architectural features particularly in commercial areas.

36. Clause 15.01-02S Building design aims *to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*
Relevant strategies include:

a) Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.
b) Ensure development responds and contributes to the strategic and cultural context of its location.
c) Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
d) Improve the energy performance of buildings through siting and design measures that encourage:
   — Passive design responses that minimise the need for heating, cooling and lighting.
   — On-site renewable energy generation and storage technology.
   — Use of low embodied energy materials.
e) Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.
f) Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.
g) Encourage water efficiency and the use of rainwater, stormwater and recycled water.

h) Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.
i) Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
j) Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
k) Ensure development is designed to protect and enhance valued landmarks, views and vistas.
l) Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.
m) Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

This clause also states that planning must consider as relevant:

n) Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017)
o) Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2021)
p) Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019)

37. Clause 15.01-2L – Building design applies to all development. Various strategies are listed, with only the key items listed below:
Building form

a) Design development to:
   - Reflect and respond to streetscape elements
   - Provide separation between buildings to facilitate access to daylight, sunlight and an outlook, while preventing direct overlooking into adjacent secluded private open spaces and habitable room windows from, to and within the development.
   - Make a positive contribution to the streetscape through high quality architecture and urban design.
   - Discourage blank or unarticulated walls.
   - Use articulation or massing or change of surface treatment or a combination of these to minimise visual bulk and integrate with the surrounding character.

Building heights

a) 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.
b) Ensure that development reflects the predominant low-rise character of the area, except in the areas below where mid-rise should be directed:
   - Major and neighbourhood activity centres as shown in the Strategic Framework Plan in clauses 02.04 and 11.03-1L.
c) Support mid-rise development that:
   - Contributes to a high-quality built form.
   - Demonstrates architectural design excellence.
   - Provides a transitional scale to the buildings in adjoining low-rise neighbourhoods to protect amenity and discourage visual bulk.
   - Improves movement through the site.

- Provides active frontages at street level.
- Contributes to an improved public realm.

Building setbacks

a) Buildings should align with the street at ground level unless for the provision of public open space or landscaping.
b) Development should incorporate setbacks that:
   - Reflect the general pattern of front, side and rear setbacks in the streetscape, particularly on the same side of the street.
   - Limit excessive tiered building profiles on street and laneway frontages and encourage use of contextual materials and finishes at upper levels.
   - Provide space for soft landscaping including the planting of canopy trees, where appropriate.
c) Discourage front setbacks that include:
   - Hard paving (other than footpaths and driveways) in the front setbacks in residential areas.
   - Car parking, basement access and ventilation shafts.
   - Balconies and building services.

Walls on boundaries

a) Ensure walls on boundaries minimise adverse impact on the amenity of adjoining residential properties through unreasonable overshadowing of private open space, visual bulk or loss of daylight to habitable room windows.

Site coverage

a) Encourage site coverage of new development that does not exceed a maximum site coverage of 80% of the site area, unless:
   - The pattern of site coverage in the immediate area is higher than 80%; or
   - There is a need to cap the site to deal with contamination.

Internal amenity

a) Provide a high-quality environment for building occupants, including internal spaces, access to private open space, daylight and ventilation.
b) Encourage developments to provide:
   - Lighting of common spaces.
   - Passive surveillance of common spaces.
   - Landscaping that maximises sightlines.

Impact of development on adjoining properties

a) Discourage impacts on existing adjoining development through:
   - Unreasonable overshadowing of secluded open space and loss of daylight to habitable room windows.
   - Visual bulk.
   - Overlooking and excessive screening.
   - Noise from building plant and equipment.
   - Loss of on-street car parking from excessive crossovers.

Roof form

a) Design development to reflect or complement the dominant roof form of the surrounding area.

Materials

a) Encourage a simple palette of durable materials that respond to the streetscape character through type, colour, finish and contrast.
b) Encourage anti-graffiti materials and treatments at ground level.
c) Discourage detriment to nearby properties when using reflective materials.

Landscaping

a) Support landscaping (including planting in deep soil, planter boxes, green walls and green roofs) which:
    - Promote the on-going health of trees and vegetation that has been retained on site.
    - Respect the landscape character of the area where there is a prevailing character.
    - Integrate with the building design.
    - Use materials, treatments and plants that are permeable, durable and resistant to adverse environmental conditions.
    - Maximise internal sight lines to provide for pedestrian safety.
a) Discourage landscaping in new development which uses existing or potentially invasive weed species.

Pedestrian access

a) Provide separate vehicular and pedestrian access.
b) Provide clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a street.
c) Align entries at ground floor level with the street level to assist with universal access.
d) Provide weather protection for entries.

Frontages

a) Provide active frontages in commercial areas.
b) 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.
c) Orient development to the street, and to both streets for a corner site.
d) Discourage dominant car parking, garage doors and driveways.

Front fences and gates

a) Provide privacy and security that allows natural surveillance between the building and the street.

Carparking, loading facilities and outbuildings

a) Encourage carports, car spaces, external car stackers, garages, loading facilities and outbuildings to be:
    - Located at the rear of a building, in an area of lower pedestrian activity, where appropriate.
b) Require car parking, including basement car parking and external car stackers, to incorporate high standards of design and amenity.
c) Maintain the prominence of pedestrian entries.
d) Minimise the number of garage doors facing a street.

e) Discourage open, ground level multi-space car parks.
f) Provide legible and safe vehicular entries.
g) Conceal the view of car stackers from the public realm through design treatment.
h) Minimise noise from deliveries through appropriate design, location and management of loading bays.

Service equipment

a) Ensure that service infrastructure is appropriately sited and incorporated into the design of new buildings which has limited visibility from the public realm.
b) Allow plant rooms, lift over-runs and other features of this nature to exceed the height of a building where:

— Less than half the roof area is occupied by the equipment (except solar panels).

— No additional overshadowing is created.

Policy guidelines

c) Overshadowing:

— 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.

38. Clause 15.01-2L – Environmentally sustainable development. The objective of this clause is *to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.*

39. Clause 15.01-2L-02 – Landmarks. The objective of this clause is *maintain the visual prominence of and protect primary views to Yarra's valued landmarks*.
The relevant strategies are:

a) Maintain primary views to landmarks identified in Table 1.
b) Site, scale and set back new development to minimise encroachment of views to the identified significant elements of landmarks in Table 1.
c) Provide adequate setback and building separation to maintain clear sky between the identified significant elements of the landmark in Table 1 and new development.
d) Minimise light spill from new development to reduce the visual prominence of identified illuminated landmark signs at night.

40. Clause 15.01-4S Healthy neighbourhoods seeks to achieve neighbourhoods that foster healthy active living and community wellbeing by designing neighbourhoods that encourage community interaction, physical activity, and engagement amongst community members of all ages and abilities. Key relevant strategies include the provision of:

a) Connected, safe, pleasant, and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
b) Streets with direct, safe, and convenient access to destinations.
c) Conveniently located public spaces for active recreation and leisure.

41. Clause 15.01-4R – Healthy neighbourhoods - Metropolitan Melbourne. The strategy is *create a city of 20-minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip from their home.*

42. Clause 15.01-5S – Neighbourhood character. The objective of this clause is *to recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

43. Clause 15.03-1L – Heritage. The objective of this clause is:

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

44. Clause 16.01-1S – Housing supply. The objective of this clause is *to facilitate well-located, integrated and diverse housing that meets community needs.*
The relevant strategies are:

    a) Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
    b) Encourage the development of well-designed housing that:
        — Provides a high level of internal and external amenity.
        — Incorporates universal design and adaptable internal dwelling design.

45. Clause 16.01-1R – Housing supply – Metropolitan Melbourne. Relevant strategies are:

    a) Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed-use development opportunities in locations that are:
        — Neighbourhood activity centres - especially those with good public transport connections.
    b) Identify areas that offer opportunities for more medium and high-density housing near employment and transport in Metropolitan Melbourne.
    c) Facilitate increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport.

46. Clause 17.01-1S – Diversified economy. The objective of this clause is *to strengthen and diversify the economy.*
The relevant strategies of this clause are:

    a) Protect and strengthen existing and planned employment areas and plan for new employment areas.
    b) Improve access to jobs closer to where people live.

47. Clause 17.02-1S – Business. The relevant objective of this clause is *to encourage development that meets the communities' needs for retail, entertainment, office and other commercial services.*
Relevant strategies include:

    a) Locate commercial facilities in existing or planned activity centres.
    b) Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

48. Clause 18.01-1S – Land use and transport integration. The objective of this clause is *to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.*

49. Clause 18.02-1S – Walking. The objective of this clause is *to facilitate an efficient and safe walking network and increase the proportion of trips made by walking*.

50. Clause 18.02-2S – Cycling. The objective of this clause is *to facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling*.

51. Clause 18.02-2R – Cycling – Metropolitan Melbourne. The strategy of this clause is *to develop local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes - the Principal Bicycle Network.*

52. Clause 18.02-3S – Public Transport. The objective of this clause is *to facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.*
53. Clause 18.02-3R – Principal Public Transport Network. Relevant strategies include the following:
    a) Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.
54. Clause 19.03-1S – Development and infrastructure contributions plans. The relevant objective of this clause is:
    a) To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.
55. Clause 19.03-3L – Water sensitive urban design. The relevant objectives of this clause include:
    a) To achieve the best practice stormwater quality.

    The relevant strategies of this clause are:

    a) Encourage green roofs, walls and facades on buildings where practicable (to be irrigated with rainwater/stormwater) to enhance the role of vegetation on buildings in managing the quality and quantity of stormwater.
    b) Incorporate works to maintain or improve the quality of stormwater within or exiting the site.
    c) Minimise adding to stormwater discharge or adversely affecting water quality entering the drainage system.
56. Clause 19.03-3S – Integrated water management. The relevant objective of this clause is:
    a) To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.
57. Clause 19.03-5L – Waste. The relevant strategies of this clause are:
    a) Make provision for waste and recycling in new development, including separation, storage and collection facilities and facilities for composting.
    b) Ensure that the size and design of waste and recycling facilities can accommodate the waste and recycling likely to be generated by the development.
    c) Ensure that waste and recycling facilities are located to enable ease of use by occupants and access for transport.
    d) Where possible, encourage waste and recycling facilities to be sensitively and discreetly located.
58. Urban Design Guidelines for Victoria
    a) The Victoria Planning Provisions were amended to require consideration of the Urban Design Guidelines for Victoria, and Apartment Design Guidelines for Victoria, where applicable, in the design and assessment of new development proposals.
    b) 1.3 Large Development Structure seeks to develop a high-quality amenity for sites whilst Objective 1.4.1 b seeks to arrange blocks and streets in higher density residential precincts to provide all lots with access to an activity centre, public transport, and high-quality open space within a walking distance.
    c) Objective 1.5.1 a seeks to locate walking destinations and activities along main pedestrian streets and paths with destinations nominated including bus stops parks and recreation facilities.
    d) 1.5.1b., seeks to Provide for a level of active frontage and lot access appropriate to street frontage and notes that *driveways and crossovers compromise pedestrian amenity and safety.*

e) Cl 3. 4.1, seeks to ensure communal open space is accessible and functional. Section 3 notes that design of communal open space is to be usable in a range of weather conditions and at all times of the year and provides a tip, to consider orientation of the open space for optimal winter solar access and summer shading, shelter from wind and rain and providing all weather ground surface materials.

f) 5.1 buildings in activity centres

- 5.1.1 seeks to ensure the building scale and building form support the context and preferred future character of the activity area centre.
- 5. 1.3, seeks to ensure buildings in activity centres provide equitable access to daylight and sunlight. Objective I seek to locate and arrange the buildings to allow daylight and winter sun access to key public spaces and keep pedestrian street spaces, Objective B seeks to allow sufficient distance between buildings to allow access to daylight for neighbouring windows. Objective C seeks to protect daylight and sunlight access to the private and communal open space of adjacent dwellings.

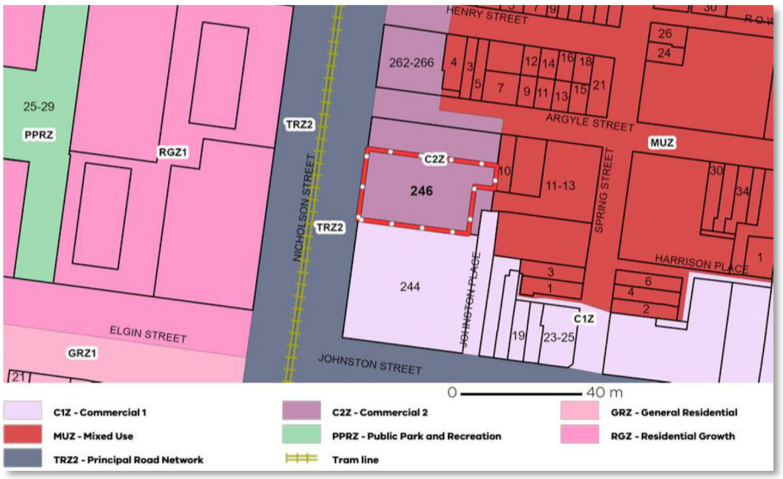
g) Objective 5.1.4 seeks to minimise adverse wind effects caused by buildings in activity centres and to:

- orient large buildings to minimise wind effects at Street level and on adjoining properties and public spaces.
- detail the building facade to minimise wind effects on streets and spaces
- as part of buildings design, to instal continuous weather protection for pedestrian priority streets and public spaces.

ZONING

59. The subject site is located within the Commercial 2 Zone. The purpose of the Commercial 2 Zone includes:

> To implement the Municipal Planning Strategy and the Planning Policy Framework.
> To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods
> retailing, other retail uses, and associated business and commercial services.
> To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.



OVERLAYS

Design and Development Overlay Schedule 2 – Main Roads and Boulevards

60. The site is subject to the DDO2. The purpose of the DDO is:

> To implement the Municipal Planning Strategy and the Planning Policy Framework.
> To identify areas which are affected by specific requirements relating to the design and built form of new development.

61. The design objectives of DDO2 are:

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

Development Contributions Plan Overlay Schedule 1 – Yarra Development Contributions Plan

62. The purpose of the DCPO is:

> 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.

63. The subject site lies within Charge Area 5. Fitzroy.

PARTICULAR PROVISIONS

64. Clause 52.06 - Car Parking
65. Clause 52.31+ - Bicycle Facilities
66. Clause 65 - Decision Guidelines

PLANNING SCHEME AMENDMENT C271YARA

67. The City of Yarra is currently proposing to amend the Yarra Planning Scheme under Amendment C271yara.
68. This amendment comes as activity centres and mixed-use areas in Yarra are currently experiencing development pressure for mid-rise commercial and apartment development. As set out by the explanatory report, to *manage this growth, the amendment* seeks to *apply DDO*
69. *Schedules 29-40* to *land in the Fitzroy and Collingwood Major and Neighbourhood Activity* Centres *on a permanent* basis, *delete redundant ODO Schedules 10 and 13, delete redundant ODO2 mapping, apply the Heritage Overlay* to *two places on a permanent* basis, *rezone several properties in the municipality and make other associated changes* to *the Yarra Planning Scheme.*
70. The subject site is within the proposed DD032 (Johnston Street West), as identified in the figure below.



71. The Draft DDO sets out the following design objectives:

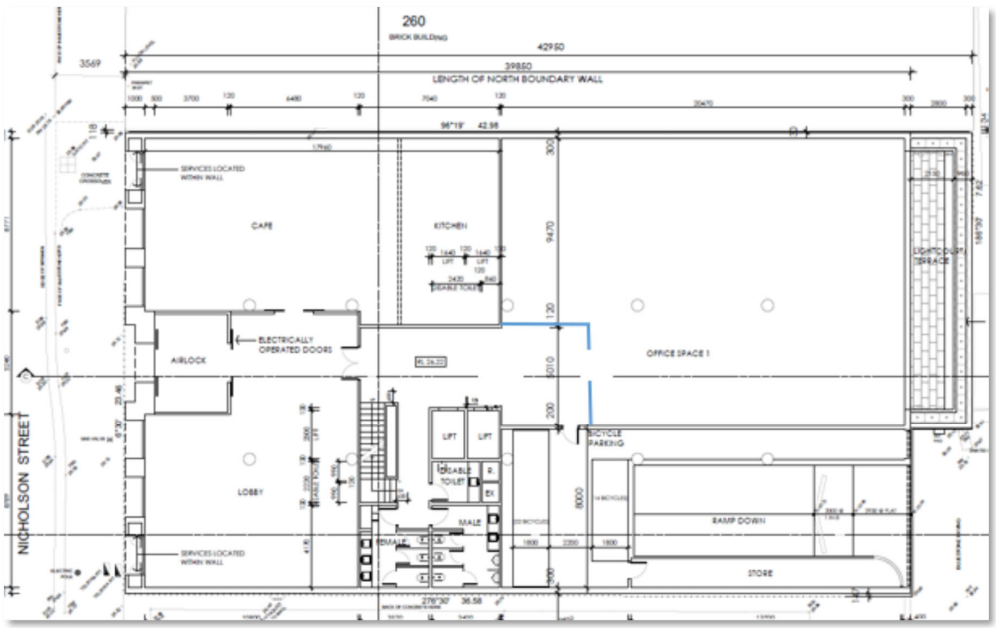
> *To ensure development responds to the varied character and open streetscape of Johnston Street by supporting:*
>
> — *a new mid-rise character (ranging from 4- to 9 storeys} behind a new street wall along the north side of Johnston Street.*
>
> — *a mid-rise character (ranging from 4- to 8 storeys) behind a low, consistent heritage street wall on the south side of Johnston Street.*
>
> > *To ensure development creates a new mid-rise character (ranging from 6 to 9 storeys} along Nicholson Street that is set behind a robust street wall and transitions down towards Johnston Place and the former Avon Butter Factory.*
>
> > *To ensure development respects the lower-scale street wall through recessive upper levels and faqade composition and articulation that complements the heritage character of the 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 Johnston Street and properties fronting Victoria Street.*
- *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.*

72. In order to achieve these objectives, the DD032 prescribes a number of design parameters relating to Building Heights and Setbacks, Building Design, Traffic and Access, Permeability and Public Spaces, Amenity, and Landscaping.

PROPOSED DEVELOPMENT

73. In summary, the development has the following elements.
    - Eight storeys in height plus basement level, with a maximum building height of 25.6 metres above ground level.
    - One open office arrangement per floor, with the ground floor office space to be shared with the lobby and café.
    - A total of 22 car spaces is to be provided in the basement car park. Access is proposed via a ramp at Johnston Lane.
    - 28 bicycle spaces to be provided, serviced by two showers and two change rooms.
    - 180sqm of the proposed building is designated for a food & drinks premises.
    - Three landscaped terraces are proposed with generous landscaping, including trees.
74. The development is configured with its vehicle access from Johnson Place to the basement parking access and EOT facilities. I support these arrangements.
75. Ground-level bicycle access is provided from the rear laneway. Again, this is logical, but the absence of access to lifts and access without traversing the laneway network requires review with the current arrangements, indicating the requirement to traverse Office Space 1.



Recommendation 1

> Extend the lift lobby eastwards to incorporate the bicycle storage access within a common circulation area to enable movement from the bike store down to EOT and up to other office floors, separate from Office Space 1.
> The Landscape plan and architectural plans make no commentary regarding the making good of redundant crossover to Nicholson Street, and like its northern neighbour, incorporate pavement landscaping to enhance the streetscape and pedestrian comfort.

Recommendation 2

Prepare a landscape plan for the Johnson Street frontage to describe:

> Removal of the redundant vehicle crossing to Johnson Street and make to pavements to the entire street frontage of the site to the reinstated kerb line to Johnson Street to the satisfaction of the responsible authority.
> Incorporate boulevard tree planting on the Johnson Street frontage to the satisfaction of Council.

The street interface, ground-level arrangement and streetscape and terrace and balcony amenity

76. The street frontage proposes a central main entrance bisecting a lobby zone to the south and café to the north, with an office tenancy to the south, with a small external courtyard providing daylighting to this space. A central core provides shared toilets and a lift and stair core. No fire separation is provided between the lift shafts and escape stairs, and I suspect this may be necessary and require some rearrangement of this core area. That said, I am satisfied there is likely to be adequate space to accommodate these changes.
77. I support the shared use of facilities for office and café patrons. Again, however, the applicant will need to determine if the staff of the café require separate facilities.
78. I note that whilst not shown on the ground floor plan, the elevations indicate the entirety of the frontage to Nicholson St will be operable. In principle, I have no problem with this arrangement.
79. The Vipac Wind assessment, however, suggests that it is only the central entry that should have a standard to fulfil the standing criteria, with no areas meeting the sitting criteria. The report notes that the configuration and design of the private elevated terraces and balconies would be expected to be within the recommended walking comfort criterion.

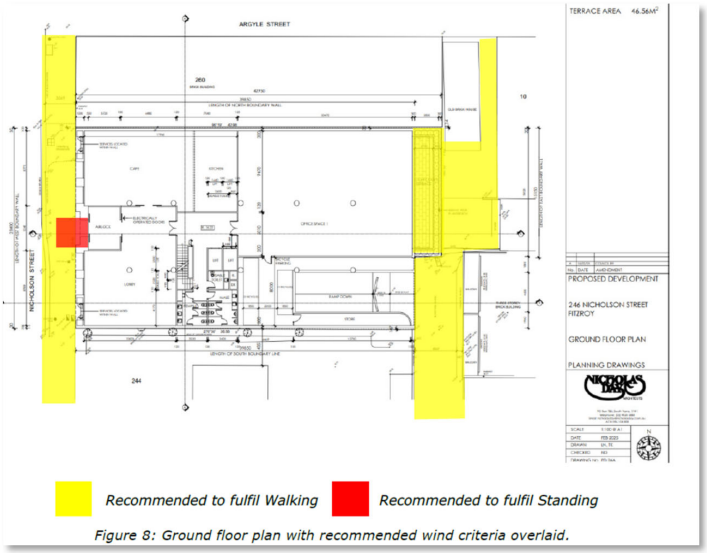


Figure 8: Ground floor plan with recommended wind criteria overlaid.

80. In my view, the assumptions and outcomes are inconsistent with the opportunities afforded by the design and the need to make spaces, most notably parts of the private terraces and balconies, conducive to sitting and standing to align their provision with the amenity outcomes. The Urban Design Guidelines for Victoria note that for shared spaces for communal use of development, amenity all year round in all conditions is sought, an outcome supported in numerous tribunal decisions in the City of Yarra. The generously scaled terrace on Level 4 given the investment in its dimensions and the flexible uses this affords in support of workforce activities, warrants a higher standard outcome than merely meeting a standard for walking in my view.
81. No canopies are proposed for the street interface with the proposed café tenancy. Given the proximity to the major interchange of bus and tram networks, it would not be unreasonable to envisage that a hole-in-the-wall service in particular for coffee on the run, would be popular and that weather protection of at least [part of the frontage to facilitate this diversity of customer choices would underpin higher likelihood of commercial success for a café in what is a highly trafficked road corridor.

Recommendation 3

> Amend the design responses to the series of operable entries to lobby and café tenancies to the Nicholson Street frontage to achieve, as a minimum, a standard for standing to the satisfaction of Council.
> Provide weather protection and screening measures to at least 25% of the Level 4 west-facing terrace to ensure it achieves a standard for sitting to the satisfaction of the Council.
> The applicant is to verify whether the escape stairs are required to have fire separation from the lift lobby area at all levels and amend plans accordingly.

Level 1 and podium levels, privacy of abutting residential development at 5 Spring Street and equitable development

82. At level 1, a setback of approximately 3.5m is indicated between east-facing windows and the abutting properties at 10 Argyle Street and 11-15 Spring Street. This is repeated at level 2, with a further setback to 7m at level 3 to the face of windows and 7.53m at levels 4 and 5.
83. I am satisfied that these setbacks are adequate given the attributes and arrangements of the abutting mixed-use zones and the podium heights at which this occurs in equitable development and amenity terms.
84. These setbacks also provide lateral and laneway axis sky views with enhanced access to sunlight in the middle of the day to these west-facing balconies and habitable rooms at 5 Spring Street to the SE.

Overlooking

85. Without screening measures, lateral views will be possible from the east-facing commercial offices to the apartments at 5 Spring Street, with separations of less than 9 m existing at levels 1, 2, 3 and 4.
86. I would recommend screening of these outlook areas to prevent the diminishing of the privacy of apartments to the southeast at 5 Spring Street. In contrast, whilst I have had to rely on aerial images, the property at 10 Argyle Street appears to have been developed with a roof covering the entirety of the area abutting the site and is hence not subject to unreasonable overlooking or interface outcomes from the proposal.
87. I am satisfied that the proposed 8.6m podium scale boundary wall treatment is only modestly higher than the existing precast 2-level concrete walls and that the brickwork proposed as an

interface is one that is both considered and acceptable and enables future commensurate development on the neighbouring land in an orderly manner.

Recommendation 4

> Provide screening between east-facing office tenancies and associated terraces and the west-facing apartments and associated balconies at 5 Spring Street to prevent overlooking within 9m at levels 1, 2, 3 and 4 to the satisfaction of Council.

Safety by Design and Johnson Place

88. The proposal presents a rendered wall at levels 1 and 2 to the northwestern interface of the development with Johnson Place, leaving all of the heavy lifting for CPTED design to the eastern neighbour at 5 Spring Street and diminishing the availability of daylighting into the level 1 and 2 eastern office tenancy areas with diminished amenity as a result. It is eminently possible to provide windows to this frontage with screening directing views down to the laneway and not allowing views into the residential apartments opposite.
89. The extent of graffiti in croft carparking and laneway environments suggests that enhanced CPTED measures would be an appropriate response to the site's laneway abutments and their arrangements.



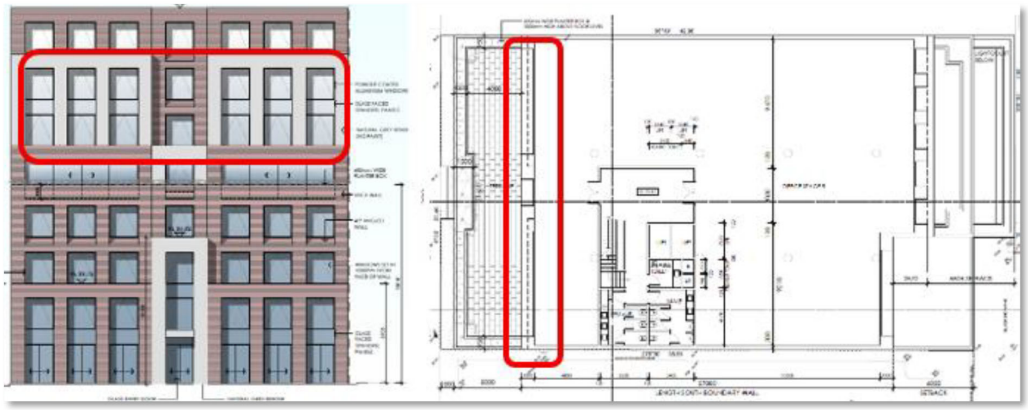
Recommendation 5

> Provide windows in the east façade abutting the laneway to Johnson Place with screening to direct views down to the laneway to enhance CPTED outcomes and enhance daylighting to the office space to the satisfaction of Council.

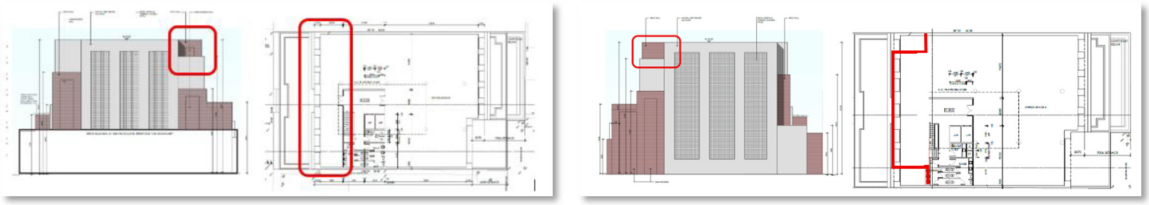
Architecture and built form

90. The proposal incorporates a suite of face brick colonnaded 4-level brick podium to the primary Nicholson Street frontage with a double height colonnaded rendered interface to the level 4 terrace. An additional single upper-level brick level is modestly setback over. There are a series of anomalies between the plans and the elevations that need clarification and resolution. These include the following:

    > The colonnaded expression of the level 4 and 5 rendered forms facing Nicholson Street, shown in elevation, are not shown in plan.



> The recessed expression of the uppermost-level brick façade return at the uppermost level from Nicholson Street to the northern interface is not reflected in the plans. I would agree that the indenting of this uppermost floor to return into the central concrete Core would be a more successful outcome in my view, given the high-level of exposure of the BNW and SW of the building from the Nicholson Street corridor. The stacking of brick and render is unconvincing at this uppermost level in my view. I have indicated one solution being the return of the brickwork with a reduced footprint or alternatively a lightweight structure as has been so successfully realised in a number of developments in the municipality.





91. I note that despite the built form extending to 8 levels, no lift overrun is provided for the development and no access is indicated to the rooftop plant area, nor upstands to a plant enclosure or indication of the scale of this plant enclosure and its proposed treatments, which could be anticipated to be visible from within the public realm.

Recommendation 6

> Align plans and elevations to the satisfaction of Council.
> Develop a revised resolution of the uppermost level 7 plan to deliver a more recessive expression to the NW and SW corner returns that acknowledges the high levels of visibility of the building bin the round to these interfaces to the satisfaction of Council.
> In accordance with the requirements of Clause 15.01-2L – Building design, update plans, and elevations to indicate Lift overrun and plant area enclosures and access, demonstrating the visual integration of the plant areas in accordance with local policy to the satisfaction of Council.

ESD

92. I note that whilst provision in the roof zone has been made for a future solar array, none is proposed. This is a lost opportunity and one that falls short of the standards that are typically proposed in the City of Yarra.
93. I note that whilst the ESD report notes that landscaping will be water efficient and not require supplementary watering. The landscape plan appropriately indicates that irrigation will be required for the planters to ensure the resilience of these modestly scaled areas. I note water tanks are accommodated in the basement area, and it is presently proposed that the water would exclusively be made available for toilet and urinal flushing. This sits at odds with the reliance of planters to address minimum landscape coverage and its resilience in a location with high underlying heat island characteristics arising from the large expanses of road reserve and buildings without landscapes. I would support the need for supplementary watering in this location, where urban heat island effects arise from the dearth of canopy cover and open space. This is in conjunction with plant selection requiring lower levels of water consumption, but not zero, as implied in the ESD report.
94. I note the ESDE report notes that the east and west elevations will incorporate *operable fixed Louvres*. None are shown on the elevations, incorporated in the sections, or plans to show their position, materiality, or extent.
95. It would appear that the best Practice for commercial daylight of at least 2.0% for at least 33% of the floor area has not been met, with no level achieving more than 24.3 % and office space 1 achieving 0% and office space 2 only 6.3% and overall commercial areas sit at half the benchmark 33%. The report goes on to say that because Office spaces 1 and 2 rely on a light court to the east and borrowed light hasn't been considered, the figure of 33% has been included. This makes little sense as none of the upper floors, where no such constraints exist meet the standard, with the typical outcome only two-thirds the benchmark required. Logically, a level well below 33% should be entered in my view, or the consultant asked to justify the basis for the uplift sought over and above the data provided.

Recommendation 7

> The ESD report should be amended to align with the characteristics proposed for irrigated planters and species nominated in the landscape plan to the satisfaction of Council. The provision of enduring landscapes is a key feature of the proposal that both warrants support and the infrastructure to ensure its resilience and contribution to the built form outcome and workplace amenity.
> Update the east and west elevations to indicate the locations for fixed operable louvres in conjunction with their proposed materials and finishes to the satisfaction of Council.
> Update the roof areas to incorporate indicative PVs to the satisfaction of the Council.
> The consultant is to provide details of a rational response to the data assessed to justify the proposed uplift by 50% best practice for daylight to the satisfaction of the Council, and confirmation that this assessment has considered the louvres required in their report to the east and west elevations.

Waste Management

96. Whilst I haven't been provided with a waste management report, adequate provision and collection arrangements should be made for the waste for the café and offices and the recycling sought in the City of Yarra to the satisfaction of Council.

CONCLUSION

97. The proposal is consistent in its land use, scales, access, materiality, and arrangements with that sought by policy.
98. There are, however, several matters that necessarily require additional work to warrant support for the proposal in Urban Design terms.
99. These include more ambitious microclimate amenity levels at street and upper floor terrace levels, repairs to the public realm arising from the new development arrangements, resolution of outstanding planning arrangements to ensure the layouts support the proposed uses and functions, confirmation of rooftop plant area and lift overrun treatments in plan and elevation, and mediation of the interfaces with existing hinterland neighbouring development.
100. Whilst the podium scale civic approach to the Nicholson Street frontage is one that is acceptable in its execution, the upper level completion and the absence of certainty around the outcome once roof level treatments are completed, suggest differing approaches in plan and elevation will be necessary for the uppermost Level 7 and roof that will need to be reassessed.
101. It is my view that an approach that adopts a more recessive approach and careful integration of roof plant areas to these highly visible interfaces with both the north and south neighbours and the upper levels' visibility up and down Nicholson Street, is each issues that require further resolution and a revised response. They are, in my view, not successfully resolved now.
102. With the amendments recommended in my report, I am, however, of the view that a building of this scale can be supported in urban design terms in this robust location earmarked for significant change.

DOCUMENTS FORMING THE BASIS OF THIS REPORT

> Landscape Plan, John Patrick
> Planning Report, Human Habitats, December 2024
> Plans, Nicholas Day Architects, July 2024
> Survey and Feature Plan, Goodison and Associates
> ESD Report, ecoresults, December 2024
> Traffic Impact Assessment Report, Quantum Traffic, April 2025
> Waste Management Plan, Vipac, April 2025
> Wind Impact Assessment, Vipac, April 2025.



Prepared by Prof. Robert McGauran AM

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani
Officer	John Theodosakis
Council Reference	IREF25/00897
Address	246 Nicholson Street, Fitzroy
Application No.	PLN24/1074
Proposal	Development of the land with the construction of an eight-storey building (used for the purpose of a food and drinks premises and office) and a reduction in the associated car and bicycle parking requirements of the Yarra Planning Scheme and alteration to a road in a Transport Zone 2 (Nicholson and Johnston Streets).
Comments Sought	• Crossover width and location • Sightlines • Gradients • 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	Revision	Dated
Nicholas Day Architects	PD 05A *Basement Floor Plan* PD 06A *Ground Floor Plan* PD19 *Section B*	A A A	14 February 2025 14 February 2025
Quantum Traffic	*Traffic Impact Assessment Report*	B	17 April 2025
Human Habitats	*Town Planning Report*		19 December 2024

SECTION 1: Engineering requirements – Issue to the applicant

The applicant must satisfy the engineering items outlined in ***Table 2*** below. A written response must be provided for each requirement, and the action is to be completed prior to resubmission.

Any amendments to plans/drawings or updates to reports/documents must be highlighted using a *red cloud* around the relevant section. In the written response, indicate the relevant sheet/pages of each document which have been amended.

Should any engineering comments / direction not be adopted, the relevant planner is REQUIRED to refer back to the Civil Engineering team for further discussion / comments / conditions prior to finalising reports.

Table 2 - Engineering requirements for applicant

Item	Engineering requirement	Action for applicant
1	Provide a 1 in 20 scale cross-sectional diagram for the vehicle access via the laneway consistent with the laneway diagram and taken along the centre of the access ramp.	Submit vehicle access cross-sectional diagram

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 Nicholson 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 Nicholson 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 road pavement along the property's Nicholson 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.

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.
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.
	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:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	5,000 m^2	3 spaces to each 100 m^2 of net floor area	150	22
Food & Drink Premises (Café)	180 m^2	3.5 spaces to each 100 m^2 of leasable floor area	6	1
		Total	**156 spaces**	**23 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 will require a car parking reduction of 133 car spaces (consisting of 128 office spaces and 5 spaces for the food and drink premises) 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 Office Use	The office use will be provided with 22 car spaces resulting in a car parking rate of 0.44 spaces per 100 square metres of net floor area. Throughout the municipality, a number of developments have been approved with no car spaces or a reduced office rate, as shown below: ▪ 71-93 Gipps Street, Collingwood – 0.96 spaces/100 m^2 ▪ 506 & 508-510 Church Street, Cremorne – 1.09 spaces/100m^2 ▪ 2-16 Northumberland Street, Collingwood – 0.89 spaces/100m^2 The proposed office parking rate of 0.44 spaces per 100 square metres of floor area is considerably lower compared with the rates shown above.

Parking Demand Consideration	Details
	The lower parking rate is offset by the site's access to public transport and seeks to encourage the use of more sustainable forms of transportation.
Parking Demand for Food and Drink (Café) Use	The statutory car parking requirement for the food and drink use is 6 spaces. The 1 car space allocated to the café would be provided for staff use. All other parking generated by the use would be accommodated on-street in the surrounding road network. Many customers to the food and drink use would be derived by foot traffic from the above offices, and residents and employees of nearby residences and businesses.
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: ▪ Nicholson Street trams – 30 metre walk ▪ Elgin Street buses – 90 metre walk ▪ Brunswick Street trams – 310 metre walk ▪ Rathdowne Street buses – 410 metre walk ▪ Alexandra Parade buses – 480 metre walk ▪ Lygon Street trams – 720 metre walk ▪ Smith Street trams – 810 metre walk
Multi-purpose Trips within the Area	Visitors and customers 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 on-street car parking demand in this part of Fitzroy is high to very high during business hours. The parking restrictions in the surrounding road network consists of short- to medium-term parking. In some surrounding streets, Permit Zone restriction has been introduced to improve resident's parking. Staff and visitors to the site will be fully aware of the lack of long-term parking in the area and choose to commute to and from the site by more sustainable transportation modes such as catching public transport or riding a bicycle. The food and drinks use would primarily attract customers from the above office use and residents and employees from nearby residences and businesses.
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 development 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 Quantum Traffic is as follows:

Proposed Use	Adopted Traffic Generation Rate	AM Peak Hour	PM Peak Hour
Office (22 car spaces) Food and drinks (1 car space)	- 0.5 trips per space during peak hours	12 trips	12 trips
	Total	**12 Trips**	**12 Trips**

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

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Width of Development's Entrance	The development's entrance is 4.6 metres in width.
Width of Internal Access Ramp	The width of the internal access ramp is 4.6 metres in width, inclusive of kerbs on either side of the access ramp.
Visibility	Visibility triangles are not required for the site as the basement car park entrance is off a laneway. To improve visibility of vehicles, the applicant could consider a convex mirror at the top of the access ramp.
Headroom Clearance	A minimum headroom clearance of 2.2 metres is provided under the critical structures of the basement car park access ramp to satisfy *Design standard 1 - Accessways*.
Car Parking Modules	
Car Spaces	The dimensions of the car spaces (2.59 metres by 4.9 metres), (2.6 metres by 4.9 metres), (2.63 metres by 4.9 metres), (2.82 metres by 4.9 metres), (2.9 metres by 4.9 metres), and (3 metres by 4.9 metres) satisfy *Design standard 2 – Car parking spaces.*
Accessible Car Space	The dimensions of the accessible car space and shared area of 2.6 metres by 5.4 metres and 3 metres by 5.4 metres respectively satisfies *AS/NZS 2890.6:2009.*
Aisles	A minimum aisle of 6.4 metres is provided to satisfy *Design standard 2 – Car parking spaces.*
Column Depths and Setbacks	The column depths and 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 flat section followed by a 1 in 8 section to satisfy *Design standard 3 – Gradients.*
Transition Grades at Bases of 1 in 4 and 1 in 4.1 Ramp Sections	The length of the 1 in 8 transition grade at the base of the 1 in 4 ramp sections is 2.64 metres and is considered satisfactory.
Swept Path Assessment	
Swept Path Diagrams – 24-0253, Issue B	The swept path diagrams for the B85 design vehicle template demonstrates adequate passing movements at the bottom of the access ramp.
Swept Path Diagrams – 24-0253, Issue B	The swept path diagrams for the B85 design vehicle template demonstrates adequate entry and exit movements into and out of car space no.19.

Item	Assessment
Swept Path Diagrams – 24-0253, Issue B	The swept path diagrams for the 6.34 metre long Mini Rear Loader demonstrates adequate entry and exit movements into and out of the site via the laneway.
Other Items	
Longitudinal Sections 24-0253, Issue A	The vertical ground clearance assessment using the B99 design vehicle template demonstrates adequate clearances along the basement car park access ramp.
Longitudinal Sections 24-0253, Issue A	The vertical ground clearance assessment using the 6.34 metre long Mini Rear Loader demonstrates adequate clearances along the basement car park access ramp.
Vehicle Access Cross-Sectional Diagram	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).

Engineering Advice for Design Items to be Addressed by the Applicant

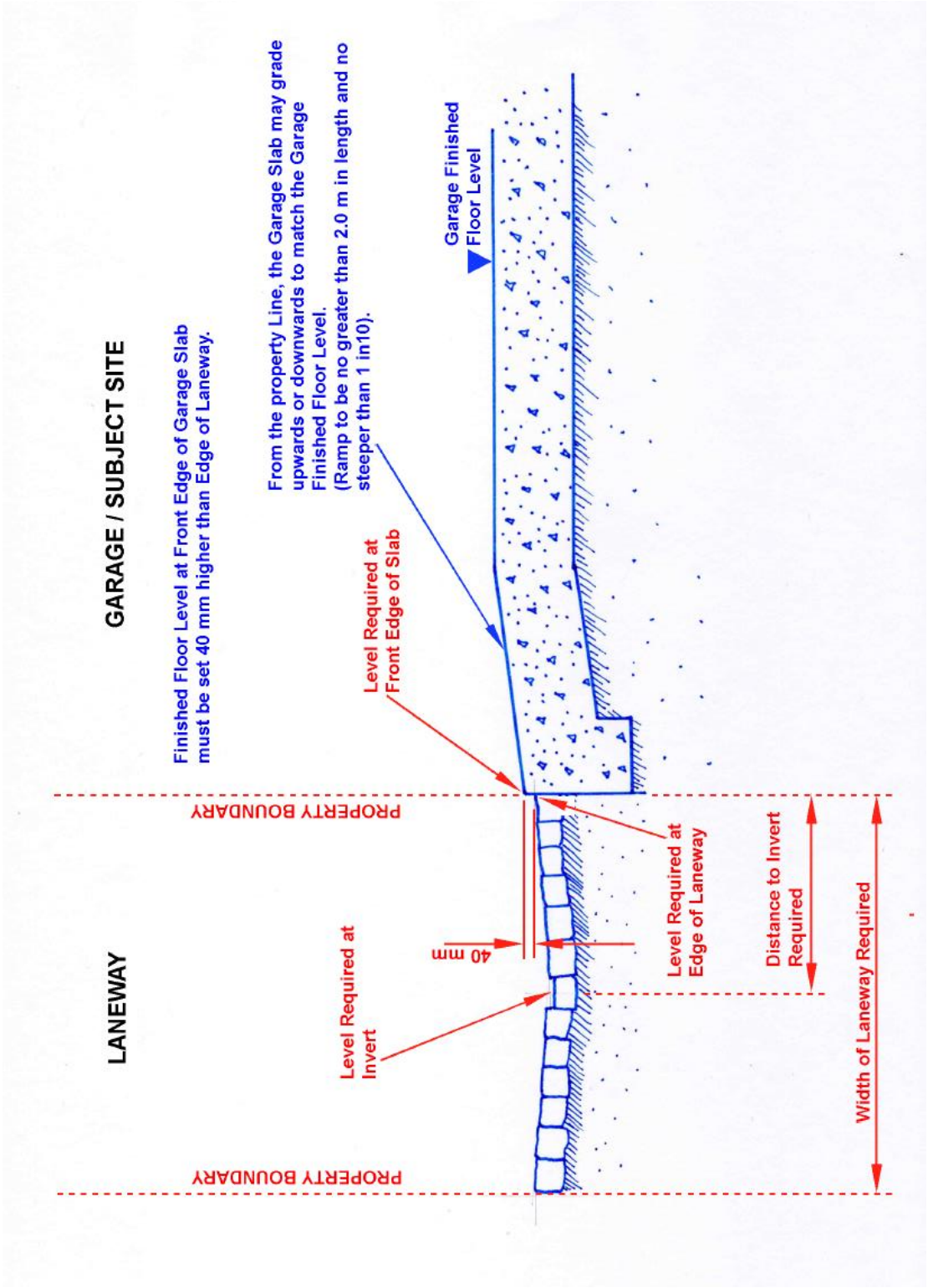
Item	Details
Vehicle Access Cross-Sectional Diagram	To assist the applicant, an example of a cross-sectional diagram of the laneway and garage/car park is appended to this Memo. To ensure that vehicles do not scrape or bottom-out when entering or exiting the site and show the provision of a 40-millimetre 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 west and east edge of the laneway; • the level at the centreline/invert of the laneway; and • the 40-millimetre lip/bullnose along the eastern edge of the internal concrete slab. These levels are to be shown on a 1 in 20 scale cross-sectional drawing, with dimensions. **The assessment should be taken along the centre of the access ramp.** 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.

SECTION 4: Acknowledgement

Engineer: Artemis Bacani

Signature: 

Date: 8 July 2025


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

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	John Theodosakis
Council Reference:	PLN24/1074
Address:	246 Nicholson St, Fitzroy VIC 3065
Proposal:	Development of the land with the construction of an eight-storey building (used for the purpose of a food and drinks premises and office) and a reduction in the associated car and bicycle parking requirements of the Yarra Planning Scheme and alteration to a road in a Transport Zone 2 (Nicholson and Johnston Streets).
Comments Sought:	Click here to view referral memo: Record D25/228234: IREF25/00898 - 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 246 Nicholson St, Fitzroy authored by Quantum Traffic and dated 17/4/2025 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 WMP has conflicting information with regards to bin sizes please review and amend.
2. The size of the bin storage area and the total footprint of the proposed bins must be provided in M^2, this is so we can assess whether enough space is available to form an effective waste system including circulation and temporary storage of hard waste, e-waste if required.

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:8/07/2025

ESD Formal Referral Response

Application Information:

Referral Officer:	Euan Williamson
Officer:	John Theodosakis
Council Reference:	PLN24/1074
Address:	246 Nicholson St, Fitzroy VIC 3065
Proposal:	Development of the land with the construction of an eight-storey building (used for the purpose of a food and drinks premises and office) and a reduction in the associated car and bicycle parking requirements of the Yarra Planning Scheme and alteration to a road in a Transport Zone 2 (Nicholson and Johnston Streets).
Comments Sought:	Click here to view referral memo: Record D25/228258: IREF25/00899 - Internal Referral Request
Disclaimer:	Council's ESD Officer provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

ESD comments were requested on the following:

- New referral

In assessing this application, the following documents were reviewed:

- SMP (including Green Travel Plan) prepared by EcoResults dated 18th December 2024
- Architectural plans prepared by Nicholas Day Architects July 2024

Comments

The standard of the submitted ESD does not meet Council's Environmentally Sustainable Design (ESD) standards.

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met:

1. Applicant ESD Commitments
   - Natural ventilation access through operable windows. Fresh air delivery rates from HVAC system 50% above minimum AS1668 rates.
   - Good daylight access to most office areas.
   - All paint, adhesives, sealants, carpet, engineered timber to be low VOC and low formaldehyde.

- Efficient heating/cooling and hot water systems claimed, but no details provided.
- Water efficient taps, fixtures and fittings.
- A STORM score of 110% has been proposed, relying on 660m^2 of roof connected to 12,000 litre rainwater tank for flushing of toilets on Ground and Level 1.
- 70% target for construction and demolition waste recycling.

2. Application ESD Deficiencies
   - Façade calculator shows single glazing is proposed (U value 5.5). Façade calculator shows this to be non-compliant east and west U values not meeting the minimum threshold. Recommend double glazing with a U value of 3 or lower.
   - No details on carpark ventilation provided. Recommend VSD controlled ventilation with CO monitoring and VSD control.
   - No solar array proposed. Given the size of the suitable roof area, recommend a solar PV array be included in the proposal, utilising all available suitable roof space to contribute to onsite electricity demands.
   - 28 bicycle spaces is not best practice in bicycle parking rates. Recommend increasing the number of spaces to be 50% above the current 52.34 rates.
   - 2 showers and 28 lockers proposed. EOT are located in the basement, bicycle parking on the ground floor, with no clear access between them. Recommend providing access to lifts directly from bicycle parking area on ground floor, not via Office Spaces 1, for all building users. Recommend increasing EOT to demonstrate best practice.
   - Green Travel Plan does not include surveys, benchmarking or performance goals. Recommend update the GTP with surveys, clear benchmarking and performance goals.
   - Vegetation landscaping to approximately 5% of the site area will somewhat improve the ecological value of the site.
   - Pale roofing and vegetation to assist reduce urban heat.
   - Proactive maintenance and tuning of all major building services.
   - A Building Users Guide will be developed.

3. Outstanding Information
   - Please update SMP with details on heating/cooling and hot water systems type and efficiency standards.
   - 22 bike spaces for staff shown on plans but SMP claims 28 spaces. Update plans to show bicycle spaces rates consistent with the SMP.
   - Recycling, glass, organics and general waste stream management proposed. SMP does not include glass and organic waste stream management and is inconsistent with the Waste Management Plan. Recommend updating the SMP to include organic waste management stream consistent with the Waste Management Plan.
   - It is not clear what colour and finish will be selected for the terrace paving. Recommend paler colours with a SRI of 0.66 or higher.

4. ESD Improvement Opportunities
   - Consider lowering the height of the brick wall on east boundary by on level (~3.2m) to enable better daylight access to lower levels of the office building.
   - Consider recycled materials throughout the building.
   - Consider using concrete mixes with recycled materials and steel from Responsible Steel producers.
   - Consider certified sustainable timbers throughout the building.

- Consider a higher recycling rate of 90% of construction and demolition waste.
- Consider increasing the vegetation by introducing more vegetation to the terraces, green wall, façade or roof, or possibly additional planters to ground floor entrance area.
- Recommend a CMP be developed to minimise environmental impacts during construction.

Recommendations

The applicant is encouraged to consider the following:

- List as appropriate

ESD Advisor: Euan Williamson
Date: 21 July 2025

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council



ESD in the Planning Permit Application Process

Yarra City Council's planning permit application process includes Environmentally Sustainable Development (ESD) considerations. This is now supported by the ESD Local Policy Clause 22.17 of the Yarra Planning Scheme, entitled *Environmentally Sustainable Development.*

The Clause 22.17 requires all eligible applications to demonstrate best practice in ESD, supported by the Built Environment Sustainability Scorecard (BESS) web-based application tool, which is based on the Sustainable Design Assessment in the Planning Process (SDAPP) program.

As detailed in Clause 22.17, this application is a 'large' planning application as it meets the category Non-r*esidential 1. 1,000m^2 or greater*.

What is a Sustainable Management Plan (SMP)?
An SMP is a detailed sustainability assessment of a proposed design at the planning stage. An SMP demonstrates best practice in the 10 Key Sustainable Building Categories and;

- Provides a detailed assessment of the development. It may use relevant tools such as BESS and STORM or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identifies achievable environmental performance outcomes having regard to the objectives of Clause 22.17 (as appropriate); and
- Demonstrates that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Documents the means by which the performance outcomes can be achieved.

An SMP identifies beneficial, easy to implement, best practice initiatives. The nature of larger developments provides the opportunity for increased environmental benefits and the opportunity for major resource savings. Hence, greater rigour in investigation is justified. It may be necessary to engage a sustainability consultant to prepare an SMP.

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice.

1. Indoor Environment Quality (IEQ)

Objectives:

- to achieve a healthy indoor environment quality for the wellbeing of building occupants
- to provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices

Issues	Applicant's Design Responses	Council Comments	CAR*
Natural Ventilation and Night Purging	Natural ventilation access through operable windows. Fresh air delivery rates from HVAC system 50% above minimum AS1668 rates.	Satisfactory	1
Daylight & Solar Access	Good daylight access to most office areas.	Consider lowering the height of the brick wall on east boundary by on level (~3.2m) to enable better daylight access to lower levels.	4
External Views	External views from most office areas.	Satisfactory	1
Hazardous Materials and VOC	All paint, adhesives, sealants, carpet, engineered timber to be low VOC and low formaldehyde.	Satisfactory	1
Thermal Comfort	Efficient thermal shell and HVAC system facilitate good levels of thermal comfort.	Satisfactory	1

* Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 1. Indoor Environment Quality
- Good Environmental Choice Australia Standards www.geca.org.au
- Australian Green Procurement www.greenprocurement.org
- Residential Flat Design Code www.planning.nsw.gov.au
- Your Home www.yourhome.gov.au

2. Energy Efficiency

Objectives:

- to ensure the efficient use of energy
- to reduce total operating greenhouse emissions
- to reduce energy peak demand
- to minimize associated energy costs

Issues	Applicant's Design Responses	Council Comments	CAR*
NCC Energy Efficiency Requirements	Most NCC energy efficiency minimums have been exceed. *See below*	-	-
Thermal Performance	Façade calculator shows the single glazing (U value of 5.5).	Façade calculator shows non compliant east and west U values not meeting the minimum threshold. Recommend double glazing with a U value of 3 or lower.	2
Greenhouse Gas Emissions	Minimum BESS GHG reduction achieved.	Satisfactory.	1
Hot Water System	Efficient hot water system claimed, but no details provided.	Please update SMP with details on hot water system type and efficiency standard.	3
Peak Energy Demand	Various initiatives will reduce electrical peak demand.	Satisfactory.	1
Effective Shading	Recessed glazing on east and west to provided some solar protection.	Satisfactory.	1
Efficient HVAC system	Efficient heating / cooling system claimed, but no details provided.	Please update SMP with details on hot water system type and efficiency standard.	3
Car Park Ventilation	No details provided	Recommend VSD controlled ventilation with CO monitoring and VSD control.	2
Efficient Lighting	Energy efficient lighting	Satisfactory.	1
Electricity Generation	No solar array proposed.	Given the size of the suitable roof area, recommend a solar PV array be included in the	2

		proposal, utilising all available suitable roof space to contribute to onsite electricity demands.	
Other			

* Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 2. Energy Efficiency
- House Energy Rating www.makeyourhomegreen.vic.gov.au
- Building Code Australia www.abcb.gov.au
- Window Efficiency Rating Scheme (WERS) www.wers.net
- Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au
- Energy Efficiency www.resourcesmart.vic.gov.au

3. Water Efficiency

Objectives:

- to ensure the efficient use of water
- to reduce total operating potable water use
- to encourage the collection and reuse of rainwater and stormwater
- to encourage the appropriate use of alternative water sources (e.g. grey water)
- to minimise associated water costs

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising Amenity Water Demand	Water efficient WELS rated taps and fixtures fittings as follows: - 5 Star taps - 4 Star showers, toilets and urinals	Satisfactory	1
Water for Toilet Flushing	Toilets on Ground and Level 1 to be connected to rainwater for flushing	Satisfactory	1
Water Meter	Metering to individual tenancies and major common area uses.	Satisfactory	1
Landscape Irrigation	No information provided.	Recommend all irrigation to be provided by rainwater.	2
Other		Satisfactory	

* Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 3. Water Efficiency
- Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au
- Water Services Association of Australia www.wsaa.asn.au
- Water Tank Requirement www.makeyourhomegreen.vic.gov.au
- Melbourne Water STORM calculator www.storm.melbournewater.com.au
- Sustainable Landscaping www.ourwater.vic.gov.au

4. Stormwater Management

Objectives:

- to reduce the impact of stormwater runoff
- to improve the water quality of stormwater runoff
- to achieve best practice stormwater quality outcomes
- to incorporate Water Sensitive Urban Design principles

Issues	Applicant's Design Responses	Council Comments	CAR*
STORM Rating	A STORM score of 110% has been proposed, relying on 660m^2 of roof connected to 12,000 litre rainwater tank for flushing of toilets on Ground and Level 1.	Satisfactory	1
Discharge to sewer	-	-	-
Stormwater Diversion	-	-	-
Stormwater Detention	-	-	-
Stormwater Treatment	-	-	-
Others			

* Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 4. Stormwater Management
- Melbourne Water STORM calculator www.storm.melbournewater.com.au
- Water Sensitive Urban Design Principles www.melbournewater.com.au
- Environmental Protection Authority Victoria www.epa.vic.gov.au
- Water Services Association of Australia www.wsaa.asn.au
- Sustainable Landscaping www.ourwater.vic.gov.au

5. Building Materials

Objectives:

- to minimise the environmental impact of materials used by encouraging the use of materials with a favourable lifecycle assessment

Issues	Applicant's Design Responses	Council Comments	CAR*
Reuse of Recycled Materials	No specific information has been provided.	Consider recycled materials throughout the building.	4
Embodied Energy of Concrete and Steel	No specific information has been provided.	Consider using concrete mixes with recycled materials and steel from Responsible Steel producers.	4
Sustainable Timber	No specific information has been provided.	Consider certified sustainable timbers throughout the building.	4
Design for Disassembly	No specific information has been provided.	-	-
	-	-	-

*Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 5. Building Materials
- Building Materials, Technical Manuals www.yourhome.gov.au
- Embodied Energy Technical Manual www.yourhome.gov.au
- Good Environmental Choice Australia Standards www.geca.org.au
- Forest Stewardship Council Certification Scheme www.fsc.org
- Australian Green Procurement www.greenprocurement.org

6. Transport

Objectives:

- to minimise car dependency
- to ensure that the built environment is designed to promote the use of public transport, walking and cycling

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising the Provision of Car Parks	Reduced car parking proposed	Satisfactory	1
Bike Parking Spaces	22 bike spaces for staff shown on plans but SMP claims 28 spaces.	28 bicycle spaces is not best practice in bicycle parking rates. Recommend increasing the number of spaces to be 50% above the current 52.34 rates. Update plans to show bicycle spaces rates consistent with the SMP.	2
End of Trip Facilities	2 showers and 28 lockers proposed.	EOT are located in the basement, bicycle parking on the ground floor, with no clear access between them. Recommend providing access to lifts directly from bicycle parking area on ground floor, not via Office Spaces 1, for all building users. Recommend increasing EOT to demonstrate best practice.	2
Car Share Facilities	Multiple car share schemes operate in the neighbourhood.	Satisfactory	1
Electric vehicle charging	Basement has space and electrical capacity to install EV charging in the future.	Satisfactory	1
Green Travel Plan	Green Travel Plan does not include surveys, benchmarking or performance goals.	Recommend update the GTP with surveys, clear benchmarking and performance goals.	2

*Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 6. Transport
- Off-setting Car Emissions Options www.greenfleet.com.au
- Sustainable Transport www.transport.vic.gov.au/doi/internet/icy.nsf
- Car share options www.yarracity.vic.gov.au/Parking-roads-and-transport/Transport-Services/Carsharing/
- Bicycle Victoria www.bv.com.au

7. Waste Management

Objectives:

- to ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development
- to ensure long term reusability of building materials.
- to meet Councils' requirement that all multi-unit developments must provide a Waste Management Plan in accordance with the *Guide to Best Practice for Waste Management in Multi-unit Developments 2010*, published by Sustainability Victoria

Issues	Applicant's Design Responses	Council Comments	CAR*
Construction Waste Management	70% target for construction and demolition waste recycling.	Consider a higher recycling rate of 90% of construction and demolition waste.	4
Operational Waste Management	Recycling, glass, organics and general waste stream management proposed. SMP does not include glass and organic waste stream management and is inconsistent with the Waste Management Plan.	Recommend updating the SMP to include organic waste management stream consistent with the Waste Management Plan.	3
Storage Spaces for Recycling and Green Waste	The bin room in basement appears large enough to accommodate waste bin storage.	Satisfactory	1
Others	-	-	-

*Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 7. Waste Management
- Construction and Waste Management www.sustainability.vic.gov.au
- Preparing a WMP www.epa.vic.gov.au
- Waste and Recycling www.resourcesmart.vic.gov.au
- Better Practice Guide for Waste Management in Multi-Unit Dwellings (2002) www.environment.nsw.gov.au
- Waste reduction in office buildings (2002) www.environment.nsw.gov.au

8. Urban Ecology

Objectives:

- to protect and enhance biodiversity
- to provide sustainable landscaping
- to protect and manage all remnant indigenous plant communities
- to encourage the planting of indigenous vegetation

Issues	Applicant's Design Responses	Council Comments	CAR*
On Site Topsoil Retention	There is no topsoil currently onsite.	Satisfactory	1
Maintaining / Enhancing Ecological Value	Vegetation landscaping to approximately 5% of the site area will somewhat improve the ecological value of the site.	Satisfactory. Consider increasing the vegetation by introducing more vegetation to the terraces, green wall, façade or roof, or possibly additional planters to ground floor entrance area.	1, 4
Heat Island Effect	Pale roofing and vegetation to assist reduce urban heat.	Satisfactory. It is not clear what colour and finish will be selected for the terrace paving. Recommend paler colours with a SRI of 0.66 or higher.	1, 3
Green wall, roofs, facades	Not proposed.	Satisfactory. *See above.*	
Other	-	-	-

*Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 8. Urban Ecology
- Department of Sustainability and Environment www.dse.vic.gov.au
- Australian Research Centre for Urban Ecology www.arcue.botany.unimelb.edu.au
- Greening Australia www.greeningaustralia.org.au
- Green Roof Technical Manual www.yourhome.gov.au

9. Innovation

Objectives:

- to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings

Issues	Applicant's Design Responses	Council Comments	CAR*
Improving on Green Star Benchmarks	-	-	-
Global Sustainability	-	-	-
Others	-	-	-

*Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 9. Innovation
- Green Building Council Australia www.gbca.org.au
- Victorian Eco Innovation lab www.ecoinnovationlab.com
- Business Victoria www.business.vic.gov.au
- Environment Design Guide www.environmentdesignguide.com.au

10. Construction and Building Management

Objectives:

- to encourage a holistic and integrated design and construction process and ongoing high performance

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	Proactive maintenance and tuning of all major building services.	Satisfactory	1
Building Users Guide	A Building Users Guide will be developed.	Satisfactory	1
Contractor has Valid ISO14001 Accreditation	No information provided.	Satisfactory. Consider awarding construction tender to company with ISO 14001 or similar environmental management and QA systems.	4
Construction Management Plan	No information provided.	Satisfactory. Recommend a CMP be developed to minimise environmental impacts during construction.	4
Others	-	-	-

*Council Assessment Ratings:

- 1 – Design Response is SATISFACTORY
- 2 – Design Response is NOT SATISFACTORY
- 3 – MORE INFORMATION is required
- 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:

- SDAPP Fact Sheet: 10. Construction and Building Management
- ASHRAE and CIBSE Commissioning handbooks
- International Organization for standardization – ISO14001 – Environmental Management Systems
- Keeping Our Stormwater Clean – A Builder's Guide www.melbournewater.com.au

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council



Applicant Response Guidelines

Project Information:

Applicants should state the property address and the proposed development's use and extent. They should describe neighbouring buildings that impact on or may be impacted by the development. It is required to outline relevant areas, such as site permeability, water capture areas and gross floor area of different building uses. Applicants should describe the development's sustainable design approach and summarise the project's key ESD objectives.

Environmental Categories:

Each criterion is one of the 10 Key Sustainable Building Categories. The applicant is required to address each criterion and demonstrate how the design meets its objectives.

Objectives:

Within this section the general intent, the aims and the purposes of the category are explained.

Issues:

This section comprises a list of topics that might be relevant within the environmental category. As each application responds to different opportunities and constraints, it is not required to address all issues. The list is non-exhaustive and topics can be added to tailor to specific application needs.

Assessment Method Description:

Where applicable, the Applicant needs to explain what standards have been used to assess the applicable issues.

Benchmarks Description:

The applicant is required to briefly explain the benchmark applied as outlined within the chosen standard. A benchmark description is required for each environmental issue that has been identified as relevant.

How does the proposal comply with the benchmarks?

The applicant should show how the proposed design meets the benchmarks of the chosen standard through making references to the design brief, drawings, specifications, consultant reports or other evidence that proves compliance with the chosen benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans. The site's permeability should be clearly noted. It is also recommended to indicate water catchment areas on roof- or site plans to confirm water re-use calculations.

Strategic Transport Formal Referral Response

Application Information:

Referral Officer:	Philip Mallis
Officer:	John Theodosakis
Council Reference:	PLN24/1074
Address:	246 Nicholson St, Fitzroy VIC 3065
Proposal:	Development of the land with the construction of an eight-storey building (used for the purpose of a food and drinks premises and office) and a reduction in the associated car and bicycle parking requirements of the Yarra Planning Scheme and alteration to a road in a Transport Zone 2 (Nicholson and Johnston Streets).
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

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)	4,852.4 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	16 employee spaces	35 employee spaces
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	5 visitor spaces.	0 visitor spaces
Retail (Café)	180.4 sqm	1 employee space to each 300 sq m of leasable floor area	1 employee spaces	1 employee spaces
		1 visitor space to each 500 sq m of leasable floor area	0 visitor spaces.	0 visitor spaces
Bicycle Parking Spaces Total			**17 employee spaces**	**36 employee spaces**
			5 visitor spaces	**0 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**2 showers / change rooms**	**2 showers / change rooms**

The development provides 19 additional employee spaces and 5 less visitor spaces than the requirements of the scheme

Adequacy of visitor spaces

Number of Spaces

The provision of 0 visitor bicycle spaces is inadequate for the following reasons:

- The proposed development requires 5 visitor bicycle parking spaces, as per the City of Yarra Planning Scheme requirements. No visitor bicycle parking has been provided, therefore not meeting this requirement. **(inadequate)**
- Supply is less than the CASBE requirements, which require 1 visitor bicycle space per 500 sqm net leasable area of office. As the architectural plans do not identify the net leasable area, it has been assumed to be equivalent to the net floor area of 4,852.4 sqm. Based on this assumption, a total of 10 visitor bicycle spaces are required. No visitor bicycle parking has been provided, therefore not meeting this requirement. **(inadequate)**

Design and Location of Visitor Spaces

There are no designated visitor bicycle parking spaces provided for the given development. The design and location of the visitor spaces must be provided as per the requirements of the City of Yarra Planning Scheme and AS2890.3.

Adequacy of employee spaces

Number of spaces

The provision of 36 employee spaces is inadequate for the following reasons:

- The proposed development requires 16 employee bicycle parking spaces, as per the City of Yarra Planning Scheme requirements. The provision of 36 employee spaces exceeds this requirement by 19 spaces. **(adequate)**
- In accordance with CASBE requirements, the development must provide 1 employee bicycle parking space per 100 sqm of net leasable office floor area. As the architectural plans do not identify the net leasable area, it has been assumed to be equivalent to the net floor area of 4,852.4 sqm. Based on this assumption, a total of 49 employee bicycle spaces are required. The provision of 36 employee spaces therefore does not meet this requirement. **(inadequate)**

Design and location of employee spaces and facilities

Employee spaces are inadequately located and designed for the following reasons:

- Access to the bicycle store from Nicholson Street is via multiple doors and through the office space or via the bluestone paved Johnson Place to the rear. Neither are convenient or easily accessible for employees. Pursuant to the Yarra Planning Scheme, bicycle parking areas should be located to provide convenient access from surrounding bicycle routes and main accesses. **(inadequate)**
- No dimensions are provided on the architectural plans for the access path from the rear laneway to the bicycle storage areas, dimensions are required to be provided in line with AS2890.3 requirements. **(inadequate)**
- The architectural plans are missing several key details required for assessment. Specifically, the plans lack information on the arrangement and dimensions of bicycle spaces, spacing between spaces, type of bicycle parking mechanism, aisle widths, and other features relevant to bicycle facilities. This information must be clearly shown in accordance with AS2890.3 and Clause 52.34 of the Planning Scheme. **(inadequate)**
- Pursuant to Clause 52.34-3 & AS2890.3, bicycle spaces for employees must be provided in a bicycle locker, or a lockable compound. The architectural plans do not indicate locking mechanisms for the bicycle storage room, therefore not satisfying minimum requirements. **(inadequate)**

Electric vehicles / share cars / other relevant topics?

Under CASBE requirements, 5% of all car parking spaces must be designated for electric vehicles (EVs) and equipped with appropriate charging infrastructure. The proposed development includes a basement car park with a total of 23 spaces, requiring at least one dedicated EV space in accordance with CASBE requirements. Architectural plans indicate that an efficient EV charging outlet is to be provided in the basement car park on the west, subject to approval from Insurance Victoria, therefore meeting this requirement. **(adequate)**

Green Travel Plan

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

- Parking facilities for bicycles, motor bikes, small cars, electric cars and onsite and nearby car share systems.

- End of trip facilities for staff, including the location of showers and the availability of personal lockers.
- Bicycle and walking maps.
- Nearby public transport stops.
- Availability of public transport tickets through the employer or relevant Owners Corporation.
- Nearby recreation areas (e.g. parks).
- Car-pooling scheme.

Yarra's key bicycle corridors

The site is located approximately 60 metres to north of a C2 (main) cycling route, and approximately 200 metres to the east of a C1 (primary) cycling route, providing active travel connectivity within close proximity of the site. The development does not impact Yarra's key bicycle corridors.

Yarra's Bicycle Lanes

From the aerial imagery review, it was identified that bike lane stencils are provided on Elgin Street to the southwest of the site and 5 bicycle parking rails are provided on Argyle Street adjacent to the site. The development does not impact existing bicycle parking infrastructure.

Recommendations

The following should be shown on the plans before endorsement:

1. Provide a minimum of 5 visitor bicycle parking spaces, as per Clause 52.34 of the Planning Scheme Requirements, designed in accordance with AS2890.3.
2. Provide 49 employee parking spaces in accordance with CASBE requirements.
3. Provide the employee bicycle parking area in a convenient location easily accessible for employees.
4. Architectural plans must identify all key features of the provided bicycle facilities, including the arrangement and dimensions of bicycle spaces, spacing between the bicycle spaces, type of bicycle parking mechanism, and other relevant features as per AS2890.3 and Clause 52.34 of the Planning Scheme.
5. The bicycle storage room must be within a secure lockable compound to provide secure access for employees.

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

Sustainable Transport Planner (Strategic Transport Unit): Philip Mallis

Date: 02/07/25

Urban Design
Formal Referral Response

Application Information:

Referral Officer:	Lucy Stratton
Officer:	John Theodosakis
Council Reference:	PLN24/1074
Address:	246 Nicholson St, Fitzroy VIC 3065
Proposal:	Development of the land with the construction of an eight-storey building (used for the purpose of a food and drinks premises and office) and a reduction in the associated car and bicycle parking requirements of the Yarra Planning Scheme and alteration to a road in a Transport Zone 2 (Nicholson and Johnston Streets).
Comments Sought:	Click here to view referral memo: D25/228287 - IREF25/00902 - Referral Request
Disclaimer:	Council's Urban Designer provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	Not applicable.

Recommendation

The proposal is not supported in its current form.

Comment Summary

Public Realm Interface

- The frontage consists of a series of 1m deep inset areas, with a central primary entrance with feature awning.
- It is unclear whether direct access to the café and lobby spaces is proposed from Nicholson Street. The Nicholson Street Elevation indicates that all glazed setbacks open (a total of 6 additional entrances); this would not be supported.
- The siting of services within building insets allows for a larger portion of the frontage to be glazing. Ensure the cabinet services and accessibility meets requirements.
- Where not providing services and access, these inset spaces provide little purpose and no public amenity, instead utilise these areas for meaningful landscaping that enhances the streetscape.

Streetscape and Capital Works

Footpath Reinstatement

- Ensure the survey is current and all plans are reflective of the current streetscape condition. Including crossover locations and fixtures such as electricity poles, pits etc.

- Along the full length of the subject site, the Nicholson Street footpath is to be reinstated as asphalt footpath with bluestone kerb and channel as per Yarra's Road Materials Policy and Yarra Standard Drawings. All redundant crossovers are to be removed.
- There are no known planned / approved capital works around the site being led by the Urban Design Team.

Street Tree Planting
It is requested that the applicant provides a financial contribution to plant two (2) street trees along Nicholson Street. Architectural and Landscape Plans to include the indicative location (Figure 1).

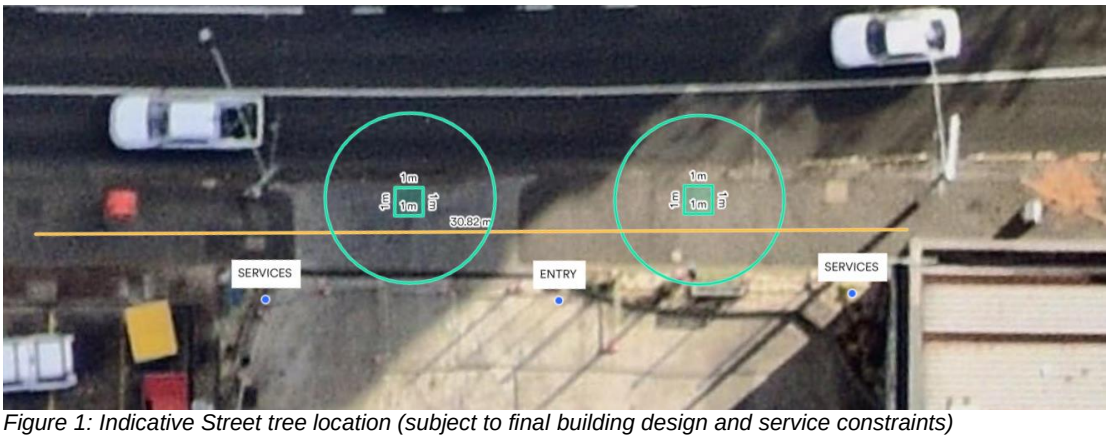


Figure 1: Indicative Street tree location (subject to final building design and service constraints)

All street tree planting and establishment / maintenance (24 months for trees) to be undertaken by Council's tree planting contractor. The applicant is required to contribute to the cost **($4,470.40 ex GST)** of planting new street trees;

- This would cover tree sourcing, planting and 2 years of maintenance for trees.
- Council's tree planting contractor will source and plant the street trees.
- Final tree species and locations are to be confirmed by Council's street trees team prior to construction.
- Tree cutouts and planting to be undertaken by Council's tree planting contractor.
- Please keep Council updated as the project progresses so when the plans are approved Council can ensure trees are placed on order in time for completion.

The following changes are required to make the proposal acceptable from an urban design perspective:

- Ensure service cabinets sizes and accessibility meet requirements.
- Provide landscaping along the building frontage where access and services are not required to enhance to contribution to the streetscape.
- Update plans to reflect the current streetscape condition and all public realm works including footpath reinstatement, and indicative locations for street trees (x2).

Urban Designer: Lucy Stratton
Date: 18 July 2025

5.3. – PLN25/0499 - 14/53 Coppin Street Richmond

Author	Maxwell O'Brien – Statutory Planner
Authoriser	General Manager City Sustainability and Strategy - Mary Osman

Executive Summary



Property	14, 15 & 16/53 Coppin Street and Common Property 1 & 3 of 53 Coppin Street Richmond
Ward	Boulevard Ward
Application number	PLN25/0499
Proposal	To use Tenancies 14, 15 and 16 and parts of common property 1 and 3 at 53 Coppin Street as a "Restricted Recreation Facility" (Gym), and to construct and display internally illuminated business identification signage.
Zoning & Overlay/s	- Mixed Use Zone - Environmental Audit Overlay - Development Contribution Plan Overlay
Strategic setting	'Major Activity Centre' in the Strategic Framework Plan
Submissions	15 objections and 3 submissions in support
Key reasons for support	- The use can be sufficiently managed to minimise amenity impacts to neighbouring dwellings through proposed permit conditions. - No objections have been raised by Council's traffic engineers or acoustic experts.

Recommendation	That Council issues a Notice of Decision to Grant a Planning Permit, with conditions. Key conditions include: - A maximum of 60 patrons and 3 staff. - A requirement for an amended Waste Management Plan. - An acoustic consultant to be engaged to calibrate the sound system to noise limits as per EPA guidelines. - Restrictions on the hours of illumination for the signage and for light spill to be appropriately managed.
Contact Officer	Maxwell O'Brien Statutory Planner

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN25/0499 at Tenancies 14, 15 and 16 and parts of common property 1 and 3 at 53 Coppin Street, Richmond for

Control	Clause	Matter for which the permit has been granted
Mixed Use Zone	32.04-2	To use land for 'Restricted recreation facility' (gymnasium)
Signage	52.05-2	Construct and display internally illuminated business identification
Bicycle Facilities	52.34-2	A reduction in the visitor bicycle spaces

subject to the following conditions:

Amended Plans

1. Before the use 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 Archispectrum, Rev C and dated 14/01/2026 but modified to show:

   (a) One employee bicycle parking space provided within the gym tenancy and in accordance with the Design Standards of Clause 52.34-6 of the Yarra Planning Scheme;

   (b) The location of two additional bike hoops on common property within the site;

   (c) Opaque decals to be applied to 50% of glazing fronting Coppin Street. These decals are to be neutral in colour and contain no colour or detail that could be recognised as branding; and

(d) Any changes/notations required to implement the documents required by Condition 7 (Operational Noise Emission and Impact Noise and Vibration Reports) and Condition 10 (Waste Management Plan) as relevant.

Use

2. The 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. A maximum of 60 patrons is permitted on the land at any one time.
4. A maximum of 3 staff is permitted on the land at any one time.
5. The provision of music on the land must be at a background level.
6. No group training classes are to be conducted on site.

Acoustic report

7. Before the use commences, an amended Operational Noise Emission and Impact Noises and Vibration reports to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Operational Noise Emission and Impact Noise and Vibration reports will be endorsed and will form part of this permit. The amended Operational Noise Emission and Impact Noise and Vibration reports must be generally in accordance with that prepared by Acoustic Dynamics dated 23 June 2025 and 28 February 2025 but modified to show/confirm:
   (a) The sound system is to be calibrated by a suitably qualified acoustic consultant and advice provided for ensuring that music will comply with the identified music limits. The advice should be in written format and on display and available to staff who operate the equipment;
   (b) The sound system volume controls are to be kept inside a locked cabinet with access provided to staff who understand the operating procedures for ensuring ongoing compliance;
   (c) A final gym layout showing the location of equipment, identifying the proposed uses, and detailing the floor treatments for managing impacts, including locating the cardio equipment on the most rigid location on the tenancy floor where practical;
   (d) Weights over 15 kg are only to be used in the ‘Free Weights Area’ of the gym, where floor treatments are at least 75 mm thick; and
   (e) Weights over 50 kg are not to be used unless dedicated vibration isolated lifting platforms are installed.
8. The provisions, recommendations and requirements of the endorsed Operational Noise Emission and Impact Noise and Vibration reports must be implemented and complied with to the satisfaction of the Responsible Authority.
9. Prior to the use commencing, a letter from the author of the acoustic assessment report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The letter must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the endorsed acoustic report have been implemented.

Waste Management

10. Before the use commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Waste Management Plan must be in accordance with any other Endorsed Waste Management Plan for the subject site. When approved, the Waste Management Plan will be endorsed and form part of this permit. The amended Waste Management Plan must be generally in accordance with the submitted Waste Management Plan dated 25 June 2025, but modified to include:
    (a) Details of calculations for expected waste from the site must be provided using industry accepted rates for type of use.
    (b) Details of the number of bins to be kept on site for each material stream, their size, and collection frequency.
    (c) Details of how hard waste will be managed.
    (d) Details of how e-waste will be managed noting that it is illegal for e-waste to enter landfill in Victoria and cannot be disposed of in waste bins.
    (e) Details of the bin storage room/area to be provided and to include:
        (i) The net space taken up by the bins on site in square metres.
        (ii) The total size of the bin storage area in square metres.
        (iii) Details of how it will be ventilated to prevent odours.
        (iv) Details of appropriate cleaning equipment and drainage to allow scheduled cleaning of the bins and the bin storage area.
    (f) A detailed plan showing how the bins will be collected from the site including:
        (i) Where the bins will be placed for collection.
        (ii) Who will be responsible for placing the bins at the collection point and returning the bins to the storage area.
        (iii) Who will collect the bins from site.
11. The provisions, recommendations and requirements of the endorsed Waste Management Plan, must be implemented and complied with to the satisfaction of the Responsible Authority.
12. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Plan of Management

13. Before the use commences, an amended Plan of Management to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Plan of Management will be endorsed and will form part of this permit. The amended Plan of Management must be generally in accordance with the submitted Plan of Management dated 25 June 2025, but modified to:
    (a) Delete item 2(d) on pg 2 referring to the end date of the plan/document;
    (b) Update item 6 (a) on pg 3 to specify that the volume of the background music is to be set and calibrated by a qualified acoustic consultant;

(c) Delete item 8 (g) on pg 5 referring to the use of low frequency speakers (sub-woofers); and

(d) Detail how access to the common areas of the buildings for gym patrons will be managed between 8pm and 8am, with access to the basement to be prohibited at all times.

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

General Conditions

15. The use must at all times comply with the noise limits specified in the Environment Protection Regulations under the *Environment Protection Act 2017* and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.

16. Delivery and collection of goods to and from the land may only occur between 9am and 7pm Monday to Thursday and 9am – 4pm Friday, except for those allowed under any relevant local law.

17. The amenity of the area must not be detrimentally affected by the use, including through:

(a) The transport of materials, goods or commodities to or from land;

(b) The appearance of any buildings, works or materials;

(c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or

(d) The presence of vermin.

To the satisfaction of the Responsible Authority.

Signage

18. The location and details of the sign(s), including the supporting structure, 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.

19. Prior to the erection of signage authorised by this permit, the existing “Anytime Fitness” sign located on the western Coppin Street frontage must be removed.

20. The signs must be constructed, displayed and maintained to the satisfaction of the Responsible Authority.

21. The intensity of illumination for the ground floor Coppin Street sign must be dimmed between the hours of 10pm and 7am, seven days a week, such that there are no adverse impacts on adjacent sites, to the satisfaction of the Responsible Authority.

22. The first floor Coppin Street sign must not be illuminated outside of the hours 6:00am to 11:00pm (Monday to Sunday).

23. The signs must not include any flashing or intermittent light.

24. On expiry of this permit, the approved signs and structures built specifically to support signage must be removed.

Expiry

25. This permit will expire if:

    (a) The signs are not erected within three years of the date of this permit; or

    (b) The use is not commenced within three years from the date of this permit; or

    (c) The use is discontinued for a period of two years.

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

Notes

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

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

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.

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.

Use of Security Cameras must comply with section 7(1) of the *Surveillance Devices Act 1999* (Vic) which outlines a permit holder's responsibility in relation to surveillance devices. Please ensure compliance with the relevant legislation at all times the security cameras are in use.

History and Background

1. Planning Permit **PL08/0999** was issued on 14 August 2009 by Council for the construction of a mixed use development (three to eight storey building with basement) comprising offices, day spa and gymnasium facility, food and drinks premise (café), dwellings and on-site car parking and a reduction in the car parking requirements of the Yarra Planning Scheme. Plans were endorsed on 10 December 2012. This permit was acted on with the buildings approved now occupying the site.
2. Planning permit **SP11/0028** was issued on 23 April 2012 for a 16 lot subdivision of the commercial component of the development.
3. Planning Permit **PLN11/1070** was issued on 28 May 2012 for 'Construction and display of two internally illuminated advertising signs'.
4. Planning Permit **PLN12/1024** was issued on 08 January 2013 for reduction in the car parking requirements associated with the use of the site as medical centre (chiropractor) at 1/53 Coppin Street. Plans were endorsed on 8 January 2013.
5. Planning Permit **PLN12/1041** was issued on 16 April 2013 for provision of car spaces associated with a medical centre and a reduction in the car parking requirements associated with offices at 3, 4, 6, 8, 9, 12, and 15/53 Coppin Street. Plans were endorsed on 9 July 2013. This use is currently operating.
6. Planning Permit **PLN12/0118** was issued on 16 April 2013 for 'Use of the land for a restaurant and for the same and consumption of liquor (General Licence) with an associated reduction in the car parking and waiver of the bicycle parking and loading bay requirements.' The permit was later amended on 4 February 2014 in accordance with the order of VCAT (reference P1608/2013). Plans were endorsed on 21 August 2013. There is currently a café operating at the ground floor of the building, fronting Coppin Street.
7. Planning Permit **PLN13/0702** was issued on 31 January 2014 for construction and display of internally illuminated signage at 14-16/53 Coppin Street. Endorsed plans were issued on 31 January 2014.
8. Planning Permit **PLN13/0074** was issued on 06 August 2013 for the development of the land for the construction and display of business identification signage (including internally illuminated signage) at 9/53 Coppin Street. Plans were endorsed on 6 August 2013.

Current applications

9. A Section 72 Amendment application (**PL08/0999.01**) was received on 17 February 2026 seeking to expand the medical centre use into the former gym occupancy (8/53 Coppin Street). This application is still undergoing assessment.
10. The current planning permit application (**PLN25/0499**) which is the subject of this report was submitted on 25 June 2025 seeking approval for the use of Tenancies 14, 15 and 16/53 Coppin Street, Richmond, as an "Indoor Recreation Facility" (24/7 'Anytime Fitness' Gymnasium), including internal fitout for the proposed purpose, extended 24/7 hours of operation and associated business identification signage.
11. This application was subsequently amended via Section 57 of the *Planning and Environment Act 1987* (the Act) on 29 August 2025 in order to include all affected property titles and to correctly identify the signage as illuminated business identification signage.

12. A further amendment was made pursuant to Section 57A of the Act on 15 January 2026 that updated the Application Form to include Common Properties 1 and 3 and to include Body Corporate details as well as update the plans to remove mention of “removal and replacement” of Sign 2 as the removal of signage does not require planning permission (only the construction and display).

Planning Scheme Amendments

13. 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. There is no change to the car parking requirement for the proposed use.

Site Context

14. Anytime Fitness currently operates on site and is located at the ground level, fronting Coppin Street. The gym operates 24 hours, 7 days a week. As part of permit **PL08/0999** the gym was approved with 2 car parking space and no specific allocation of bicycle spaces. There are two signs identifying the business currently provided on site; one located above the existing medical centre sign in the southwest tenancy on Coppin Street, and the other is located on the western ground floor wall of the eastern building fronting Abinger Street to the south.

15. This application seeks to relocate the existing gym to the first floor, occupying the southern part of the building fronting Coppin Street. Access to the proposed gym is via the atrium at ground floor fronting Coppin Street which provides stair and lift access to the first floor.

16. The subject site is located on the eastern side of Coppin Street, and northern side of Abinger Street. The site contains multiple separate buildings and tenancies, however the tenancies in question are located on the first floor of the building in the southeast of the site, fronting Coppin Street. The planning application includes Lots 22, 23, 24, and two areas of common property that will henceforth be referred to as the ‘subject site’.

17. The subject site is irregularly shaped, has a depth of 19.7 metres, frontage of 32.575 metres to Coppin Street, and has a floor area of 583 square metres at first floor.

18. At first floor the building is highly glazed, with numerous decorative fins on the façade of the building. There are no external balconies located at first floor.

19. Existing signage to the site consists of business identification window decals and blade signs to the medical centre and café, internally illuminated wall signage to the gym and medical centre at ground floor and a wall sign for ‘Brennan IT’ at first floor. All signage is located to front the Coppin Street building frontage.

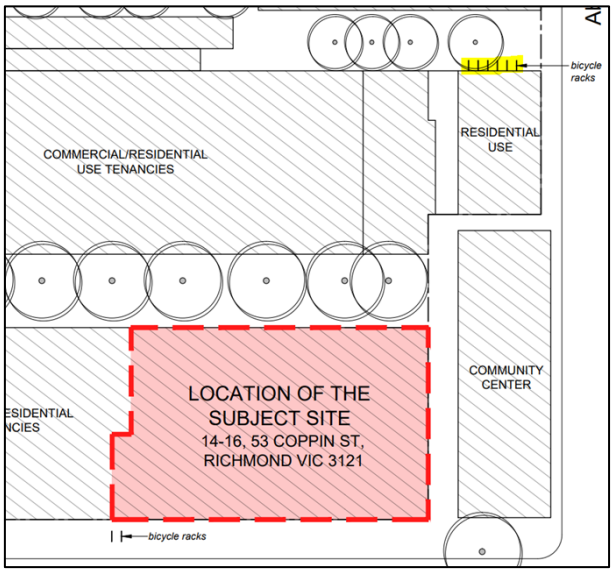


Figure 1. Subject site located on floor plan. Source: Decision Plans



Figure 2. Subject site viewed from Coppin Street. Source: Planning Officer – 19 December 2025

Surrounds

20. Directly underneath the subject site, on the ground floor, are lots 17 and 18 that currently operate as a Medical Centre (and currently subject to planning permit application (PLN08/0999.01). Directly above the subject site are residential dwellings located at the second, third, and fourth storeys.

Adjacent to the south

21. A narrow side setback which adjoins ‘Loughnan Hall’ – a single storey brick building community centre operated by the City of Yarra at 67-69 Coppin Street, Richmond.

Adjacent to the north

22. 47 Coppin Street which is a two storey brick building with full site coverage. The site has a planning permit allowing use of the site as for 'Office' and 'Commercial display area' with plans endorsed on 16 September 2025.

East

23. An open courtyard approximately 7.5 metres in width, with additional residential uses located on the eastern side of the courtyard.

Opposite to the west

24. A row of single storey dwellings with no onsite car parking and low timber picket and brick front fencing known as 68-72 Coppin Street.
25. Coppin Street features a two-way, double-lane street with on-street parallel parking and bicycle lanes in both directions. There are four existing street trees located directly outside the subject site and three street trees within the centre of Coppin Street. On street parking is available on the eastern side of Coppin Street with no stopping restrictions between 9-10am on Tuesday, and 2-hour parking from 10am-11pm. The western side of Coppin Street includes a no-stopping zone between 9-10am, 2 hour parking from 10am-6pm, and a permit zone at all other times.
26. Signage within the area (fronting Coppin Street) features a mix of illuminated and non-illuminated walls signs sited above building entries and window decals to glazing.
27. The site is located in the Principal Public Transport Network, connected to public transport, including walking distance to Bridge Road tram routes 48 and 75 (approximately 130 metres to the north), Church Street tram route 78 (approx. 700 metres to the west), Swan Street tram route 70 (approximately 700 metres to the south), Burnley Railway Station (approximately 1.2 kilometres to the southeast), and East Richmond railway station (approximately 1.2 kilometres to the southwest).



Figure 3. Zoning map of site and surrounds. Source: VicPlan – 02 February 2026

Title

28. The title submitted with the application does not show any covenants or restrictions.
29. Relevantly there are two party wall easements marked as E-2 between Lots 23 and 24, and Lots 23 and 22 (the subject tenancy).
30. The easements are unaffected by the proposal as the internal gross floor area will not be increased and any internal works do not require planning permission.
31. The titles submitted with the application shows the following Section 173 Agreements:
    (a) Agreement S223910H (dated 16th November 1992) affecting Lots 22, 23, and 24; and
    (b) Agreement AK488200J (dated 26th July 2013) affecting Lot 23.
32. Agreement S223910H is between the Mayor, Councillors, and Citizens of the City of Richmond agreeing that the Owner of the land (Eveleigh Nominees PTY. LTD.) will maintain 3 parking spaces at 63-65 Abinger Street for use only in relation to the use and development of the land in compliance with Permit 6168.
33. Agreement AK488200J is between the Yarra City Council and Cubo Group PTY. LTD. which agrees for the Owner (Cubo Group) to provide the car parking spaces for the Medical Centre Use as specified in Schedule 1 before the Medical Centre Use commences; and maintain the car parking spaces referred to in clause 6(a) at all times.
34. Both Section 173 Agreements relate to the provision of car parking and have no bearing on the current application as they relate to the provision of car parking, and the proposal does not include variation or removal of the car parking on site.

Proposal

35. The proposal is for the use of Tenancies 14, 15 and 16 at 53 Coppin Street, Richmond for an "Indoor Recreation Facility" (Gym) with the following details:

    (a) Hours of operations are to be 24 hours a day, 7 days a week.

36. A maximum of 3 staff on site Monday – Friday and, 2 staff on site Saturday with Sunday to be unstaffed.

    (a) Staff are to be on site:

        (i) 9am-7pm Monday – Thursday;

        (ii) 9am – 4pm on Friday;

        (iii) 10am – 2pm on Saturday; and

        (iv) and no staff on-site Sunday.

    (b) A maximum of 60 patrons;

    (c) Internal works (no planning permit required) including:

        (i) modification to internal walls; and

        (ii) provision of three accessible toilets, two showers, a utility and recovery room, manager area, guest lobby, weight and strength training room and a cardio area

    resulting in a total floor area of 583sqm and useable tenancy area of 559sqm.

37. Internal acoustic measures (discussed further in the 'noise' assessment further in this report).

38. Access via the existing pedestrian entry on Coppin Street.

39. No external buildings and works which require a planning permit are proposed, however there are proposed to be two external signs, and vinyl framing to the first floor windows.

40. One staff car parking space is provided on site (basement 1 level), shown in blue below:

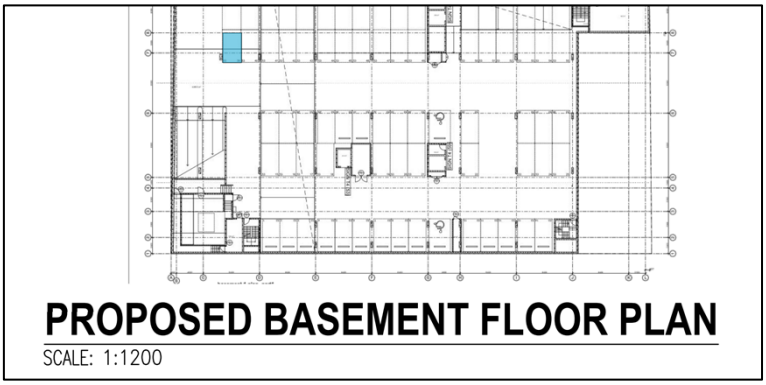


Figure 4. Existing car park location. Source: Decision Plans

41. The Plan of Management provided by the applicant outlines:

    (a) Low volume background music which is set and locked by the manager;

    (b) All windows are to be non-openable and fixed shut at all times;

(c) All waste will be stored in separated recycling and waste bins in the building's waste management area before being removed for disposal by a contractor; and

42. Construction and display of internally illuminated business identification as follows (total area of signage displayed 1.9 sqm):

(a) Illuminated Anytime Fitness sign. approximately 530mm(H) x 2320mm(W) Running Man Logo Acrylic Fabricated letters illuminated by LEDs with a 3mm opal face and vinyl running man. 80mm black acrylic returns and 10mm foam PVC backs. Located on the first floor Coppin Street frontage façade under the existing "Brennan IT" sign; and

(b) Illuminated Anytime Fitness sign. approximately 300mm(H) x 2350mm(W) Running Man Logo Acrylic Fabricated letters illuminated by LEDs with a 3mm opal face and vinyl running man. 80mm black acrylic returns and 10mm foam PVC backs. Located on the ground floor Coppin Street frontage façade underneath the existing "Medical Centre" sign.

43. Purple vinyl decal framing is proposed around the edges of the Coppin Street frontage glazing. The decal does not explicitly contain any business identification elements, however the colour is considered to be associated with the Anytime Fitness branding and is considered business identification signage. The decal strip has a width of approximately 80mm, and is present bordering the entirety of both sections of glazing as shown in Figure 6 below.

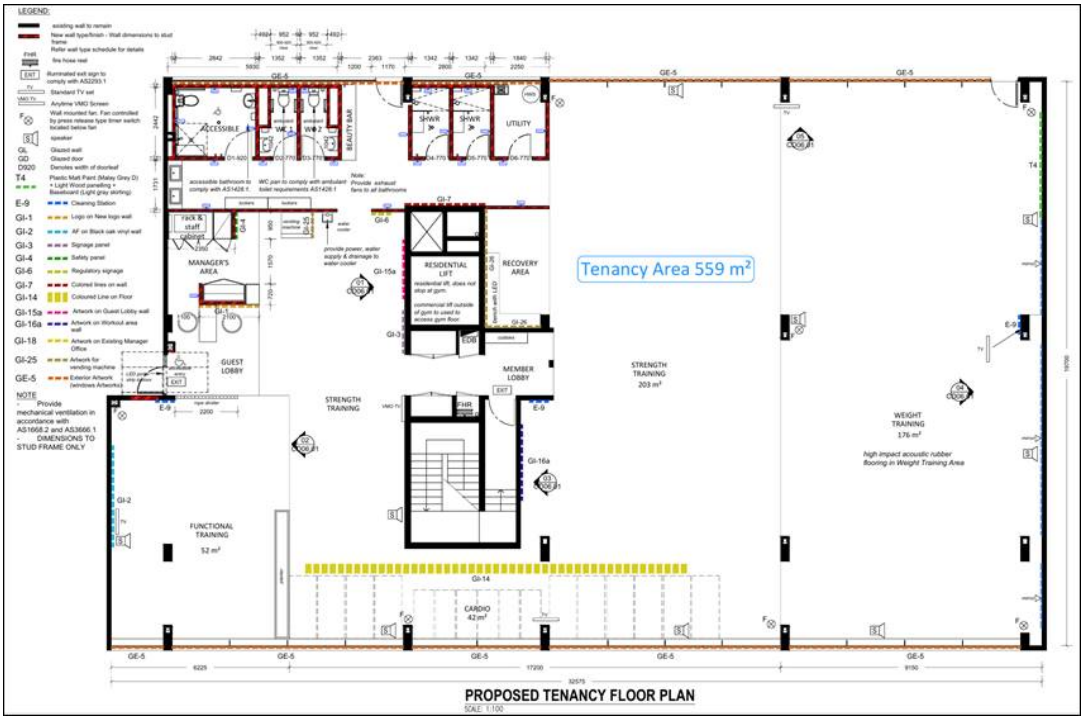


Figure 5. Proposed first floor plan. Source: Decision Plans



Figure 6. Proposed western elevation plan. Source: Decision Plans

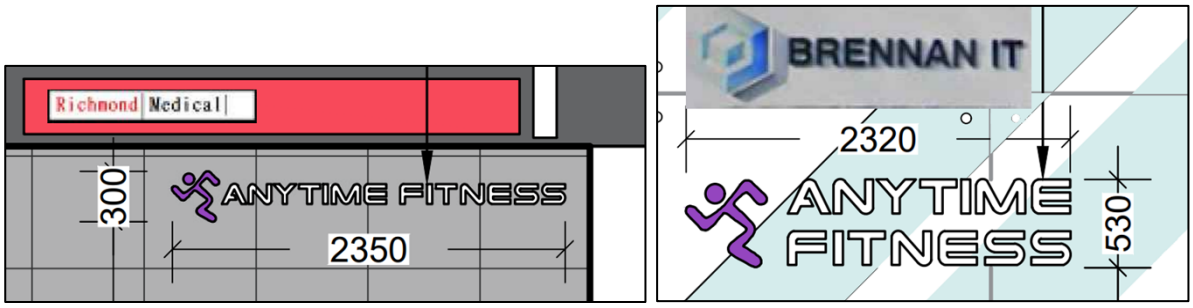


Figure 7. Proposed signage on the western Coppin Street elevation

Statutory controls

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

(a) **Clause 32.04 – Mixed Use Zone (MUZ)** - Pursuant to Clause 32.04-2, a Leisure and recreation use (other than Informal outdoor recreation) is a section 2 (permit required) use;

(b) **Clause 45.03 – Environmental Audit Overlay (EAO)** – Pursuant to Clause 45.03-1, requirements are applied before a sensitive use (residential use, child care centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school commences. As the proposed use is not sensitive, the requirements are not applicable;

(c) **Clause 45.06 - Development Contributions Plan Overlay - Schedule 1 (DCPO1)** – the DCPO1 sets out mandatory development contributions for particular types of development. Because there is no increase in floor space and the use would continue to be commercial, the requirements of the DCPO1 do not apply;

(d) **Clause 52.05 – Signage** – the site is located within a 'Category 3 – High Amenity Areas. A permit is required for all proposed signage (explained in the 'Signage' section further in this report);

(e) **Clause 52.06 – Car Parking** - before a new use commences the number of car parking spaces required under Clause 52.06-5 must be provided on the land. Pursuant to Clause 52.05-6, a Restricted Recreation Facility (Gymnasium) does not have specify a car parking rate, and therefore the car parking spaces must be provided to the satisfaction of the responsible authority; and

(f) **Clause 52.34 – Bicycle Parking** – requires that before a new use commences or the floor area of an existing use is increased the required bicycle facilities and associated signage to be provided on the land.

Table 1 to Clause 52.34-5 states the following bicycle space requirements:

Use	Statutory requirement	On-site provision	Reduction/waiver sought
Minor sports and recreation facility	1 per 4 employees 1 to each 200sqm of net floor area	0 0	1 3 Total 1 employee and 3 visitor bicycle space waiver sought

Internal and External Consultation

Advertising

45. The application was initially advertised under the provisions of Section 52 of the *Planning and Environment Act 1987* by 509 letters sent to surrounding owners and occupiers and by two (2) signs displayed on the southern and western frontages.

46. On 15 January 2026, an amendment was submitted to correct the address of the application to 14-16/53 Coppin Street (rather than 14/53 Coppin Street) and to include Common Properties 1 and 3. Reference to a 'reduction in car parking' as a permit trigger was also removed at this time, noting that car parking must be provided 'to Council's satisfaction'.

47. The application was then readvertised under the provisions of Section 57B of the *Planning and Environment Act 1987* by 520 letters sent to surrounding owners and occupiers and by two signs displayed on the southern and western frontages:

    (a) It is noted that an objection has raised concern that there was an absence of an advertising notice on site. However, a site visit by officers and photograph evidence provided at the time the signs were installed and removed (by Council's contractor) confirmed that the signs were installed.

48. Council received 15 objections, on the following key grounds:

    (a) Noise associated with the use, foot traffic and people;

    (b) Absence of an 'advertising poster' during public notice;

    (c) Acoustic testing was not conducted where the use will occur i.e. not inside the residences above/below, and concerns about the independence of the noise and vibration testing;

    (d) Insufficient detail of the noise emanating from music/classes;

    (e) Insufficient provision of car parking;

    (f) Inappropriate location/neighbourhood character impacts – the gym is better suited on a main road and not in a residential area;

(g) Misleading address in the application material;

(h) Amenity impacts from light spill and illumination of signage;

(i) Lack of motion sensors to reduce energy consumption and minimise light spill;

(j) Security issues (theft from cars and storage cages) for residents in the building due to the gym access;

(k) Inadequate bicycle spaces;

(l) Impact on property valuations;

(m) Use of common areas for business activities and patrons; and

(n) Privacy and overlooking.

49. Three letters of support were received on the following grounds:

(a) The benefit of providing additional services to the community, allowing the medical centre to expand (bringing in new doctors and patients);

(b) The location of the existing gym is proposed to be converted into a medical centre (an expansion of the current medical centre on site);

(c) Noise from music and weights unlikely to be an issue based on previous experiences with the existing gym and access above a café; and

(d) The existing location of the gym is not adequately sized.

Internal and external referrals

50. The proposal was not required to be referred to external authorities.

51. The proposal was referred to internal Council business units/external consultants and their comments are as follows, with the full advice attached to this report:

Internal Business Unit/ External consultant	Comments
City Works – Waste Management	The Waste Management Plan is considered unsatisfactory and is to be rectified via permit conditions.
Development Engineering	Supports the non-provision of car parking for the site as it is considered appropriate in the context of the development and the surrounding area.
SLR Acoustic	Support - subject to condition requiring the acoustic report to include details of internal fit out of acoustic mitigation measures.

Policy Implications

Planning Policy Framework (PPF)

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

- Clause 2 - Municipal Planning Strategic, including:
  - Clause 02.01 – Context:

        - Clause 02.01-1 – Location
        - Clause 02.01-6 – Built Environment and Heritage
        - Clause 02.01-9 – Transport
    - Clause 02.02 – Vision
    - Clause 02.03-1 – Settlement:
        - Clause 02.03-3 – Environmental Risks and Amenity
        - Clause 02.03-6 – Economic Development
        - Clause 02.03-7 – Transport
    - Clause 02.04 – Strategic Framework Plan
- Clause 13 – Environmental risks and amenity:
    - Clause 13.05-1S – Noise Management
    - Clause 13.07-1S – Land Use Compatibility
    - Clause 13.07-1L – Interfaces and Amenity
- Clause 15 – Built environment and heritage:
    - Clause 15.01-1L-01 - Signs
- Clause 17 - Economic Development:
    - Clause 17.01-1S – Diversified Economy
    - Clause 17.01-1L – Employment
    - Cause 17.02-1S – Business
    - Clause 17.02-1L – Retail
- Clause 18 – Transport:
    - Clause 18.01-1S – Land Use and Transport Integration
    - Clause 18.02-1S - Walking
    - Clause 18.02-2S – Cycling
    - Clause 18.02-2L – Cycling
    - Clause 18.02-3S – Public Transport
    - Clause 18.02-3R – Principal Public Transport Network
    - Clause 18.02-4S – Roads
    - Clause 18.02-4L – Road System
    - Clause 18.02-4L-01 – Car Parking

Officer Assessment

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

    (a) Strategic support;

    (b) Land use and amenity;

    (c) Signage;

    (d) Car parking and traffic;

    (e) Bicycle parking;

    (f) Waste Management; and

(g) Other objector concerns.

Strategic support

54. The site is located in a designated 'Major Activity Centre' area under the Strategic Framework Plan at Clause 02.04 of the Yarra Planning Scheme. Activity Centres are intended as a focus for growth, with an emphasis on mid-rise commercial development and apartments. The proposed use is ideally located within this Activity Centre, as it is a commercial use that will be visited often making proximity to residential developments ideal from an economic perspective.

55. This site has the opportunity to provide for a commercial facility that can provide community benefit within a highly accessible location. Activity centres are encouraged to provide a mix of uses, with a focus on mixed-use communities that provide walkable access to shopping and service needs.

56. The Mixed Use Zone encourages a mix of uses that are compatible with the nearby community and complement the mixed-use function of the locality. In addition, the site is well connected to several public transport options within a 600 metres radius such as the Bridge Road and Church Street trams (sited within the PPTN).

57. Overall, the proposed gymnasium use enjoys strategic support and already operates from a smaller tenancy in the building. An expanded operation in a larger tenancy will provide a service that is considerate of and will benefit the surrounding area. However, the proposal must still respond to the other requirements of the planning scheme, discussed below.

Land use and Amenity Impacts

58. As discussed above, the proposed gym offers a locally based fitness service for workers and residents in the area, and will further increase vitality and street activation, in compliance with policy objectives.

59. Policy at Clause 13.07-1L.01 (Interfaces and amenity) of the Scheme identifies that there is a need to support business and industrial uses and to ensure they are well managed regarding amenity impacts and their proximity to residential uses. This includes noise, fumes and emissions, storage and waste, light spill and overlooking and unsightly views, that may cause detriment to the amenity of nearby residential sites. The closest sensitive interface are apartments directly above the subject site, on level 2, dwellings on the opposite side of the courtyard (within in the same complex), as well as the dwellings opposite the site at 66-70 Coppin Street.

60. The gym will utilise a variety of gym equipment, including free weights, weight machines, and cardio equipment. Existing mechanical air conditioning units to the rooftop will be utilised and background music will be played internal to the building.

61. The closest existing dwelling windows with visibility to the subject site are located to the west and are sited approximately 22 metres from the closest east facing windows of the subject tenancies and therefore no inappropriate overlooking would occur.

62. Many objections have raised concerns with the issue of light spill. Having regard to the dimensions, proportions and orientation of the tenancy and large glazed façade windows, and the proposed 24 hour operation, any proposed use will have the consequence of some light spill from internal lights during the evening and night periods.

63. A balance must be struck between the realities of living in an inner urban location (noting there is existing street lighting located directly outside the subject site which would also create lighting impacts) and not unreasonably creating additional lighting impacts.

64. It is noted that the original planning permit for the building (PL08/0999) already contains a permit condition (No. 13) requiring the development to provide external lighting capable of illuminating access to each car parking space, motorcycle parking space, bicycle parking space, store, rubbish bin, recycling bin, pedestrian walkways, stairwells, lift, dwelling entrances and entry foyer. Lighting must be located, directed, shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within and beyond the site, to the satisfaction of the Responsible Authority. This appropriately addresses the access arrangements for entering and exiting the building, as well as the location of the existing car space and bicycle parking.

65. Regarding any light spill from gym itself, it is noted that whilst there is a large expanse of glazing along the frontage, they are located at the first floor (and higher than the single storey dwellings on the opposite side of Coppin Street) and are interspersed by the blade feature along the façade, thus reducing the extent of glazing. Nevertheless, it is considered appropriate to require mitigation measures to manage impacts during the sensitive nighttime period (10pm-7am). A condition is included in the recommendation requiring the installation of non-coloured opaque decals on sections of the glazing. This treatment would be similar to the decal currently seen on the glazing of the medical centre on the ground floor (Figure 8) and will reduce some light spill. This is considered to be a requirement that is commensurate with the location of the building in an already well-lit inner urban area.

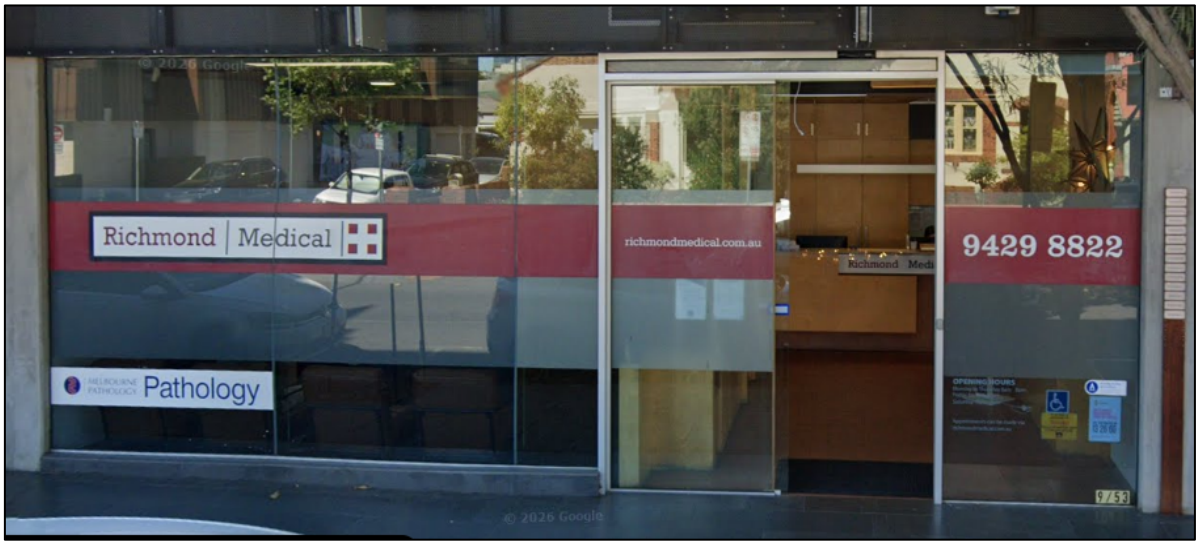


Figure 8. Ground floor Medical Centre fronting Coppin Street. Source: Googlemaps

Patrons and staff numbers

66. The proposed gym will have a maximum patron capacity of 60 patrons and 3 staff (on site at any one time) and these numbers are reflected in conditions in the recommendation. The non-provision of fitness classes and the 24 hour operation means that it is unlikely that the use will regularly operate at its maximum patron capacity.

67. The use is not one where groups of patrons are likely to congregate on the street before or after attendance (such as at a restaurant).

Noise

68. In regard to noise, the potential noise impacts associated with the use include:
    (a) music;
    (b) patron noise on site;
    (c) equipment use noise and vibrations (including weights/ equipment dropping); and
    (d) egress of patrons.
69. Two acoustic reports (Operational Noise Emission Assessment and Impact Noise 23 June 2025) and (Vibration Assessment 28 February 2025) prepared by Acoustic Dynamics were submitted with the application which assessed all four of the above noise sources to the closest sensitive interfaces, being the common residential dwellings above the gym, dwellings on the east side of the courtyard (within the same complex), and the opposite side of Coppin Street. While it is noted that the applicant's acoustic report has also identified the medical centre at the ground level as a sensitive receiver, Council's consultant (engaged for the peer review) SLR Consulting, has not.
70. The peer review by SLR Consulting confirmed that airborne noise impacts from the proposed gym use (equipment and music), rooftop mechanical equipment and patron egress to the closest sensitive receivers (as well as abutting commercial tenancies) are low-risk and will be compliant with the noise limits for both daytime and nighttime periods contingent on conditions restricting music, group classes, and weight restrictions for specific areas of the premises.
71. These calculations are based on the preferred acoustic mitigation measures to the internal fit out of the building as suggested in the submitted acoustic reports:
    (a) 83mm Regupol Sonusfit M513 within the Free Weights Area;
    (b) 15mm A1 Rubber Impact gym floor topping with springs/pads beneath the weight stacks within the Strength Area;
    (c) 15mm A1 Rubber Impact gym topper flooring within the Functional Training Area; and
    (d) Polished concrete floor Treadmills/high impact cardio area to be fitted with isolation platforms.
72. A number of recommendations are included in the Operational Noise Report and Impact Noise and Vibration Assessment including but not limited to:
    (a) Strict adherence and enforcement of a "no weight drops" policy will be required to ensure the protection of the amenity of commercial uses adjacent:
        (i) Where possible cardio equipment should also be placed as close as practical to the most rigid locations within the tenancy;
    (b) No free-weights should be used in the group training areas, unless adequate impact absorbing flooring is installed. The incorporation of springs and/or soft rubber supports and mounts to pin and plate loaded weights equipment. Alternatively, the 30mm thick gym flooring can be trimmed to suitably sized isolation pads to be installed beneath the feet of the pin and plate loaded machines;
    (c) Any frames and equipment fasteners are to be de-coupled from the building structure via the use of a resilient pads or sleeves;

(d) Suitably resilient pads, mounts, platforms or springs are to be installed under the feet of cardio equipment;

(e) Any speakers installed in the gym are to be small format (i.e. no use of subwoofers or large format speakers):

(i) All speakers are to be isolated from the building structure by installing on resilient mounts or pads.

73. A condition in the recommendation requires that the Operational Noise Report and Impact Noise and Vibration Assessment be implemented and complied with.

74. Additional recommendations were included within the SLR Consulting peer-review report as follows and will be required to be included in an amended Operational Noise Report and Impact Noise and Vibration Assessment as conditions of any approval:

(a) The sound system is to be calibrated by a suitably qualified acoustical consultant and advice provided for ensuring that music will comply with the identified music limits;

(b) The sound system volume controls are to be kept inside a locked cabinet with access provided to staff who understand the operating procedures for ensuring ongoing compliance;

(c) Group training classes are not to be conducted unless an acoustic report is prepared demonstrating that the activities will comply with the noise and vibration criteria identified in the acoustic report;

(d) A final gym layout showing the location of equipment, identifying the proposed uses, and detailing the floor treatments for managing impacts, is to be reviewed by the acoustical consultant and submitted to Council;

(e) Weights over 15 kg are only to be used in the ‘Free Weights Area’ of the gym, where floor treatments are at least 75 mm thick;

(f) Weights over 50 kg are not to be used unless dedicated vibration isolated lifting platforms are installed. The platforms should be reviewed and approved by a suitably qualified acoustical consultant prior to installation; and

75. Noise complaints, including any complaints about off-site noise, are to be recorded and acted on in accordance with the procedure outlined in Item 16 of Section 4.5 of the acoustic report.

76. The application does not propose group classes, and a condition to that effect is included in the recommendation.

77. In summary, although the use will operate 24/7, as per the acoustic peer review referral comments, all proposed noise sources emitting from the site (along with the installed mitigation measures internal to the site) will be sufficient contingent on permit conditions to ensure that the use will be compliant with the noise limits at all hours of the day to the closest dwellings and can therefore be supported subject to permit conditions to ensure compliance with the identified measures.

78. The application also includes a Plan of Management (POM) for the venue which outlines controls such as:

(a) Member-only access during unstaffed hours, safety and incident reporting;

(b) CCTV surveillance;

(c) gym rules regarding machine and weight use; and

(d) guidelines on patron egress etiquette.

79. Of note, access to the facility during unstaffed hours is granted only with personal access fobs (allocated to registered members). The entrance is monitored by combined CCTV and laser sensors to monitor if patrons have been followed into the premise by an intruder, which would then immediately alert a security company to attend the site.

80. Additionally, it is policy that each member is required to wear a lanyard with emergency assistance request buttons during all unstaffed hours when the patron is alone on site (these are also available to patrons anytime).

81. The Plan of Management (POM) would be endorsed and form part of the permit if it is issued. A condition will require the POM to be updated to remove reference the POM being in place for 5 months from inception.

82. Furthermore, as is required for all commercial use, all noise generated from the premises must comply with the noise limits specified in the Environment Protection Regulations under the *Environment Protection Act 2017* and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021).

83. In regard to fumes and emissions, the existing air conditioning units existing to the site will continue to be used to provide climate control for patrons, while the activities undertaken within a gym class will not create any odours or air emissions.

84. To ensure that deliveries do not adversely impact the amenity of the surrounding area a condition will require that delivery and collection of goods to and from the land may only occur between 9am and 7pm Monday to Thursday and 9am – 4pm Friday (during proposed staffed hours).

Signage

85. 'Business identification sign' is defined within Clause 73.02 (Sign terms) as: '*A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.*'

86. 'Internally illuminated sign' is defined as: '*A sign illuminated by internal lighting or which contains lights or illuminated tubes arranged as an advertisement*'.

87. The proposal includes the installation of two business identification signs, and the addition of a purple vinyl decal strip bordering the glazing to the front building façade. One internally illuminated sign is located on the ground floor front wall and one internally illuminated sign to the first-floor external glazing, both on the western facade.

88. Both proposed signs are to be internally illuminated, with lux levels of 6000cd/m2 during the day, reducing to 700cd/m2 during twilight/overcast times, and to 250cd/m2 at nighttime.

89. The relevant considerations are whether the proposal achieves compliance with the decision guidelines in Sign policy at Clause 52.05 and local sign policy in Clause 15.01 1L-01 (Signs).

90. The character of existing signage (to the eastern side of Coppin Street in the Mixed Use area) features a mix of illuminated wall signs, window glazing, and under verandah signs sited on and above building entries and on street facing window glazing. These are primarily located on the subject building (53-59 Coppin Street). The existing gym benefits from two signs identifying the business currently provided on site. One is located above the existing medical centre sign in the southwest tenancy on Coppin Street, and the other is located on the western ground floor wall of the eastern building fronting Abinger Street to the south.

91. The applicant has not advised if these signs are to be retained or removed in light of the current proposal. However, it is considered appropriate that the existing sign on the ground floor on Coppin Street must be removed prior to the erection of the signs proposed under this application, should a permit issue.

92. The number of signs and their location is considered acceptable for the scale of the building whilst providing identification for the business.

93. As the site is within a mixed use area, consideration must be made to the sensitive residential interface to the west. The proposed internally illuminated business identification signage is noted to be sited opposite the east facing windows of the dwellings at 68, 70, and 72 Coppin Street (separated by Coppin Street and approximately 22 metres).

94. The proposed purple vinyl decal strips are to be a width of 80mm bordering both sections of glazing, with a minimal visual impact.

95. Some internal illumination of signage is not considered unreasonable (particularly to the residential interface to the west) and can be supported on the following basis:

    (a) The internally illuminated wall signage has a combined size of 1.9sqm (1.2sqm and 0.7sqm) and has been minimally designed with just the required name and logo;

    (b) Although internally illuminated, the signs will have varied lighting levels depending on the time of day, with a daytime luminance of 6000cd/m2, reducing to 700cd/m2 when it is twilight or cast, and 250cd/m2 during nighttime;

    (c) Regard is also given to the existing planning permits for signage on the same building, particularly those relating to illumination requirements:

        (i) PLN11/1070 requiring the ‘Anytime Fitness’ to dim (rather than turn off) their sign between 10pm and 7am; and

        (ii) PLN13/0702 requiring the ‘Brenan IT’ sign to be turned off between 6am and 11pm.

96. On balance, it is considered appropriate to allow the proposed ground floor sign to be illuminated to 10pm and dimmed at all other times outside of this, and for the first floor sign to be illuminated between only between 6am and 11pm. This will match the permit conditions of the existing signs in each location. Having regard to the 24/7 operation of the premise, assessment of the permit history and expected pattern of patrons peak usage during the morning and evening hours whereby some form of illumination is required during operating hours to allow for site identification and patron wayfinding.

97. Regarding traffic and safety, the proposed illuminated LED signage will not consist of flashing or animated features, are sited at least 30 metres from the closest set of traffic light and will not be mistaken as a traffic control device or dazzle and distract drivers.

98. All signage will be flush-mounted to the building façade, windows and doorway entrance. The wall sign will maintain clearance well in excess of 2.7 metres above the highest point of the ramp/entry level and will not obstruct the safe movement of pedestrians along or ramp/stair users below.

99. A condition of permit will ensure that the illuminated signs do not contain any flashing or animated features and that the ground floor sign must be dimmed between the hours of 10pm and 7am and for the first floor sign to be illuminated only from 6am to 11pm.

Car parking and traffic

100. Pursuant to Clause 52.06-6 of the Yarra Planning Scheme, on-site car parking provision for a gymnasium use is to the satisfaction of the Responsible Authority. One existing onsite car parking space is provided within basement 1 for staff.

101. 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 car parking requirements under Clause 52.06 remain unchanged in relation to the current application as it was previously and is currently 'to the satisfaction of the Responsible Authority'.

102. It is also considered that many users of the gym are likely to live or work locally or indeed within the building itself and would not be reliant on driving.

103. Council's Development Engineering Unit has further advised that the provision of no carparking spaces is acceptable for the following reasons:

    (a) On-street parking in the area is moderate to high during business hours. The area surrounding the subject site is covered with time based parking restrictions. The parking demand in the surrounding streets would be a disincentive for some staff and patrons to drive to the site;

    (b) The proposed development is considered to be in line with the objectives contained in Council's Strategic Transport Statement. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle use; and

    (c) Staff and patrons would make other travel arrangements to commute to and from the site, such as catching public transport.

104. From a traffic engineering perspective, the non-provision of car parking for the site other than the 1 space provided for staff is considered appropriate in the context of the development and the surrounding area.

Bicycle parking

105. Due to the proposed new use, the requirements of Clause 52.34-1 (Bicycle facilities) applies. 'Restricted recreation facility' falls within 'Minor sports and recreation facility' as per Clause 73.04. Table 1 of Clause 52.34-5 requires 1 bicycle parking space per 4 employees, and 1 space per 200sqm of net floor area, resulting in a requirement of 4 spaces.

106. The Endorsed Plans for Planning Permit **PL08/0999** issued at the direction of VCAT include 10 residential bicycle spaces at basement 2, 17 bicycle spaces at basement 1, and 6 bicycle spaces at ground floor within the eastern courtyard. Additionally, two racks (4 spaces) are located on the Coppin Street footpath.

107. A reduction in bicycle parking requirement of 1 employee and 3 visitor spaces is sought as part of this application. As the existing bicycle parking spaces are on common property for the communal use of the entire complex, they cannot be used to satisfy the requirements of this application, but are relevant to the consideration of the reduction sought.

108. Council's Strategic Transport Department has indicated that there appears to be inadequate space within the site frontage, or the public footpath, for provision of any additional bicycle hoops.

109. The Australian Standards require a width clearance of 1.8m for accessible footpaths, and a 1m bicycle hoop setback from the kerb to allow for opening of car doors. As a result, the footpath outside the subject site with a width of approximately 1.9m cannot accommodate any additional bicycle hoops.

110. Due to the practicality constraints of providing the spaces at first floor, and the high level of alternate public transport access, a dispensation of 3 visitor spaces is supported. However, it is considered that this should be offset through the provision of additional bike hoops in common property on the land. This is addressed as a condition in the recommendation. There are two bike racks located on the Coppin Street frontage of the building, which would also be accessible to patrons of the gym despite not being specifically allocated to the existing gym use. The permit condition does not stipulate where the hoops are to be provided as this can be negotiated and resolved by the permit applicant.

111. Regarding the one required employee space, the proposed tenancy area is large in size (583sqm) and can readily accommodate a bicycle park. A condition is recommended to provide one employee bicycle space within the tenancy in accordance with the requirements of Clause 52.34.

Waste management

112. Due to the nature of the proposed use, waste generation is considered to be minor and easily able to be accommodated on site.

113. General waste and recycling are to be stored in internal bins provided throughout the facility in the existing waste storage area is located within the basement B1 car parking area.

114. Notwithstanding, a revised Waste Management Plan (WMP) is recommended as a condition of permit to be submitted to address feedback by Council's City Works regarding details (calculation of waste generation, number of bins etc).

Other Objector Concerns

115. Key objector concerns have been addressed in the assessment above. Other matters raised are addressed as follows:

    (a) **Property value:** 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;

    (b) **Security** – Concern was raised in relation to access for gym patrons to the basement parking levels, and the courtyard to the east. Given that no parking

spaces are provided for customers, there is no reason for access to the basement. It is suggested that a condition is imposed requiring the Plan of Management to be updated to address how access to the common areas of the buildings for gym patrons will be managed after hours, with access to the basement to be prohibited;

(c) **Pedestrian traffic** – Increased pedestrian traffic due to the expanded gym use. As the building contains various commercial uses, it is expected that pedestrian traffic will increase, however, these would largely be confined to daytime hours with nighttime period lessen and limited to just the proposed gym. The maximum patron number will be conditioned to ensure any associated noise generation is minimized in accordance with the Plan of Management and enforceable. The site's location in an activity centre makes increased pedestrians an expected and desired outcome;

(d) **Neighbourhood character** – "A 24/7 business in a residential building does not respect the existing character and is visually out of place at the front of Building A Coppin street.". As the site is located within a Mixed Use Zone and is in an area designated as a 'Major Activity Centre', the proposed commercial use is considered appropriate. Subject to conditions, the 24/7 hours of operations can be appropriately managed without having detrimental impacts on the surrounding area; and

(e) **Privacy and overlooking** – Concerns have been raised relating to the potential for overlooking at first floor via the west facing windows. These windows are setback a distance of approximately 22m from the nearest residential interface (68-70 Coppin Street). The built form is not changing and so there is no increased potential for overlooking from existing conditions. It is noted that the opaque decals required to reduce light spill will also assist in limiting views outwards from the premises.

Conclusion

116. The proposal is considered to demonstrate a high level of compliance with policy objectives contained within the Planning Policy Framework and Municipal Strategic Statement. Notably, the proposal provides a local service that will support both the surrounding employment and residential precincts that will not result in unreasonable off-site amenity impacts.

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

Legal and Legislative Obligations

Conflict of interest disclosure

118. 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.

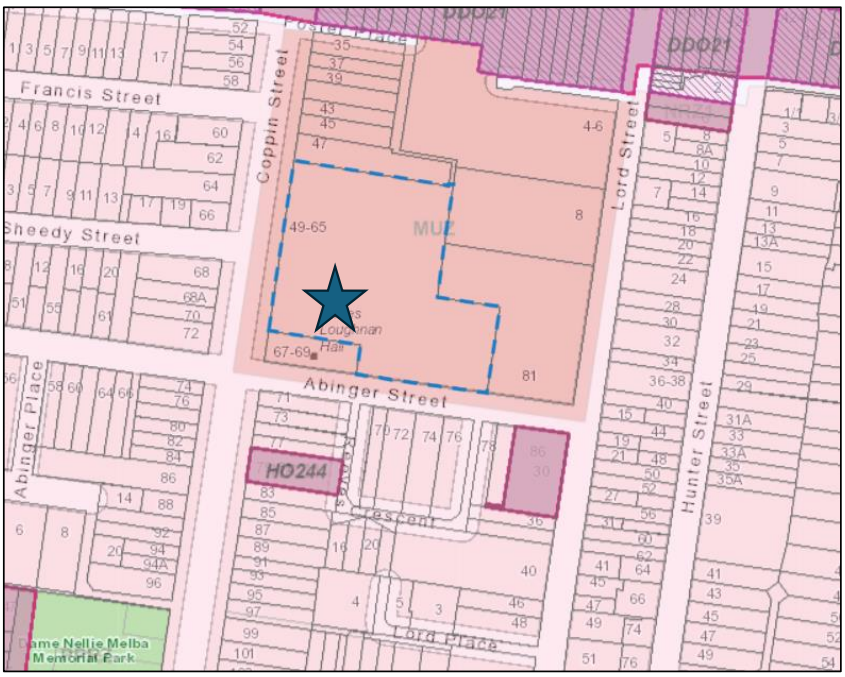
119. The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

Report Attachments

1. 5.3.1 Site Context Maps
2. 5.3.2 Decision Plans
3. 5.3.3 Combined Referral Comments
4. CONFIDENTIAL -5.3.4 14-16 of 53 Coppin Street and Common Property 1 & 3 of 53 Coppin Street Richmond - Submitters List

This attachment is confidential information for the purposes of section 3(1) of the Local Government Act 2020 for the following reason:

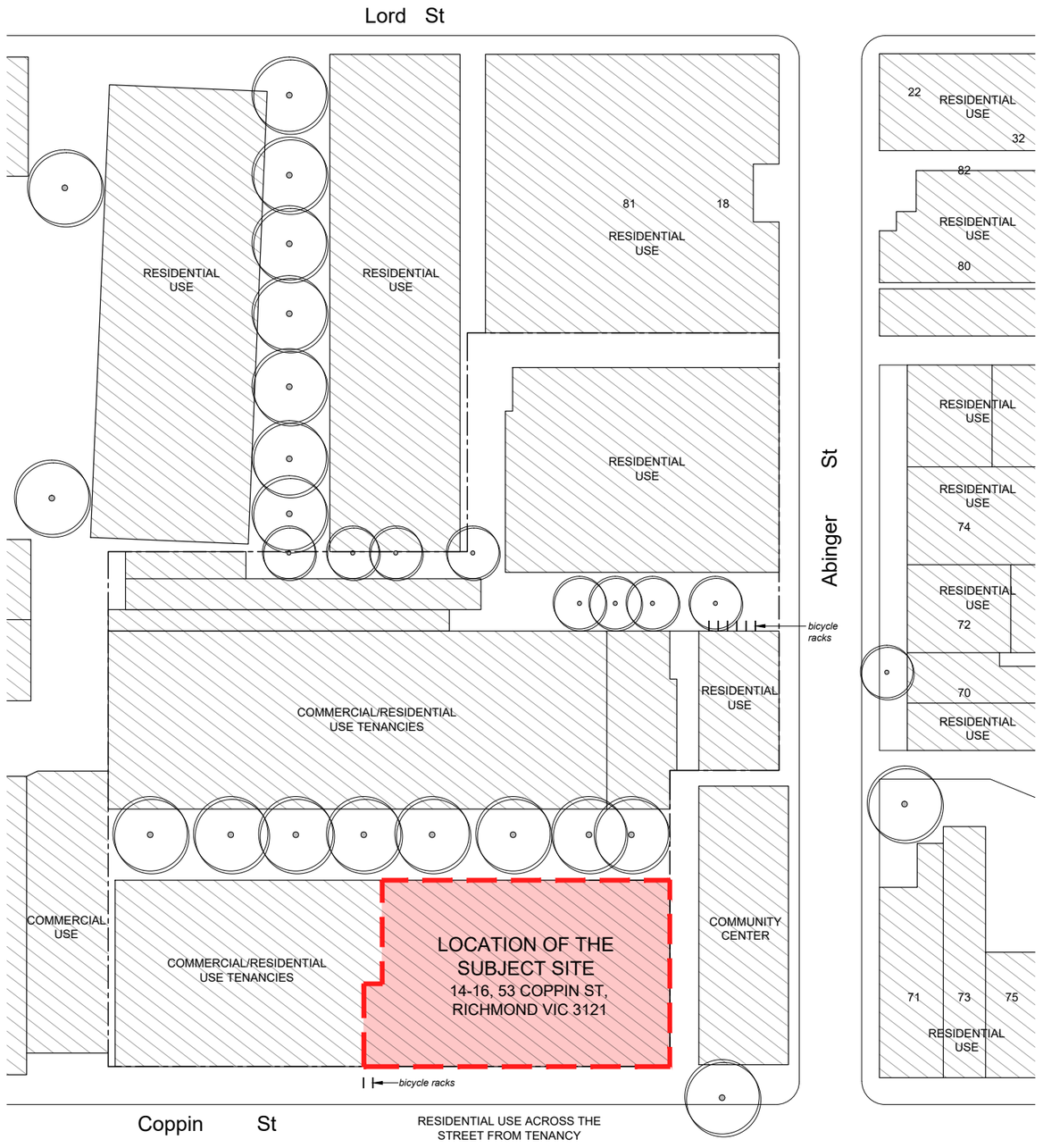
(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.



VicPlan zoning map of subject site and surrounds (DTP, February 2026)



Nearmap aerial imager of subject site and surrounding (10 December 2025)



SITE PLAN

SCALE: 1:500

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ARCHISPECTRUM AND ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT.
DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.

NORTH

ISSUE	DATE	DESCRIPTION
A	19.06.2025	DA Issue for Council
B	25.08.2025	DA Issue for Council
C	14.01.2026	DA Issue for Council

PROJECT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SHEET TITLE:
Site Plan

CLIENT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SCALE: 1:500 @ A3
DRAWN: Aren G.

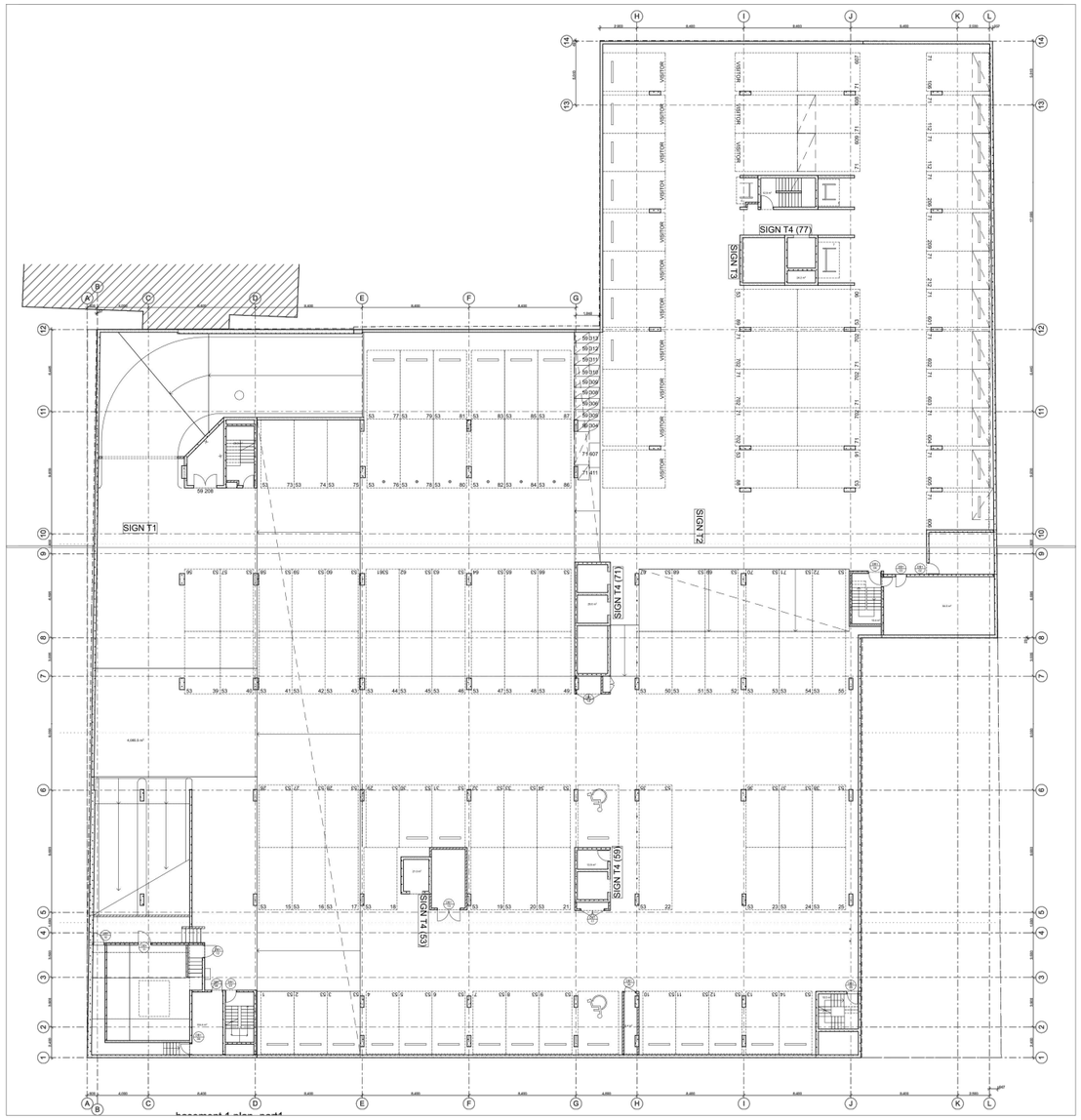
SHEET SIZE: A3

DWG NO: DA00.01

REVISION: c

LEGEND:

existing wall to remain



EXISTING BASEMENT FLOOR PLAN

SCALE: 1:400

ARCHISPECTRUM

Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ARCHISPECTRUM AND ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT.
DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.

NORTH

ISSUE	DATE	DESCRIPTION
A	25.08.2025	DA Issue for Council
B	14.01.2026	DA Issue for Council

PROJECT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

CLIENT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SHEET TITLE:
Existing Basement Floor Plan

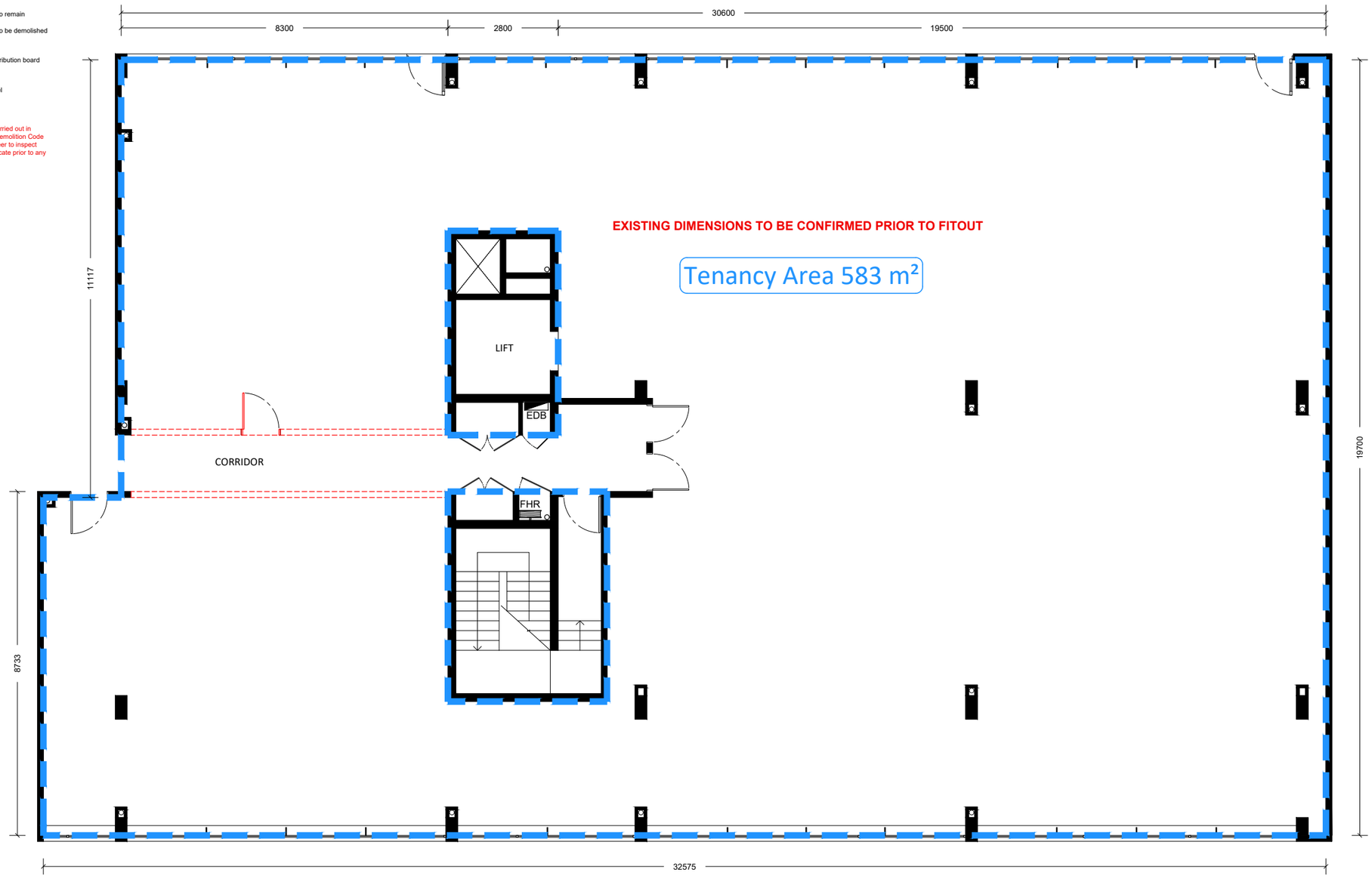
SCALE: 1:400 @ A3
DRAWN: ANDREW K
SHEET SIZE: A3
DWG NO: DA01.01
REVISION: b

LEGEND:

- Tenancy area
- Existing wall to remain
- Existing wall to be demolished
- EDB — Electrical distribution board
- FHR — Fire hose reel

NOTES

All demolition works to be carried out in accordance with Safework Demolition Code of Practice. Structural engineer to inspect and provide adequacy certificate prior to any structural demolition work.



EXISTING TENANCY FLOOR PLAN

SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ARCHISPECTRUM AND ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT.
DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.

NORTH

ISSUE	DATE	DESCRIPTION
A	19.06.2025	DA Issue for Council
B	25.08.2025	DA Issue for Council
C	14.01.2026	DA Issue for Council

PROJECT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SHEET TITLE:
Existing Tenancy Floor Plan

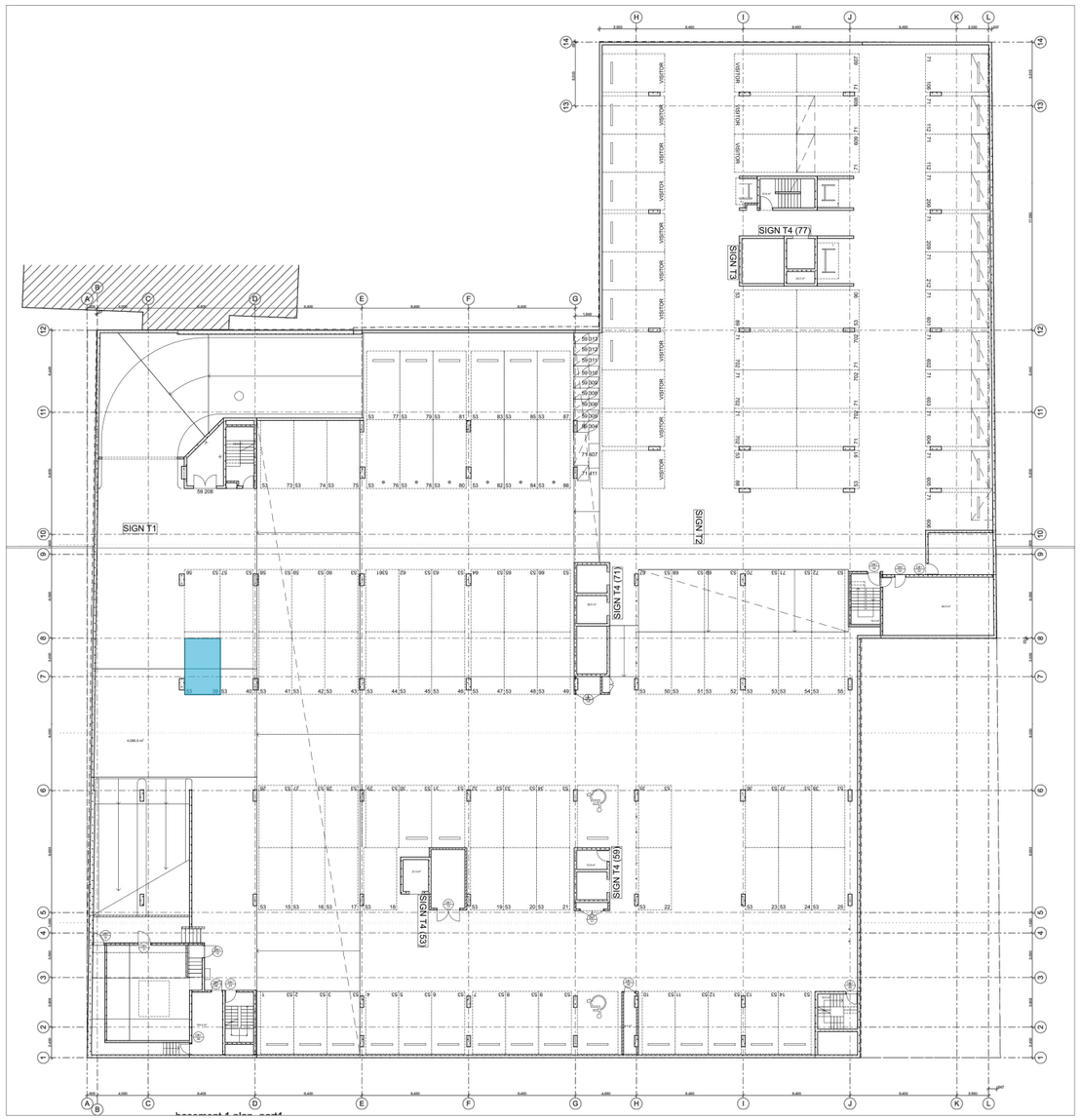
CLIENT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SCALE: 1:100 @ A3
DRAWN: Aren G.
SHEET SIZE: A3
DWG NO: DA01.02
REVISION: c

LEGEND:

existing wall to remain

Staff parking spot



PROPOSED BASEMENT FLOOR PLAN

SCALE: 1:400

ARCHISPECTRUM

Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ARCHISPECTRUM AND ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT.
DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.

NORTH

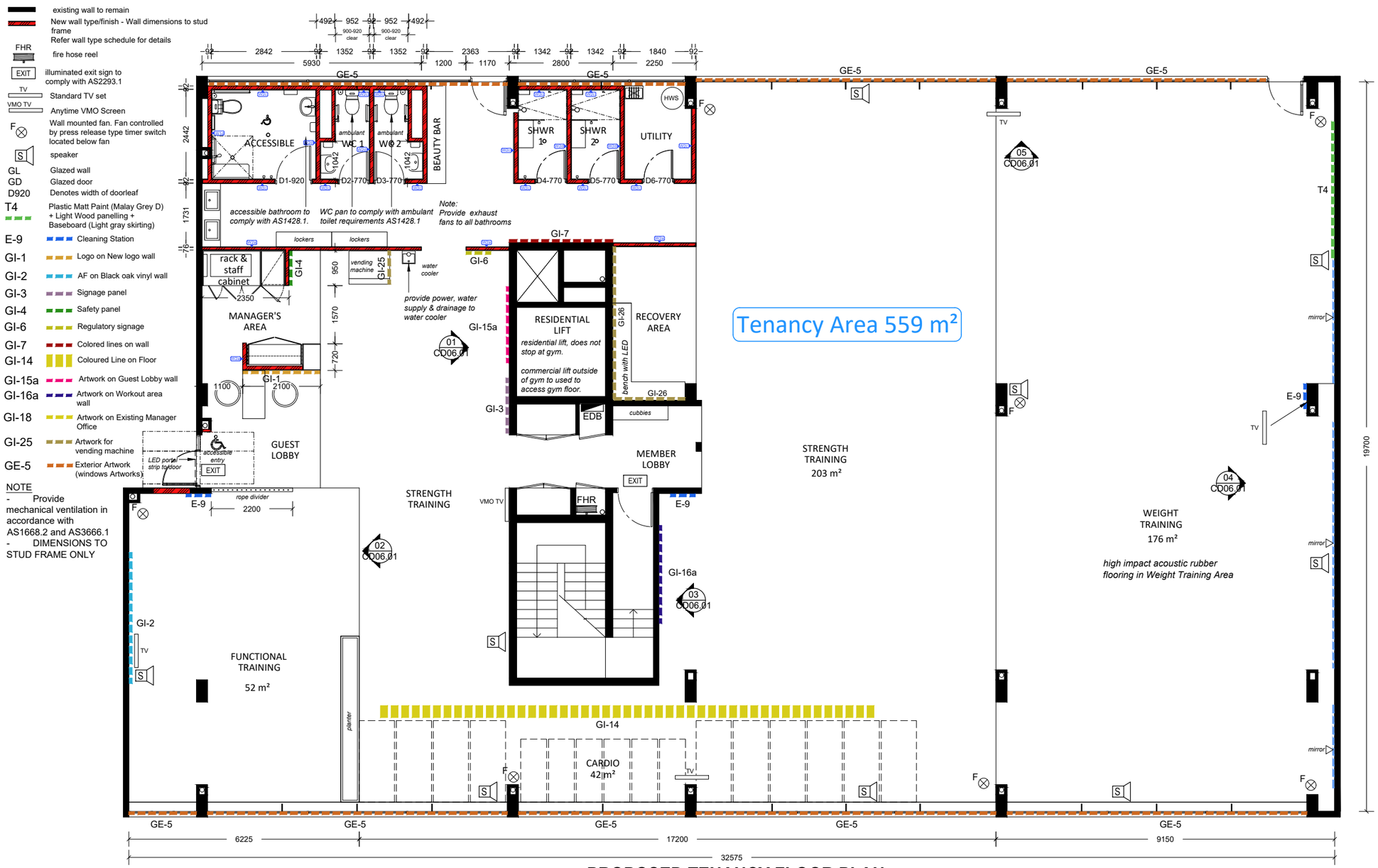
ISSUE	DATE	DESCRIPTION
A	25.08.2025	DA Issue for Council
B	14.01.2026	DA Issue for Council

PROJECT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SHEET TITLE:
Proposed Basement Floor Plan

CLIENT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SCALE: 1:400 @ A3
DRAWN: ANDREW K
SHEET SIZE: A3
DWG NO: DA02.01
REVISION: b



PROPOSED TENANCY FLOOR PLAN

SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ARCHISPECTRUM AND ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT.
DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.

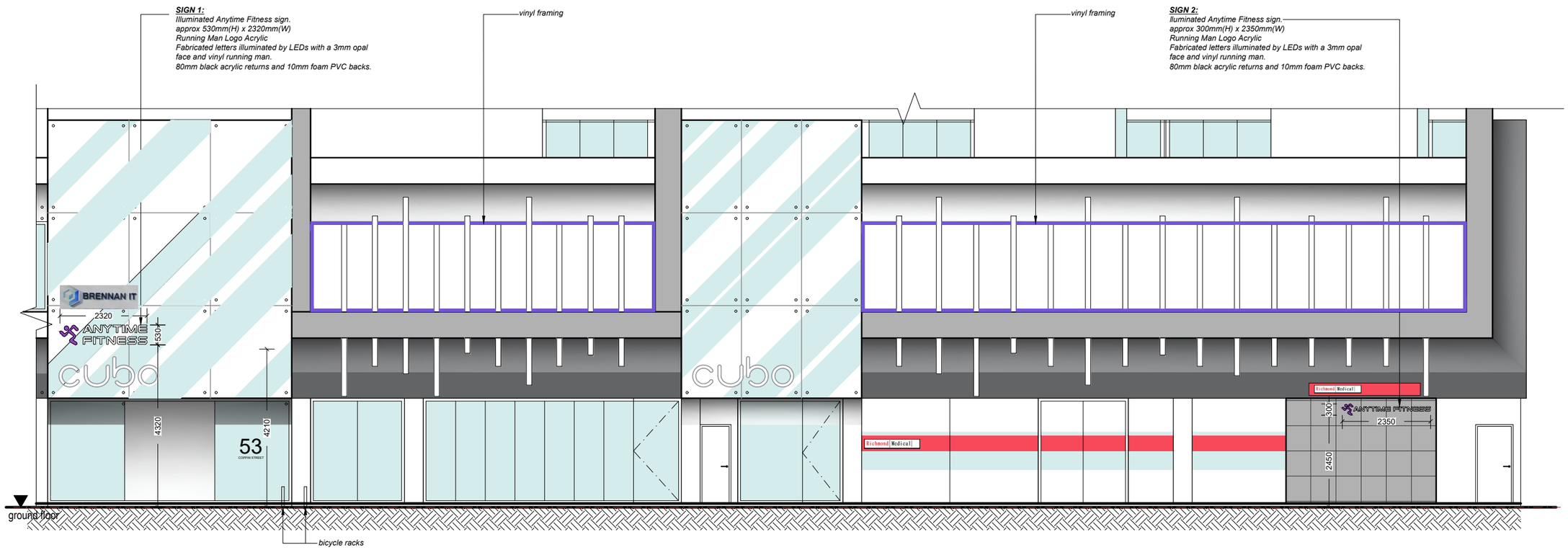
ISSUE	DATE	DESCRIPTION
A	19.06.2025	DA Issue for Council
B	25.08.2025	DA Issue for Council
C	14.01.2026	DA Issue for Council

PROJECT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SHEET TITLE:
Proposed Tenancy Floor Plan

CLIENT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SCALE: 1:100 @ A3
DRAWN: Aren G.
SHEET SIZE: A3
DWG NO: DA02.02
REVISION: c



SIGNAGE	SIGN 1	SIGN 2
AREA OF SIGNAGE (m^2)	1.2	0.7
FONT	F37 Moon Extra Bold	F37 Moon Extra Bold
COLOUR	- Translucent Purple PMS 2097C - Translucent White	- Translucent Purple PMS 2097C - Translucent White
LUMINANCE LEVEL	Daytime: 6,000 cd/m^2 Twilight/Overcast: 700 cd/m^2 Night: 250 cd/m^2	Daytime: 6,000 cd/m^2 Twilight/Overcast: 700 cd/m^2 Night: 250 cd/m^2
HOURS OF ILLUMINATION	24h/7	24h/7
MIN & MAX HEIGHT ABOVE PAVEMENT	Min. Above Pavement: 4320mm Max. Above Pavement: 4850mm	Min. Above Pavement: 2450mm Max. Above Pavement: 2750mm

PROPOSED EXTERNAL ELEVATION (WEST)

SCALE: 1:100

ARCHISPECTRUM
Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ARCHISPECTRUM AND ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT.
DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.

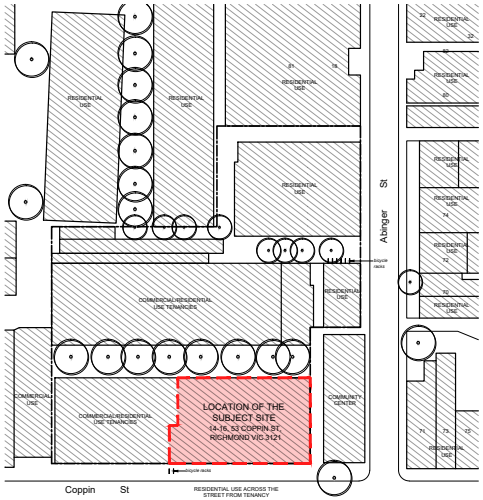
ISSUE	DATE	DESCRIPTION
A	19.06.2025	DA Issue for Council
B	25.08.2025	DA Issue for Council
C	14.01.2026	DA Issue for Council

PROJECT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SHEET TITLE:
Proposed External Elevation

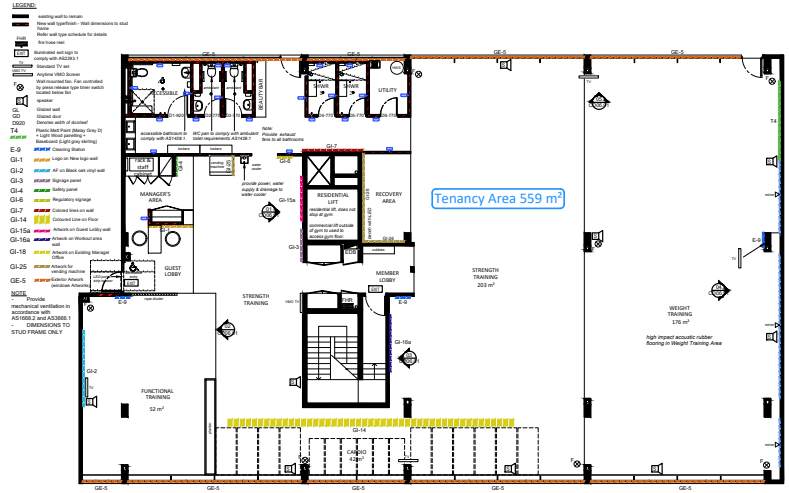
CLIENT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SCALE: 1:100 @ A3
DRAWN: Aren G.
SHEET SIZE: A3
DWG NO: DA03.01
REVISION: c



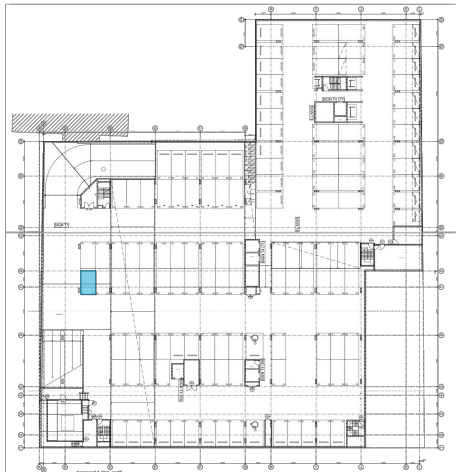
SITE PLAN

SCALE: 1:1500



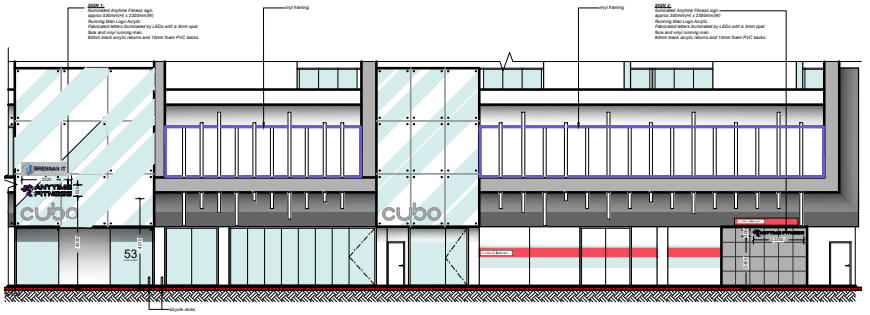
PROPOSED TENANCY FLOOR PLAN

SCALE: 1:300



PROPOSED BASEMENT FLOOR PLAN

SCALE: 1:1200



PROPOSED EXTERNAL ELEVATION (WEST)

SCALE: 1:300

ARCHI SPECTRUM

Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
Tel: 02 9699 3997 | Fax: 02 9699 3997 | e: office@archispectrum.com.au

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ARCHISPECTRUM AND ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT.
DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS. IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.

NORTH

ISSUE	DATE	DESCRIPTION
A	19.06.2025	DA Issue for Council
B	25.08.2025	DA Issue for Council
C	14.01.2026	DA Issue for Council

PROJECT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SHEET TITLE:
Notification Drawings

CLIENT:
AF Richmond VIC
14-16, 53 Coppin St, Richmond VIC 3121

SCALE: As shown @ A4
DRAWN: Aren G.
SHEET SIZE: A4
DWG NO: N01
REVISION: c

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani
Officer	Maxwell O'Brien
Council Reference	IREF25/01629
Address	14/53 Coppin Street, Richmond
Application No.	PLN25/0499
Proposal	To use Tenancies 14, 15 and 16/53 Coppin Street as an "Indoor Recreation Facility" (Gym), a reduction in car parking, and associated business identification signage.
Comments Sought	Whether the proposed reduction in car parking is appropriate as it is to our satisfaction.
Disclaimer:	Council's Development Engineering unit, provides the following advice based on information provided in the referral request memo referenced above.

Engineering referral details

Council's Engineering Referral team has reviewed the drawings and documents provided by the Statutory Planning department, as outlined in ***Table 1*** below.

Specific details of the assessment are provided in ***Section 1*** and have informed the requirements and conditions.

Note: the engineering related matters highlighted in the Planning referral have been assessed and included in the response.

Table 1 - Drawings and documents reviewed by Engineering

Consultant	Drawing No. or Document	Rev	Dated
AusWide Consulting	*Traffic and Parking Impact Assessment Report*	1.1	19 June 2025

SECTION 1: Engineering detailed assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Indoor Recreation Facility (Gymnasium)	559 m^2 60 Patrons 3 Staff	Rates not specified in Clause 52.06-5	To the Satisfaction of the Relevant Authority	0 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 Indoor Recreation Facility Use	Car parking generated by patrons would be accommodated on-street in the surrounding road network. Indoor recreation facility uses in the municipality (including pilates studios, gymnasiums, dance schools etc) have been approved with either no on-site parking or with one or two on-site spaces. The table below provides some recently approved recreation facilities in Yarra: **Development Site** / **Approved Parking** **Cremorne** Yoga Studio 94 Cubitt Street PLN15/0019 issued 4 May 2016 — 2 on-site spaces (32 patrons) **Abbotsford** Gymnasium (24 hour) 563 Victoria Street PLN16/0948 issued 3 February 2017 — No on-site car parking (40 patrons) Yoga Studio 96 Nicholson Street PLN14/1065 issued 27 July 2015 — No on-site car parking (12 patrons) **Fitzroy** Gymnasium (24 hour) 224 Brunswick Street PLN14/0892 issued 14 January 2015 — No on-site car parking (40 patrons) The site is located within walking distance of various public transport services and the Bridge Road activity centre.

Availability of Public Transport in the Locality of the Land	The following public transport services can be accessed to and from the site by foot: ▪ Bridge Road trams – 120 metre walk ▪ Church Street trams – 410 metre walk ▪ Swan Street trams – 680 metre walk ▪ Burnley railway station – 890 metre walk ▪ East Richmond railway station – 890 metre walk
Multi-purpose Trips within the Area	Patrons to the site could combine their visit by engaging in other activities of business whilst in the area.
Convenience of Pedestrian and Cyclist Access	The site is very well positioned in terms of pedestrian access to public transport nodes and other nearby businesses. The site has good access to the on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

Consideration	Details
Availability of Car Parking	On-street parking in this part of Richmond is moderate to high during business hours. The area surrounding the subject site is covered with time-based parking restrictions. The parking demand in the surrounding streets would be a disincentive for some staff and patrons to drive to the site.
Relevant Local Policy or Incorporated Document	The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking

From a traffic engineering perspective, the full waiver of car parking for the site is considered appropriate in the context of the development and the surrounding area.

Staff and patrons would make other travel arrangements to commute to and from the site, including catching public transport or riding a bicycle.

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

SECTION 2: Acknowledgement

Engineer: Artemis Bacani

Signature: 

Date: 24 November 2025

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Maxwell OBrien
Council Reference:	PLN25/0499
Address:	14/53 Coppin St, Richmond VIC 3121
Proposal:	To use Tenancies 14, 15 and 16/53 Coppin Street as an "Indoor Recreation Facility" (Gym), a reduction in car and bicycle parking, and associated business identification signage.
Comments Sought:	Click here to view referral memo: Record D25/431978: IREF25/01630 - 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 14/53 Coppin St, Richmond dated 25/6/2025 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 WMP must be a stand-alone document incorporating information in the planning report and include the following
2. Details of calculations for expected waste from the site must be provided, industry accepted rates for type of use should be used.
3. Details of the number of bins to be kept on site for each material stream their size and collection frequency
4. Detail how hard waste will be managed if required.
5. The management of e-waste must be defined; it is illegal for e-waste to enter landfill in Victoria and cannot be disposed of in waste bins
6. Please provide details of the bin storage room/area and include:

- Provide the net space taken up by the bins on site by M^2
- Provide the total size of the bin storage area by M^2
- Provide details of how it will be ventilated to prevent odours.
- Provide details of appropriate cleaning equipment and drainage to allow scheduled cleaning of the bins and the bin storage area.

7. The WMP must provide a detailed plan showing how the bins will be collected from the site including:

- Where the bins will be placed for collection

- Who will be responsible for placing the bins at the collection point and returning the bins to the storage area.
- Who will collect the bins from site.

Waste Management Officer: Atha Athanasi

Signature: 

Date:25/11/2025

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

10 December 2025

SLR Ref No.: 640.030695.00114 57 Coppin St Richnmond 20251126

Attention: Maxwell OBrien
City if Yarra
PO Box 168
RICHMOND 3121

SLR Project No.: 640.030695.00114

RE: 53 Coppin Street, Richmond
Development Application Acoustic Review
PLN/0499

SLR Consulting Australia Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment reports prepared to support the application for a gym at 53 Coppin Street, Richmond.

Details of the reports are as follows:

Report 1

- Title: Operational Noises Emission Assessment, Proposed 24-hour Gym, 14, 15 & 16/53 Coppin St Richmond
- Reference: 6678R001.LB.250226
- Date: 23 June 2025
- Prepared for: Anytime Richmond Pty Ltd
- Prepared by: Acoustic Dynamics

Report 2

- Title: Impact Noise & Vibration Assessment, Anytime Fitness Richmond
- Reference: 6678R001.LB.250226
- Date: 28 February 2025
- Prepared for: Anytime Richmond Pty Ltd
- Prepared by: Acoustic Dynamics

Report 1 is a planning acoustic assessment that addresses all potential noise from the gym. Report 2 provides a more in-depth assessment of structureborne noise and vibration to sensitive receivers within the subject building. The findings of Report 2 are relied upon in Report 1.

1.0 Report 1 – Operational Noise Assessment

1.1 Background Information

(Reference: Sections 1 of the report)

The critical acoustic details of the application are as follows:

- The project gym is on the first floor of a mixed use building that has residential apartments on the second floor above and a café and medical centre on the ground floor.
- The gym is proposed to include:
  - Exercise equipment including cardio equipment, weights machines and free weights
  - Up to 80 patrons but an anticipated maximum of 25 to 30 patrons during peak period
  - 24/7 operating
  - Background level music only is proposed
  - Group training classes are not proposed
- No new mechanical plant is proposed to be installed as part of the application and the existing plant is reported to already operate 24 hours a day
- The gym building is reported to have:
  - 10.38 mm thick laminated glass to the facades
  - 220 mm thick concrete slab between gym and apartments above
  - Suspended mineral fibre ceiling
- Access to the gym is via a commercial entrance on the ground floor.
- Sensitive receivers are identified as:
  - First floor apartments in the building (level above the gym)
  - Ground floor apartments in the building (separated from the gym by a shared courtyard)
  - Existing dwellings on the west side of Coppin Street (opposite the gym)

SLR Comments: *Acoustically pertinent details of the proposed use and potentially impacted receivers have been identified.*

1.2 Assessment Criteria

Reference: Section 2.2.2 of the report

Commercial noise is proposed to be assessed to the Noise Protocol, Part I. To assist in determining noise limits, background noise monitoring was undertaken for a week on the second floor courtyard of the building, east of the gym. A photo of the logger in-situ is provided in Appendix A. The measured levels are summarised in Table 2.1 and graphical data for the logging is included in Appendix A. The measured levels were 46 dBA (day), 44 dBA (evening) and 40 dBA (night).

Land use zoning levels and noise limits are presented in the report. Effective indoor limits are presented for apartments directly above the gym.

Music from the gym is proposed to be assessed to the Noise Protocol Part II. Noise limits have been calculated from the lowest measured octave background noise levels during the night period. The identified limits for existing dwellings to the west of the subject site, and for apartments within the building are presented in Table 2.5.

SLR Comments: *Assessment of general gym noise to the Noise Protocol Part I and music noise to the Noise Protocol Part II is appropriate. The background noise monitoring was undertaken at an appropriate location and the measured levels look reasonable for the area.*

Our calculated zoning levels and Noise Protocol Part I limits are consistent with Acoustic Dynamics'.

The identified limits for music are correct.

1.3 Gym Source Noise Levels

(Reference: Section 3.1.1 of the report)

The assessment assumes the following noise sources:

- Background level music within the gym, 71 dBA L10 (spectrum provided)
- Gym noise levels from cardio machines and free weights, 70 dBA, reverberant level
- Roof mounted mechanical plant with a sound power level of 76 dBA

SLR Comments:

The assumed music noise levels are very low and we would expect to see some controls in place to ensure that they are not exceeded. The assumed gym levels are reasonable given that no group training classes are proposed.

1.4 Music Noise Assessment

(Reference: Section 3.3 of the report)

The octave band noise level difference between the gym tenancy and the residential level above, and between the gym tenancy and the medical suites below, has been measured by Acoustic Dynamics using a music sound source. The source noise was increased in order to obtain representative noise data (i.e. music was played at much higher levels in the test than is proposed to be played within the gym). The results of the noise level difference tests are presented in Table 3.3.

The test data has been used to calculate music levels from the gym to both residences and to the ground floor commercial uses (Table 3.4). Music in both sensitive receiver locations was below the Noise Protocol base noise limits, being the lowest limits than can apply.

Noise to sensitive receiver locations beyond the building has been predicted via calculation. The predicted levels (also presented in Table 3.4) comply with the relevant limits.

Advice for managing music emissions is provided in Section 4.5 and 4.6 and includes:

- Windows and doors to be kept closed unless used for access
- Restriction on use of sub-woofers
- Loudspeakers are to be small and vibration isolated off the building structure
- Sound system volume set by management to ensure that music is played at background levels only.
- Volume control panel for the sound system locked and the staff informed of their noise obligations.

Acoustic Dynamics also suggest that, if required, the sound system level could be calibrated by an acoustical consultant and advice provided for ensuring that music will comply with the relevant limits and that operating procedures for ensuring ongoing compliance are developed and presented to staff to help ensure compliance.

SLR Comments: *The measurement approach to determining the noise level difference between the gym and other tenancies via measurement is appropriate and SLR agrees that music played at the proposed low background levels can be expected to comply with the noise limits at on and off-site receiver locations.*



Given the low levels of music proposed for the use we recommend that the sound system is calibrated as Acoustic Dynamics suggest, and advice provided to the operator for ensuring ongoing compliance.

1.5 Other Gym Noise Assessment

(Reference: Section 3.2 of the report)

Noise from general gym activities and mechanical plant has been calculated to sensitive receiver locations and the calculated noise levels are presented in Table 3.2. All noise is predicted to comply with the limits by appreciable amounts (7 dB or greater). The prediction method is stated to use the measured noise reduction tests results obtained by Acoustic Dynamics at the site and reviewed in Section 1.4 above. Consideration has also been given to noise to commercial receivers on the ground floor in Section 3.4 of the report. Noise to commercial receivers is predicted to be well below the identified maximum recommended level of 35 dBA.

SLR Comments: *The assessment is reasonable and SLR agrees that airborne noise from the use of the gym and project mechanical plant should comply with the relevant limits and noise targets to residential and commercial receivers, assuming there are no group classes.*

1.6 Structureborne Noise and Vibration

(Reference: Section 3.6 of the report)

This section of the report summarises the measurements and advice documented in more detail in Report 2. Refer to Section 2 for our review of the structureborne noise and vibration aspects of the report.

1.7 Mechanical Plant Noise

(Reference: Section 4.4 of the report)

Acoustic Dynamics observe that noise from mechanical plant associated with the gym must comply with the Noise Protocol and they provide conceptual advice for noise control.

SLR Comments: *The provided advice is reasonable in the context of an application where no additional new mechanical plant is proposed.*

1.8 Off-site Noise Impacts

(Reference: Section 3.5 of the report)

Off-site noise impacts such as car door slams and voice noise from patrons in the street are proposed to be assessed to a sleep disturbance criterion of 65 dBA outside bedroom windows and 55 dBA indoors.

Acoustic Dynamics state that compliance with the indoor criterion is likely for typical off-site impacts associated with gym use.

They also provide a recommended complaint management plan (Item 16 of the Plan of Management in Section 4.5) which includes a procedure for addressing complaints received by residents. The focus appears to be on addressing complaints about on-site impacts such as floor impacts, however it could be extended to off-site impacts. The procedure focusses on recording the complaints, developing a course of action for addressing it, and informing the complainant of the course of action adopted.

SLR Comments: *The criteria are reasonable. SLR agrees that off-site impacts from 24 hour gyms in inner urban areas proximate to main roads are not usually problematic.*

Nevertheless we recommend that the gym take some responsibility for managing off-site impact, should they occur and record and deal with complaints about off-site noise using the procedure detailed in Item 16 of Section 4.5.

2.0 Report 2 - Structureborne Noise and Vibration

Report 2 provides details of the tests conducted to inform Acoustic Dynamics' advice regarding management of impacts from use of weights within the gym. The use and dropping of free weights and the use of weight machines, are identified as being a risk for gyms in mixed use buildings.

2.1 Criteria

(Reference: Sections 3.2.1, 3.2.3 and 3.2.3 of the report)

Acoustic Dynamics reference the Association of Australasian Acoustical Consultants (AAAC) guideline for gymnasiums for appropriate criteria for impulsive noise and vibration from use of the gym. The identified targets are not greater than 25 dBA LAmax in dwellings at night and 35 dBA LAmax to commercial premises when in use (25 Hz to 250 Hz).

Acoustic Dynamics observe that vibration from gym use is usually not an issue if the structureborne sound criteria are met. Nevertheless they provide guidance on appropriate limits, consistent with the AAAC Guideline, in section 3.2.2 of the report.

SLR Comment: *The nominated criteria are appropriate.*

2.2 Site Tests and Investigations

(Reference: Section 4 of the report)

Tests of structureborne noise and vibration were conducted by Acoustic Dynamics to inform their advice regarding suitable controls for addressing impacts. The test involved dropping of 25kg and 40kg dumbells from a height of 200mm. The test is stated to be appropriate for a gym with a clear 'no weight dropping' policy in place.

Measurements were undertaken within the residential hallway above the gym and in the medical suite below the gym. These locations are highlighted on the marked up architectural drawings provided in the acoustic report.

The tests were repeated for a number of floor sample products ranging from 15 mm to 88 mm thick. Details of the products are provided in Table 4.1 of the report.

Each weight drop was repeated 3 times and the average measured level has been used in the assessment.

Additionally, measurements were conducted of an 80 kg person jumping on the 15 mm thick rubber matt.

Results of noise measurements are presented and compared with the AAAC guideline levels in Table 5.1.

Results of vibration measurements are presented and compared with the guideline levels in Table 5-2.

Summary of Results:

- The noise criterion for residential apartments was met by weight drops with floor treatments 75mm thick or greater.
- The noise criterion for the ground floor commercial areas was met by weight drops with floor treatments 45mm thick or greater.

- All vibration criteria were met irrespective of the floor treatment installed.
- The noise and vibration criterion was met by jumping in all areas with 15mm thick rubber mats.

Based on the above, Acoustic Dynamics recommend:

- Strict management plan – no dropping of weights
- Free weight area - Minimum 75 mm thick rubber buildup to floors
- Weight machines - Minimum combination of springs and pads beneath all weight machines
- Cardio area – impact generating cardio equipment to be installed on isolated platforms
- Functional training area – Minimum 8 mm thick gym floor topping
- No free weights heavier than 15 kg to be used outside the free weights area (max weight of 20 kg is recommended for the same areas in Report 1)
- No fastening of equipment directly to the building structure (vibration isolating sleeves and mounts to be used where fixing is required)

The report also notes that deadlift platforms, barbell and weight racks may require additional treatments (Note 1 of Table 6-1).

SLR Comments: *The testing undertaken is reasonable for quantifying impacts from mid-range weights in a gym where weight drops are actively controlled.*

The provided advice is appropriate for addressing impacts from the activities assessed.

We note that heavier weights than 40 kg are often lifted in gyms (e.g. deadlifts) and that impacts from these heavier weights have not been quantified.

In the absence of further information, SLR recommend that free weights are restricted to a maximum of 50 kg unless dedicated vibration isolated lifting platforms are installed. Any platforms should be reviewed and approved by a suitably qualified acoustical consultant prior to installation.

It is also noted that lighter weights (15 kg or less in Report 2 and 20 kg or less in Report 1), are proposed to be used in the Functional Training Area of the gym which may have floor treatments comprising 8 mm thick rubber matting. However, impacts from use of these lighter weights have not been assessed. In the absence of an assessment we recommend that weights are restricted to 15 kg in the Functional Training Area, as per guidance in Report 2.

Finally, SLR recommended that the final gym layout showing the proposed floor treatments be reviewed and approved by the acoustical consultant and submitted to Council.

3.0 Summary

SLR has reviewed the acoustic reports prepared to support the application for a gym at 53 Coppin Street, Richmond. The reports generally address potential noise and vibration impacts from the use. It is recommended that the following matters, which are not fully covered in the report, are addressed either in an updated report or via permit condition:

Music

- The sound system is to be calibrated by a suitably qualified acoustical consultant and advice provided for ensuring that music will comply with the identified music limits. The advice should be in written format and on display and available to staff who operate the equipment.



- The sound system volume controls are to be kept inside a locked cabinet with access provided to staff who understand the operating procedures for ensuring ongoing compliance (as per the current report requirements).

Gym Operating Procedures

- Group training classes are not to be conducted unless an acoustic report is prepared demonstrating that the activities will comply with the noise and vibration criteria identified in the acoustic report (this is an assumption of the acoustic report but is not presented as an operating condition).
- A final gym layout showing the location of equipment, identifying the proposed uses, and detailing the floor treatments for managing impacts, is to be reviewed by the acoustical consultant and submitted to Council.
- Weights over 15 kg are only to be used in the 'Free Weights Area' of the gym, where floor treatments are at least 75 mm thick.
- Weights over 50 kg are not to be used unless dedicated vibration isolated lifting platforms are installed. The platforms should be reviewed and approved by a suitably qualified acoustical consultant prior to installation.

Off-site Impacts

- Noise complaints, including any complaints about off-site noise, are to be recorded and acted on in accordance with the procedure outlined in Item 16 of Section 4.5 of the acoustic report.

Regards,

SLR Consulting Australia



Dianne Williams
Principal - Acoustics
dwilliams@slrconsulting.com

Reviewed by: Jim Antonopoulos
Technical Director - Acoustics
jantonopoulos@slrconsulting.com

5.4. – PLN24/0350 - 1-5 Sanders Place, Richmond

Author	Erryn Megennis – Senior Statutory Planner
Authoriser	General Manager City Sustainability and Strategy - Mary Osman

Executive Summary



Property	1-5 Sanders Place, Richmond
Ward	Lennox
Application number	PLN24/0350
Proposal	Construction of a multi-storey, mixed-use building (with two basement levels and roof terrace) containing as-of-right Office, permit required Shop and Food and Drinks Premises
Zoning & Overlay/s	• Commercial 2 Zone • Design and Development Overlay – Schedule 5 • Design and Development Overlay – Schedule 53 • CityLink Project Overlay • Development Contributions Plan Overlay – Schedule 1
Strategic setting	Major Employment Precinct (Cremorne)
Submissions	8 objections and 0 submissions in support
Key reasons for support	• There is strong strategic support for this type of development in this area in Cremorne; • The proposal generally complies with the built form requirements of the Zone, Overlays, Particular Provisions and local policies and would make a positive contribution to the area; and • The proposal will not result in any unreasonable adverse amenity impacts on surrounding properties. • The overall building envelope is unchanged from that which was previously considered and supported (with conditions) by Council.

Recommendation	That Council advises the Victorian Civil and Administrative Tribunal (VCAT) and all parties to VCAT Proceeding P162/2026 that, had Council been in a position to determine the application within the prescribed time, it would have issued a Notice of Decision to grant a Planning Permit subject to the following key conditions: • Deletion of 1 storey; • Provide a 3m setback from the northern and southern boundaries from Level 3 and above; and • Deletion of 4 car parking spaces.
Contact Officer	Erryn Megennis, Principal Planner

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to advise the Victorian Civil and Administrative Tribunal (VCAT) and all parties to VCAT Proceeding P162/2026 that, had Council been in a position to determine the application within the prescribed time, it would have issued a Notice of Decision to grant Planning Permit PLN24/0350 relating to land at No. 1 & 3-5 Sanders Place, Richmond to allow:

Control	Clause	Matter for which the permit has been granted
Commercial 2 Zone	Clause 34.02-1	Use of the land for a Shop and Food and Drinks Premises
Commercial 2 Zone	Clause 34.02-4	To construct a building and carry out works
Design and Development Overlay	Clause 43.02-2	To construct a building and carry out works

subject to the following conditions:

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 Kennon Architects, Drawings TP0030 REV D, TP0097 Rev C, TP0099 Rev D, TP0100 to TP0105 Rev E, TP0107 Rev D, TP0108 Rev E, TP0900 to TP0903 Rev E, TP0910 Rev C, TP0950 to TP0951 Rev D, TP0952 to TP0953 Rev C, TP1100 to TP1102 Rev C, TP1110 Rev A, TP1600 to TP1601 Rev C, TP4000 Rev D, TP4100 Rev B, all dated 28/08/25, but modified to show:

   (a) The deletion of 1 storey;

   (b) The setback of the building from Sanders Place and from the northern boundary increased to a minimum of 3m from Level 3 and above;

   (c) Provision of a further reduction of 4 on-site car parking spaces;

(d) Dimension the length of the 1 in 50 ramp grade at the car park entrance;

(e) Dimension the internal width of the car lift;

(f) The fire stair door to open within the title boundary (may be converted to a sliding door to meet this requirement);

(g) A notation on the plans specifying the locking mechanism to the bicycle storage room will provide secure access for authorised users;

(h) Any changes as a result of the Façade Strategy (Condition 5);

(i) Any changes as a result of the Landscape Plan (Condition 6);

(j) Any changes as a result of the amended Acoustic Report (Condition 8); and

(k) Any changes as a result of the amended Wind Impact Assessment (Condition 12).

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

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

4. As part of the ongoing consultant team, Kennon 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.

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 1:2 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) Details to demonstrate that the materials will not result in unreasonable glare;

(d) Information about how the façade will be maintained, including any vegetation; and

(e) Detailed drawings outlining colours, materials and finishes.

Landscape Plan

6. 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 Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must be generally in accordance with the Landscape Plan prepared by memLa, dated 3 September 2025 but modified to include:

(a) Consistency with the Condition 1 Plans;

(b) Provision of vertical climbing plants in the ground level planter box at the south-east corner of the site;

(c) Show the type, location, quantity, height at maturity and botanical names of all Proposed plants;

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

(e) Clarification on how above ground planting areas (such as rooftop and window planters) are to be safely accessed for maintenance purposes. If rope access is required to access planting areas outside windows or balustrades, anchor points must be integrated into the building design;

(f) Details on the ongoing maintenance of landscaping, including task details and frequence;

(g) Details on how plant growth will be maintained to ensure view lines are maximised;

(h) Use of a wind proof mulch to above-ground planted areas (roof terrace and window planters); and

(i) Provide a specification of works to be undertaken prior to planting,

To the satisfaction of the Responsible Authority.

7. 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.

Acoustic Reports

8. Concurrent with the submission of Condition 1 Plans, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Marshall Day Acoustics and dated 26 July 2024 but modified to include (or show, or address):

(a) Consistency with the Condition 1 Plans;

(b) Graphs or tables of the hourly background noise monitoring results;

(c) Confirmation that the future acoustic review of the mechanical services design should be conducted by a suitably qualified acoustic consultant; and

(d) The day and time of the measurement used as the background level for the calculated of the night period music noise limit presented.

9. Before the building is occupied, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must demonstrate compliance of the mechanical plant, car park roller door, driveway/loading bay/vehicle holding area and car lift 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.
10. The provisions, recommendations and requirements of the endorsed Acoustic Reports must be implemented and complied with to the satisfaction of the Responsible Authority.
11. 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.

Wind Report

12. 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 Vipac Engineers and Scientists Ltd and dated 23 July 2024 but modified to include (or show):
    (a) Consistency with the Condition 1 Plans; and
    (b) Further elaboration and clarification on the wind impacts to the private outdoor areas at Nos. 38, 40 and 42 Brighton Street.
13. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainability Management Plan

14. Concurrent with the submission of Condition 1 Plans, an amended Sustainability Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainability Management Plan will be endorsed and will form part of this permit. The amended Sustainability Management Plan must be generally in accordance with the Sustainability Management Plan prepared by Ark Resources and dated 3 February 2025 but modified to show:
    (a) Consistency with the Condition 1 Plans.
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. Concurrent with the submission of Condition 1 Plans, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in

accordance with the Green Travel Plan prepared by One Mile Grid and dated 5 August 2024 but modified to show:

(a) Consistency with the Condition 1 Plans.

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.

Waste Management

18. 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 26 July 2024 but modified to show:

(a) Consistency with the Condition 1 Plans.

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

Loading Management Plan

20. Concurrent with the Submission of Condition 1 Plans, a Loading Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Loading Management Plan will be endorsed and will form part of this permit. The Loading Management Plan must address, but not be limited to, the following:

(a) Confirmation that vehicles no larger than a B99-design vehicle will be permitted to undertaken loading / unloading within the designated loading bay;

(b) Details regarding the management of loading and unloading of goods and materials, including the management of conflicts between loading vehicles and tenants' vehicles as well as other vehicles who rely on the carriageway easement for access; and

(c) The collection of waste, including the separate collection of organic waste and recycling waste, in accordance with the approved Waste Management Plan (Condition 18).

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

Use Conditions

22. Except with the prior written consent of the Responsible Authority, the Shop as authorised by this permit may only operate between the hours of 7am – 10pm, Monday to Sunday.

23. Except with the prior written consent of the Responsible Authority, the Restaurant as authorised by this permit may only operate between the following hours:

(a) Sunday to Thursday: 11am – 11pm; and

(b) Fridays & Saturdays: 11am – 12 midnight.

24. No more than 100 patrons are permitted in the Restaurant at any one time.
25. The provision of music and entertainment on the land must be at a background noise level.
26. Speakers external to the building must not be erected or used.
27. 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.
28. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
29. 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.
30. 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.

Car Parking

31. Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a 1:20 scale cross-sectional diagram with a B99 vehicle ground clearance template must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate satisfactory ground clearance and include the following spot levels:
    (a) The reduced level 2m inside the property boundary;
    (b) The 40mm bullnose along the western edge of the internal slab;
    (c) The level of the eastern and western edge of the laneway (easement); and
    (d) The level at the invert/centre of the laneway.
32. 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 tenancy;
    (b) Details of way-finding, cleaning and security of end of trip bicycle facilities;
    (c) Policing arrangements and formal agreements, if applicable;
    (d) 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.;

(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 19; and

(f) Details regarding the management of loading and unloading of goods and materials.

33. 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.

34. 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.

35. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

Engineering

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

37. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:

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

(b) To the satisfaction of the Responsible Authority.

38. 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.

DTP conditions

39. Prior to the endorsement of any development plans, excluding demolition works, an Engineering report from a suitably qualified Engineer outlining the design, management and construction techniques to be implemented prior, during and following excavation to prevent any impact of the City Link assets and infrastructure is to be submitted to the Head, Transport for Victoria and City Link for approval. Once approved, the Engineering Report will form part of the planning permit. Without limiting the scope of the report, it must consider all relevant structural and geotechnical issues, and provide both Structural and Geotechnical Proof Engineer review comments and certification of all above

engineering design reports and associated drawings including temporary works including but not limited to, demonstrating:

(a) That the building footings (and overall development including excavation and construction of basements and foundations etc.) will not compromise the structural integrity of the CityLink / Burnley Tunnel;

(b) The effect of foundation design (most probably piling) must be considered for the impact assessment of the CityLink / Burnley Tunnel;

(c) The load and ground stress effected by the development;

(d) That the development will not result in temporary or permanent drawdown of the regional groundwater table; and

(e) The tunnel rock bolt anchor lengths must be considered in analysis for the Construction Impact Assessment Studies. Any holding points requiring the Head, Transport for Victoria inspection and approval prior to releasing hold permits.

40. In addition to Condition 40 above, Head, Transport for Victoria and CityLink must be informed of the following:

(a) Initial ground water level;

(b) The reduced level temporary dewatering during basement excavation is intended to lower the table to, the extraction rate and duration of dewatering, and the expected recharge duration after cessation of dewatering;

(c) If the completed basement is tanked or drained; and

(d) If drained, confirm flow rate into the basement and the height and extent of the permanent lowering of the water table.

41. The permit holder is to bear all costs associated with CityLink undertaking dilapidation surveys before and after the development, including crack mapping and installing crack pins to allow crack opening to be accurately measured. The intention of these surveys is to allow any adverse impacts on CityLink during construction to be identified.

42. Prior to the commencement of the development, the applicant must provide the Head, Transport for Victoria and CityLink with a plume dispersal study to satisfy the Head, Transport for Victoria, CityLink and the Responsible Authority that, consistent with the design objectives set out in Clause 43.02 of the Design and Development Overlay, Schedule 5 of the Yarra Planning Scheme:

(a) The development around the Burnley Tunnel exhaust stack will not be adversely affected by the operation of the stack; and

(b) The development around the Burnley Tunnel exhaust stack will not adversely affect the operation of the stack.

The development must reimburse CityLink for costs it incurs for having the plume dispersion study reviewed by its external consultants.

Construction Management Plan

43. 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

(q) any site-specific requirements.

During the construction:

(r) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(s) Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;

(t) Vehicle borne material must not accumulate on the roads abutting the land;

(u) The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(v) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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.

44. 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

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

46. 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.

47. 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.

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

49. 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.

50. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, pedestrian walkway and ground level frontage 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.

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. 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; or

    (c) The Shop and Restaurant uses are not commenced within six 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 32, please submit these to info@yarracity.vic.gov.au marked attention to Engineering Services.

All future business (whether as owners, lessees/tenants, occupiers) within the development approved under this permit, will not be permitted to obtain business parking permits.

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.

The Restaurant 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.

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.

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.

Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

Planning Scheme Amendments

Amendment VC286

1. This application originally required a permit for the sale and consumption of liquor pursuant to Clause 52.27 of the Yarra Planning Scheme (the Scheme). Amendment VC286 was gazetted on 1 July 2025. The amendment changed the Victoria Planning Provisions and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises. This resulted in the removal of Clause 52.27 from all planning schemes in Victoria. Accordingly, a planning permit is no longer required for the sale and consumption of liquor. A licensed premises must still obtain a liquor licence from Liquor Control Victoria.

Amendment C317yara

2. On 25 September 2025, the Minister for Planning approved Amendment C317yara, which applies the Design and Development Overlay (DDO) to Commercial 2 Zone (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 Cremorne Enterprise Precinct – Church Street Precinct under DDO53. The interim DDOs will apply while permanent controls for the precinct are progressed through Amendment C318yara.

Amendment C318yara

3. 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 Urban Design Framework by:

    (a) Applying permanent DDOs to C2Z areas of the Cremorne West Precinct, Railway Precinct and Church Street precinct;

    (b) Applying the Schedule to Clause 45.09 (Parking Overlay) (PO3);

    (c) Updating local policy in the Municipal Planning Strategy at Clause 11.03-6L-01 (Cremorne Enterprise Precinct);

    (d) Correcting zoning anomalies for two properties; and

    (e) Makes other consequential changes to the Yarra Planning Scheme.

4. Draft Amendment C318yara went on public exhibition on 8 December 2025. Council is now in the process of considering submissions received and the Amendment will be reported to a future Council meeting.

Amendment VC277

5. Amendment VC277 was gazetted on 18 December 2025 and made changes to Clause 52.06 (Car parking) of the Yarra Planning Scheme. 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 apply to this application, and this is discussed in the assessment section of this report.

History and Background

6. On 29 April 2025, the Planning Decisions Committee resolved to issue a Notice of Decision (NOD) to grant Planning Permit PLN24/0350 for the construction of a multi-storey, mixed use building (with two basement levels and roof terrace), containing as-of-right Office, permit required Shop and Food and Drinks Premises and a reduction in the car parking requirements. The Officers' recommendation was adopted, subject to the following additional permit conditions being included:

   (a) Condition 1(a) – The deletion of 1 storey;

   (b) Condition 1(b) – The setback of the building from Sanders Place and from the northern boundary increased to a minimum of 3m from Level 3 and above;

   (c) Condition 1(c) - The deletion of the sale and consumption of liquor;

   (d) Condition 1(d) – Provision of a further reduction of 4 on-site car parking spaces;

   (e) Condition 1(e) - Electric vehicle charging infrastructure provided to all car parking spaces; and

   (f) Condition 1(l) – The east-facing windows above Level 2 to be screened in a similar manner to Levels 1 and 2.

7. Two applications for review were lodged with the Victorian Civil and Administrative Tribunal (VCAT) against Council's NOD under Section 82 of the *Planning and Environment Act* (1987) (the Act). The grounds for review can be summarised as:

   P486/2025

   (a) Overshadowing; and

   (b) Overlooking.

   P491/2025

   (a) Visual bulk and loss of outlook;

   (b) Unacceptable scale transition at the interface with a residential area;

   (c) Overlooking;

   (d) Vehicle access unreasonably impacts access to No. 7 Sanders Place; and

   (e) Amenity impacts from the proposed licensed restaurant.

8. The permit applicant also lodged an application a review with VCAT against conditions of the permit under Section 80 of the Act. The conditions subject to the review were Conditions 1(a), 1(b), 1(c), 1(d), 1(k), 1(l), 5, 14, 15, 16, 45 and 46. In addition to appealing condition 1 requirements relating to changes to the building envelope (as set out in paragraph 6 above), the review is against conditions relating to the removal of the sale and consumption liquor, reducing the number of on-site car parking spaces, additional screening on the east elevation, ongoing architect involvement, wording of the Sustainability Management Plan condition, wording of the Green Travel Plan condition, wording of the Waste Management Plan condition, deletion of the construction hours condition and wording of the permit expiry condition.

9. A compulsory conference was held at VCAT on 22 August 2025 where the matter was not resolved. The three VCAT proceedings were listed together for a hearing on 20 – 23 October 2025.

10. On 5 September 2025, the applicant gave notice of amended plans to be substituted for the application plans at the hearing. The amended plans incorporated the following key changes:
    (a) Provision of EV charging ports to all car spaces (Consistent with Condition 1(e) of the NOD);
    (b) Reconfigurations to internal layout;
    (c) Increased setbacks from the south-east corner of the site from Levels 1 to 5;
    (d) Additional screening along the eastern elevation up to Level 3;
    (e) Increased setback to northern boundary from Level 4 and Level 5;
    (f) Reduced height of roof services screen and increased setback from the northern boundary; and
    (g) Changes to external materials and finishes.
11. A comparison between the original proposal and VCAT amended proposal is shown below.

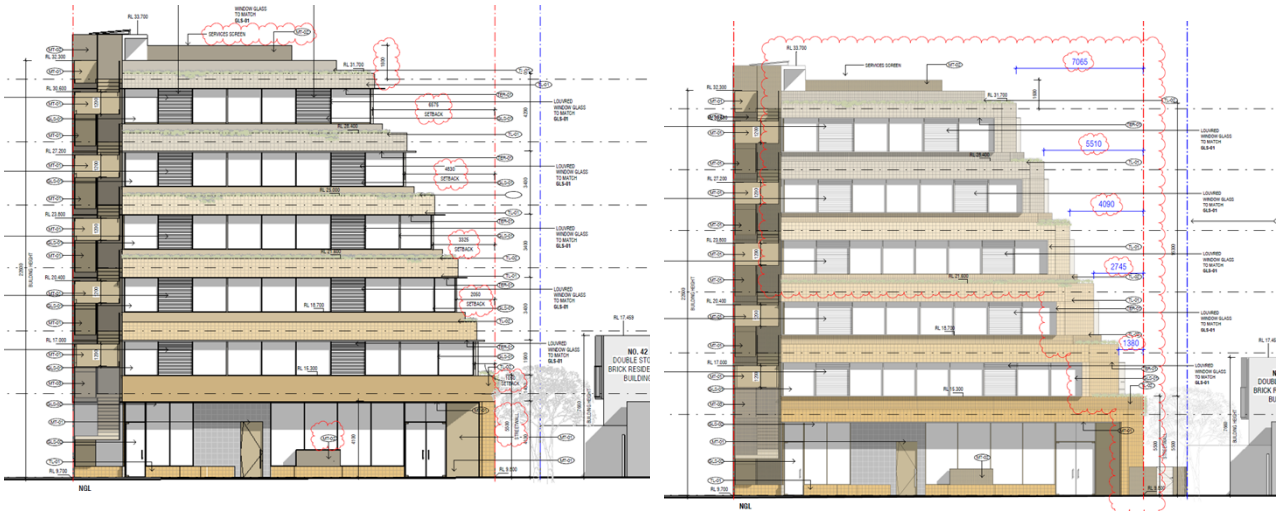


Figure 29 - Proposed south elevation of original application plans (left) and VCAT amended plans (right)

12. The applicant gave notice of the amended plans to Council, surrounding owners / occupiers, existing objectors and those already joined as parties to the appeal. There were no further statements of grounds received. On 12 September 2025, the joint applicants for VCAT appeal P486/2025 advised VCAT and the parties that they no longer oppose the development.
13. On 26 September 2025, Planning Scheme Amendment C317yara was gazetted into the Scheme and the subject site subsequently became affected by DDO53. Absent of any transitional provisions, DDO53 applies to the proposal and gives rise to new planning permissions required for buildings and works under Clause 43.02-2 of the Scheme.
14. Council assessed the VCAT amended plans, including against the new DDO53 provisions, and advised VCAT and the parties on 02 October 2025 that it maintains its position of support for the application, subject to amended permit conditions. Of relevance, Council maintained permit conditions relating to the deletion of 1 storey, increasing the setbacks to Sanders Place and the northern boundary, and the deletion of 4 car parking spaces.

15. At the VCAT hearing on 20 October 2025 (day 1), the Tribunal resolved that readvertising of the application should be carried out in light of DDO53 being introduced into the Scheme, which requires new planning permission under Clause 43.02-2 of the Scheme. VCAT directed that the application be remitted back to Council for reconsideration following the giving of notice of the application. This had the effect of returning the matter back to Council as a permit application requiring public notice and a decision.
16. On 9 December 2025, the applicant lodged a Section 57A amendment with Council to amend the application to include the new permission under Clause 43.02-2. The amended plans lodged under this Section 57A amendment are the same as the VCAT amended plans already assessed by Council in a Supplementary Officer Report dated 02 October 2025. The Section 57A amended plans now are the Decision Plans for this application.
17. On 3 March 2026, Council received notice that the permit applicant had lodged a Failure to Determine appeal with VCAT (P162/2026) under Section 79 of the *Planning and Environment Act* 1987 (the Act). As such, Council cannot issue a decision on this application and instead can only form a position.
18. A compulsory conference at VCAT is scheduled for 23 April 2026 and a hearing is listed for 4 days on 22 – 25 June 2026.
19. At the time of writing this report, no statements of grounds have been received to the current VCAT proceeding P162/2026.

Amendment to the application

20. As outlined above, On 9 December 2025, the applicant lodged amended plans under Section 57A of the Act in response to the VCAT order remitting the application back to Council. The amended application seeks permission for a permit for buildings and works under DDO53, and also modifies the plans as per the VCAT Amended Plans to include the following key changes:
    (a) Increased setbacks from the northern and eastern boundaries;
    (b) Modified materials and finishes;
    (c) Changes in response to permit conditions on the NOD issued 29 April 2025;
    (d) Additional glazing, including incorporation of obscure glazing;
    (e) Modification to internal layout and dimensions; and
    (f) Reduction in the roof services screen area.
21. The amended plans, prepared by Kennon Architects, dated 28 August 2025 lodged under Section 57A of the Act are the Decision Plans for this application and will form the basis of the following assessment.

Site Context

Subject site

22. The subject site is located on the northern side of Sanders Place, between Brighton Street to the east and Church Street to the west, in Richmond. The site has a frontage to

Sanders Place of 22.77m, a site depth of 16.41m, and an overall area of approximately 375sqm. The site has a laneway abuttal to the west.

23. Refer to the previous PDC officer report dated 29 April 2025 (PDC Report) at paragraphs 7 – 10 (attached to this report) for a detailed description of the subject site.

Title Information

24. The title submitted with the application does not show any covenants or restrictions. Plan of subdivision PS406678X shows a 1.83m wide carriageway, light and air and drainage easement abutting the full length of the site's western boundary. Further to the west is a 3.66m wide carriageway, light and air easement. Lot 1 on Title Plan TP10616 forms a 2.44m wide drainage easement in favour of City West Water, with this easement extending along the entire eastern boundary of the site.

25. The development does not impact these easements.

Surrounds

26. The site is in an area which contains a variety of built form and uses. Land to the north is zoned both General Residential and Commercial 2; to the south and west the land is zoned Commercial 2; and land to the east is zoned Neighbourhood Residential and consists of low rise, 1 and 2 storey dwellings.

27. The closest dwellings to the subject site are located to the north at No. 7 Sanders Place and to the east at Nos. 28-42 Brighton Street. The dwellings on Brighton Street are also affected by the Heritage Overlay (Schedule 308 – Barkly Gardens Precinct).

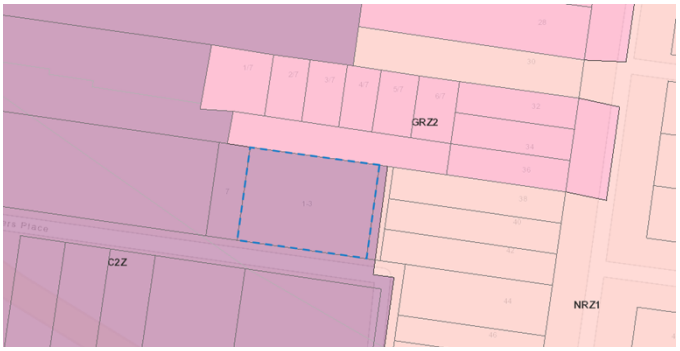


Figure 30 – Zoning map of subject site and surrounds (DTP, March 2025)



Figure 31 - Nearmap aerial imagery of subject site and surrounds (March 2025)

28. Refer to the previous PDC Report at paragraphs 11 – 22 for a detailed description of the immediately surrounding context.

29. In relation to the broader context, the subject site is located within a Major Employment Precinct, approximately 162m south of the Swan Street Major Activity Centre (MAC) and 162m south-east of East Richmond train station. This area of Richmond and Cremorne is currently undergoing a period of transition from lower scale buildings to higher density development. There have been several approvals for new, larger scale developments on the eastern and western sides of Church Street. Refer to the previous PDC Report at paragraph 23 for a list of recently approved and/or constructed developments that are between 6 – 10 storeys high.

Proposal

30. The proposal is for construction of a 6 storey building with two levels of basement and a roof terrace. Further details are as follows:

    (a) Use of the land for a Restaurant (Food and Drinks Premises), Shop and Office (permit not required for Office use):

        (i) 265sqm Restaurant floor area;

        (ii) 159sqm Shop floor area; and

        (iii) 1087sqm Office floor area;

    (b) The Restaurant will host a maximum of 100 patrons and proposes the following hours:

        (i) 11am to 11pm (Sunday to Thursday); and

        (ii) 11am – 12 midnight (Friday and Saturday);

    (c) The proposed hours of operation for the Shop are 7am to 10pm, Monday to Sunday;

    (d) Maximum building height of 23.9m;

    (e) Ground level setback to Sanders Place between 0.7m to 1.8m;

    (f) Upper levels adopt a twisting form, with setbacks increasing from the eastern boundary as building height increases;

    (g) Upper-level setbacks to northern boundary (Level 3 and above) at 1.0m and roof terrace level at 1.7m;

    (h) Construction along the full length of the western boundary;

    (i) Landscaping in planter boxes around perimeter of building;

    (j) Materials being a combination of bronze perforated metal, bronze polished metal, light to dark brown tiles, rendered cladding, terracotta, clear, reflective and fluted glass;

    (k) Provision of 8 car parking spaces for Office tenants, 20 bicycle parking spaces for employees and 10 bicycle spaces for visitors; and

    (l) Communal facilities including 67sqm roof terrace.



View from north-east corner of site



View from Sanders Place, looking west



View of west elevation



View of south-east corner of building

Figure 4 - Artist's impression of proposed development

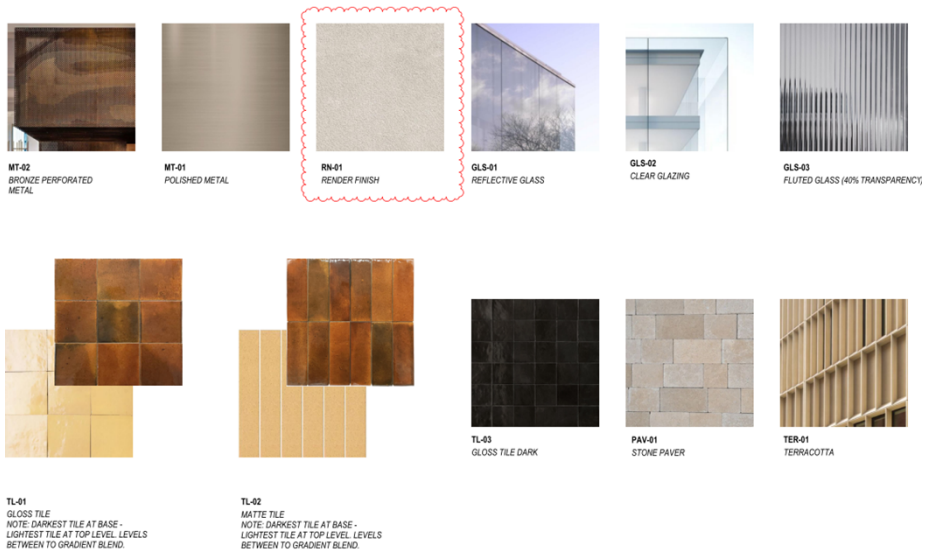


Figure 5 - Materials and Finishes Schedule

Statutory controls

Clause 34.02 – Commercial 2 Zone (C2Z):

31. Pursuant to Clause 34.02-1 of the Scheme, an Office is an as-of-right use and does not require a planning permit;

32. Pursuant to Clause 34.02-1 of the Scheme, a planning permit is required to use the land for a ‘’Shop and ‘Food and Drink Premises’; and

33. Pursuant to Clause 34.02-4 of the Scheme, a planning permit is required to construct a building or construct or carry out works.

Clause 43.02 – Design and Development Overlay – Schedule 5 – City Link Exhaust Stack Environs (DDO5) & Schedule 53 - Cremorne Enterprise Precinct – Church Street Precinct (DDO53)

34. Pursuant to Clause 43.02-2 of the Scheme, a planning permit is required to construct a building and carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required;

35. Section 2.0 of Schedule 5 to the DDO states that a permit is not required to construct a building or carry out works;

36. Schedule 53 to the DDO does not exempt the application from a planning permit.

37. Section 7.0 of DDO5 requires notice to 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; and

38. Pursuant to Clause 66.06 of the Scheme, notice must be given to the Environment Protection Authority, Transurban City Link Limited and the Roads Corporation. Notice was given accordingly.

39. The application is not exempt from notice under Section 2.14 of DDO53 for buildings and works as the site is within 30m of a residential zone.

40. DDO53 prescribes various discretionary / preferred built form controls, including:

    (a) Maximum building height: 20m;

(b) Maximum street wall height: 12m;

(c) Minimum upper level setback: 3m;

(d) Maximum boundary wall height: 20m; and

(e) Interface with Neighbourhood Residential Zone with laneway abuttal:

(i) 8m boundary wall height;

(ii) Upper level setback of 45 degrees above the boundary wall height, up to a minimum distance of 12m from the wall; and

(iii) Interface with Neighbourhood Residential Zone with direct abuttal:

- Setback 3m from the boundary;
- 8m wall height; and
- Upper level setback of 45 degrees above the boundary wall height, up to a minimum distance of 12m from the wall.

Clause 45.06 - Development Contributions Plan Overlay – Schedule 1

41. Schedule 1 of the Development Contributions Plan Overlay (DCPO1) applies to the proposal due to the proposed additional commercial floor area and requires the developer to pay a cash contribution towards essential city infrastructure like roads and footpaths.

42. The subject site is located within Charge Area 11 (Cremorne) and the development infrastructure levy is applicable to the office and retail floor spaces. Council's standard condition will be included to ensure that the applicable Development Infrastructure Levy is paid, as required.

Clause 45.07 – City Link Project Overlay:

43. Pursuant to Clause 45.07-3 of the Scheme, a planning permit is not required as the proposed development does not include business identification signs in locations shown as "prohibited area for advertising signs" on the plan titled "Melbourne City Link Project – Advertising Sign Locations November 2023.

44. Pursuant to Clause 45.07-6 of the Scheme, an application must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

45. Pursuant to Clause 66.03 of the Scheme, the application must be referred to the Head, Transport for Victoria, who is a determining referral authority. The application was referred accordingly.

Clause 52.06 – Car Parking

46. As stated earlier in the report, Amendment VC277 was gazetted on 18 December 2025 and made changes to Clause 52.06 (Car Parking) across all Victorian planning schemes. The amendment updates car parking requirements and includes both minimum and maximum parking rates. The transitional provisions of Clause 52.06-12 require the new car parking requirements to apply to this application.

47. Pursuant to Clause 52.06-5, the subject site is located in Category 3 based on the land category identified in the Car Parking Requirement Maps (Department of Transport and Planning, 2025) (CPR maps).

48. The following table summarises the proposal against both the former and current minimum car parking requirements of Clause 52.06.

Use	Statutory rate (minimum) former / current		On-site requirement former / current		On-site provision	Reduction sought former / current	
Office 1087sqm	3 spaces per 100sqm net floor area	0 spaces	32 spaces	0 spaces	8 spaces	24 spaces	**0** spaces
Shop 159sqm	3.5 spaces per 100sqm leasable floor area	0 spaces	5 spaces	0 spaces	0 spaces	5 spaces	**0** spaces
Food & Drink Premises 265sqm	3.5 spaces per 100sqm leasable floor area	0 spaces	9 spaces	0 spaces	0 spaces	9 spaces	**0** spaces
Total			**46**	**0**	**8**	**38**	**0**

49. The minimum car parking requirement for Office, Shop and Food and Drink Premise in Category 3 is 0 spaces, meaning that the proposal has a minimum statutory requirement of 0 car parking spaces. The provision of 8 spaces consequently exceeds this requirement and a planning permit is no longer required for a car parking reduction under Clause 52.06-3. The condition requiring a further reduction in car parking is discussed later in this report.

50. Category 3 prescribes a maximum car parking rate of:

    (a) 2 spaces per 100sqm leasable floor area for Food and Drink Premises (i.e. 5 spaces);

    (b) 0.9 spaces per 100sqm net floor area for Offices (i.e. 9 spaces); and

    (c) 2 spaces per 100sqm leasable floor area for Shops (i.e. 3 spaces).

51. The car parking provision for the Office complies with the maximum rate. There is no provision for car parking for the Shop or Food and Drinks Premises uses, thereby also complying with the maximum rate.

52. In summary, the proposal complies with the car parking requirements of the Scheme.

Clause 52.34 – Bicycle Facilities

53. Pursuant to Clause 52.34-1 of the Scheme, a new use must not commence, or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage are provided on the land. The following table identifies the bicycle parking requirements under Clause 52.34-3 of the Scheme, the provision of bicycle parking on site, and the subsequent reduction below the statutory requirement that is being sought:

Use	Size/Number	Statutory rate	On-site requirement	On-site provision
Office	1087sqm	1 employee space to each 300m2 net floor area if the net floor area exceeds 1000m2 1 visitor space to each 1000m2 net floor area if the net floor area exceeds 1000m2	4 employee spaces 1 visitor space	20 employee spaces 10 visitor spaces
Shop	159sqm	1 employee space to each 600m2 of leasable floor area if the leasable floor area exceeds 1000m2 1 visitor space to each 500m2 leasable floor area if the leasable floor area exceeds 1000m2	0 employee spaces 0 visitor spaces	
Restaurant	265sqm	1 employee space to each 100 sq m of floor area available to the public 2 plus 1 visitor space to each 200 sq m of floor area available to the public if the floor area available to the public exceeds 400 sq m.	3 employee spaces 0 visitor spaces	
Total			**7 employee spaces** **1 visitor space**	**20 employee spaces** **10 visitor spaces**
Shower / Change Facilities		If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter	**1 showers/change rooms**	**5 shower / change room facilities**

54. Given the above, the on-site bicycle parking provision complies with the requirements of Clause 52.34.

Clause 53.18 – Stormwater Management in Urban Development

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

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

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

Clause 65 – Decision Guidelines:

56. These guidelines set out the relevant matters to be considered, as appropriate, before deciding on an application or approval of a plan.

Internal and External Consultation

Advertising

57. The application was originally advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)* by letters sent to surrounding owners and occupiers and by 2 signs displayed (displayed on Sanders Place and the western laneway frontage).

58. Council received 7 objections, on the following key grounds:

(a) Inappropriate building height and lack of setbacks;

(b) Visual bulk impacts;

(c) Loss of daylight to habitable rooms;

(d) Overshadowing of private open space;

(e) Overlooking to habitable rooms and private open spaces;

(f) Noise impacts from the Restaurant use/Liquor Licence;

(g) Noise impacts from plant equipment;

(h) Traffic congestion to western laneway, including from employee as well as waste collection vehicles and consequential impacts to pedestrian safety;

(i) Lack of car parking;

(j) Obstruction of laneway during construction;

(k) Noise impacts during construction;

(l) Loss of view; and

(m) Devaluation of property.

59. Following the submission of the Section 57A amendment on **9 December 2025**, the application was readvertised under the provisions of Section 57B of the Act by letters sent to surrounding owners and occupiers and existing objectors to the application. Council received two subsequent submissions from existing objectors, and one new objection which raised the same grounds as those listed above.

60. There are 8 objections in total.

Internal and external referrals

61. Refer to the previous PDC Report at paragraphs 35 – 36 for a summary of the referral comments provided for the original application and a Section 57A amendment lodged on 20 December 2024.

62. The current Decision Plans were referred to the following external authorities and internal departments:

External Agency	Outcome
Head, Transport for Victoria	No objection, subject to conditions which have been included in the Officer Recommendation
Internal Business Unit/ External consultant	**Comments**
Urban Design (Public Realm only)	Supportive of the amended design, subject to further design resolution of the south-east corner chamfer and landscaping
Development Engineering	Supportive of car parking provision and vehicle access arrangements, subject to the following: • Dimension the length of the 1 in 50 ramp grade inside the loading bay / driveway; • Dimension the internal width of the car lift; • Provide a 1:20 scale cross-sectional diagram for the vehicle access via the laneway; • The pedestrian door in the laneway to be recessed inside the title boundary; • Condition 1(g) on the NOD relating to the loading bay depth has been satisfied; • Condition 1(h) on the NOD relating to the minimum width of the driveway has been satisfied; and • Condition 1(i) on the NOD relating to the location of the roller door has been satisfied.
Strategic Planning	• Supportive of the overall building height subject to providing a 3m upper level setback to Sanders Place from Level 3 and above; • Supportive of street wall height and setbacks; • Not supportive of upper level setback to Sanders Place and should be increased to 3m from Level 3 and above; • Supportive of setbacks to side and rear boundaries and interface with residentially-zoned land; • Supportive of building design and quality; • Supportive of vehicle access and laneway design; and • Supportive of pedestrian and bicycle access design.

Policy Implications

Planning Policy Framework (PPF)

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

- Clause 2 - Municipal Planning Strategic, including:
  - Clause 02.01 – Context:
    - Clause 02.01-1 – Location
    - Clause 02.01-6 – Built Environment and Heritage
    - Clause 02.01-9 – Transport
  - Clause 02.02 – Vision
  - Clause 02.03-1 – Settlement:

        - Clause 02.03-3 – Environmental Risks and Amenity
        - Clause 02.03-4 – Built Environment and Heritage
        - Clause 02.03-6 – Economic Development
        - Clause 02.03-7 – Transport
    - Clause 02.04 – Strategic Framework Plan
- Clause 11 – Settlement
    - Clause 11.01-1S – Settlement
    - Clause 11.02-1S – Development capacity
- 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-01 – Interfaces and Amenity
- Clause 15 – Built environment and heritage:
    - Clause 15.01-1S – Urban Design
    - Clause 15.01-1L – Urban Design
    - Clause 15.01-2S – Building Design
    - Clause 15.01-2L – Building Design
    - Clause 15.01-2L-01 – Environmentally Sustainable Development
    - Clause 15.01-5S – Neighbourhood Character
- Clause 17 - Economic Development:
    - Clause 17.01-1S – Diversified Economy
    - Clause 17.01-1L – Employment
    - Cause 17.02-1S – Business
    - Clause 17.02-1L – Retail
- Clause 18 – Transport:
    - Clause 18.01-1S – Land Use and Transport Integration
    - Clause 18.02-1S – Walking
    - Clause 18.02-1L - Walking
    - Clause 18.02-2S – Cycling
    - Clause 18.02-2L – Cycling
    - Clause 18.02-3S – Public Transport
    - Clause 18.02-3R – Principal Public Transport Network
- Clause 19 – Development infrastructure:
    - Clause 19.03-3L – Water Sensitive Urban Design
    - Clause 19.03-5L – Waste

Other relevant documents

64. Urban Design Guidelines for Victoria (DELWP).

65. Yarra Economic Development Strategy 2020-2025.

Officer Assessment

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

    (a) Policy and Strategic Support;

    (b) Use;

    (c) Built Form and Urban Design;

(d) Environmentally Sustainable Design, Internal Amenity;

(e) Off-site amenity impacts;

(f) Car Parking, Loading, Bicycle Facilities;

(g) Waste Management;

(h) Assessment against existing conditions on the NOD;

(i) Other matters; and

(j) Objector Concerns.

Policy and Strategic Support

67. The proposed development enjoys strong strategic support at the State and local level for the construction of a mid-rise office building. Refer to the previous PDC Report at paragraphs 48 – 54 for detailed reasons.

Use

68. The proposed Office use does not require a planning permit and the appropriateness of the Shop and Restaurant uses is discussed in the previous PDC Report at paragraphs 55 to 64. It should be noted that a planning permit is no longer required under Clause 52.27 for the sale and consumption of liquor and liquor licenses are now solely regulated under the *Liquor Control Reform Act* 1998.

69. There have been very minor changes to the floor areas of the uses since the previous PDC Report:

(a) Shop floor area has reduced from 163sqm to 159sqm; and

(b) Restaurant floor area has reduced from 269sqm to 265sqm.

70. Despite these reductions in floor area, both uses continue to require a planning permit.

71. The hours of operation for the Shop and Restaurant uses remain unchanged from the previous proposal:

(a) Restaurant: 11am to 11pm Sunday to Thursday and 11am to 12 midnight Friday and Saturday; and

(b) Shop: 7am to 10pm Monday to Sunday.

72. The hours of operation will not result in unreasonable amenity impacts on the surrounding area for the reasons discussed in the previous PDC Report. Consistent with the previous conditions on the NOD, the current Officer Recommendation includes permit conditions to:

(a) Restrict the proposed hours of operation for the Shop and Restaurant to the hours as set out above;

(b) Restrict the Restaurant to a maximum of 100 patrons;

(c) Require an amended acoustic report to be submitted to address background noise levels, and, prior to occupancy an acoustic report is to be submitted to confirm compliance with the relevant noise limits;

(d) Require a loading management plan for the on-site loading bay;

(e) Require a waste management plan; and

(f) Include standard conditions relating to the maintenance of the amenity of the area and compliance with the relevant EPA noise regulations.

Built Form and Urban Design

73. The built form and urban design assessment for this proposal is guided by State and Local policies at Clause 15.01-1L (Urban Design), Clause 15.01-2S (Building Design), Clause 15.01-2L (Building Design), Clause 15,01-1L (Urban design) and Clause 13.07-1L-01 (Interfaces and amenity) as well as the design objectives of DDO53.

Urban form, character and context

74. Refer to the previous PDC Report at paragraphs 96 - 101 for the appropriateness of the proposal's response to the urban form and character of its surrounding context.

Height, scale and massing

75. DDO53 is the relevant control for assessing the appropriateness of the proposed building height, scale and massing.

76. An assessment of the proposed development against the provisions of DDO53 is provided in the Supplementary Officer Report dated 2 October 2025 (Supplementary Report), prepared in response to the VCAT Amended Plans (paragraphs 34 to 60). This report is included as an attachment. The VCAT Amended Plans are the same as the current Decision Plans and therefore the assessment in the Supplementary Report is relied upon.

77. The table below summarises the proposal's level of compliance with DDO53 and the current Officer Recommendation, which is consistent with the Council position on the VCAT Amended Plans in the Supplementary Report (VCAT Permit Conditions).

Built Form Requirements	DDO53	Amended Plans	Compliance with DDO53
Building height	Maximum 20m (preferred).	23.9m	The proposed maximum building height **does not comply**. While the Strategic Planning Unit are now supportive of the building height subject to the development providing a 3m upper level setback to Sanders Place, this change does not go far enough to address the building bulk of the northern and western elevations. **Recommendation:** Retain Condition 1(a) of the VCAT Permit Conditions to delete one storey (reduction in height by approximately 3.4m).
Street wall height	Street wall height	Street wall height 11.9m	The proposed street wall height and setback **complies.**

	Maximum 12m (preferred). Street wall setback None specified	Street wall setback 0 - 1.5m	
Upper-level setback	Minimum upper-level setback 3m (preferred).	1.5m	The proposed minimum upper-level setback **does not comply**. **Recommendation:** Retain Condition 1(b) of the VCAT Permit Conditions which requires a minimum setback from Sanders Place of 3m from Level 3 and above which would bring the building into compliance with the minimum upper-level setback requirement.
Boundary wall height	Maximum 20m (preferred).	West: 23.9m North: 11.8m East: 4.8m	The proposed west boundary wall **does not comply.** **Recommendation:** Retain Condition 1(a) of the VCAT Permit Conditions which would reduce the boundary wall height by 1 storey (to approximately 20.5m high)
Building separation	Levels 1 – 3 above the boundary wall Minimum 3m from boundary or laneway centreline (preferred). Level 4 and above the boundary wall Minimum of 4.5m (preferred).	North Levels 1-3: 1.0m East Level 1: 2.6m – 4.22m Level 2: 3.965m Level 3::5.31m Level 4: 6.73m Level 5: 8.285m	The proposed building separation from the northern boundary **does not comply.** The proposed building separation from the residential eastern boundary **generally complies.** **Recommendation:** Retain Condition 1(b) of the VCAT Permit Conditions which requires a 3m setback from the northern boundary from Level 3 and above.
Overshadowing	*Not applicable.*	*Not applicable.*	*Not applicable.*
Residential Interface	North 8m wall height	North 11m wall height	The proposed residential interface to the north and east **does not comply**. **Recommendation:**

	3m setback from property boundary Upper level setback of 45 degrees over distance of 12m East 8m wall height 0m setback from property boundary Upper level setback of 45 degrees over distance of 12m	0m setback property boundary Upper-level setback (see Figure 4 Supplementary Report) East 4.8m wall height 0m setback from property boundary Upper-level setback (Figure 5 Supplementary Report)	Retain Condition 1(b) of the VCAT Permit Conditions which requires a 3m setback from the northern boundary from Level 3 and above. Whilst this falls short of complying with the 45 degree angle required under DDO53, it is an acceptable response for the reasons outlined in paragraphs 47 to 54 of the Supplementary Report.
Character Buildings	Not applicable.		Not applicable.
Building Design and Quality	See DDO53 for *Building Design and Quality*.	See below comments	The application **complies.** Refer to paragraph 55 of the Supplementary Report and previous PDC Report under Architectural Expression (paragraphs 141 - 151), Public Realm (paragraphs 152 – 163), Wind (paragraphs 168 – 172), Landscaping (paragraphs 174 – 176) and Services and equipment (paragraphs 177-178). The amended plans continue to achieve these outcomes.
Vehicle Access and Laneways	See DDO53 for *vehicle access and laneway requirements.*	See below comments	The application **complies.** Refer to paragraphs 56 to 58 of the Supplementary Report.
Pedestrian and Bicycle Design	See DDO53 for *Pedestrian and Bicycle Design requirements.*	See below comments	The application **complies** Refer to paragraphs 59 and 60 of the Supplementary Report and 152-163 and 254 to 261 of the previous PDC Report.

78. In summary, the recommendations discussed in the table above are consistent with Council's circulated position on the VCAT Amended Plans. With a reduced building height and increased upper level setbacks from the northern and southern boundaries, as

set out in the conditions in the recommendation, the development is considered to achieve the design objectives of DDO53.

Environmentally Sustainable Design (ESD) & Internal Amenity

79. An updated Sustainability Management Plan (SMP) was not submitted with the latest Section 57A amendment. Refer to paragraphs 179 to 181 of the previous PDC Report for an assessment which confirms the development largely achieves the ESD objectives of the Scheme. As there has been changes to floor area and the building envelope, and further envelope changes are sought via permit conditions, it is recommended a permit condition require an amended SMP for consistency with the Condition 1 Plans.

80. Internal amenity was discussed at paragraphs 182 to 192 of the previous PDC Report. The amended proposal continues to align with the outcomes discussed in this previous report.

Off-site Amenity Impacts

81. The relevant policy framework for amenity considerations is contained within Clause 13.07-1L-01 (Interfaces and amenity) and Clause 15.01-2L (Building design). As the site and surrounds description identifies, there are dwellings within residentially-zoned land immediately north and east of the subject site. Refer to paragraphs 194 to 195 of the previous PDC Report which addresses why amenity expectations of these residential areas abutting commercial areas must be tempered.

82. The amended proposal does not give rise to any new or increased off-site amenity impacts on surrounding land.

Noise

83. Refer to paragraphs 198 to 203 of the previous PDC Report. Consistent with the previous recommendations, a condition will require an amended acoustic report to address noise impacts from plant equipment and other mechanical services, including the car lift.

Overshadowing and daylight to windows

84. Refer to paragraphs 204 to 211 of the previous PDC Report which concluded that daylight and overshadowing outcomes to neighbouring residential properties were acceptable. The previous proposed development resulted in additional overshadowing of neighbouring secluded private open space (SPOS) at Nos. 38 and 40 Brighton Street, at 3pm only (11.4sqm and 31.3sqm in shadow respectively). The amended plans have not resulted in any changes to the overshadowing impacts on these SPOS areas and therefore the overshadowing impacts remain acceptable.

85. The amended plans increase the setback of the building from the eastern boundary, as well as the northern boundary from Level 3 and above. Furthermore, the recommended permit conditions requiring the deletion of one level and an increased upper level setback from the northern boundary to 3m will further reduce the size of the building envelope and therefore improve daylight access outcomes to existing habitable room windows located opposite the proposed development.

86. The amended proposal (with recommended conditions of approval) continues to result in acceptable daylight access and overshadowing outcomes.

Visual bulk and overlooking

87. Paragraphs 212 to 216 of the previous PDC Report address the acceptability of the visual bulk impacts of the development. The amended plans have incorporated additional articulation to the northern and eastern elevations, including through material variations, increased setbacks and landscaping, which will further improve the visual impact of the development from neighbouring dwellings. The recommended permit condition to increase the setback of Level 3 and above to 3m from the northern boundary will further mitigate visual impacts from the townhouses at No. 7 Sanders Place.

88. In relation to overlooking, the amended plans have introduced glazing to the upper-levels of the north elevation. The north-facing windows at Level 3 incorporate horizontal shelves up to 1.6m above floor level to mitigate overlooking. Section D-D demonstrates that there is no unreasonable overlooking of No. 7 Sanders Place.

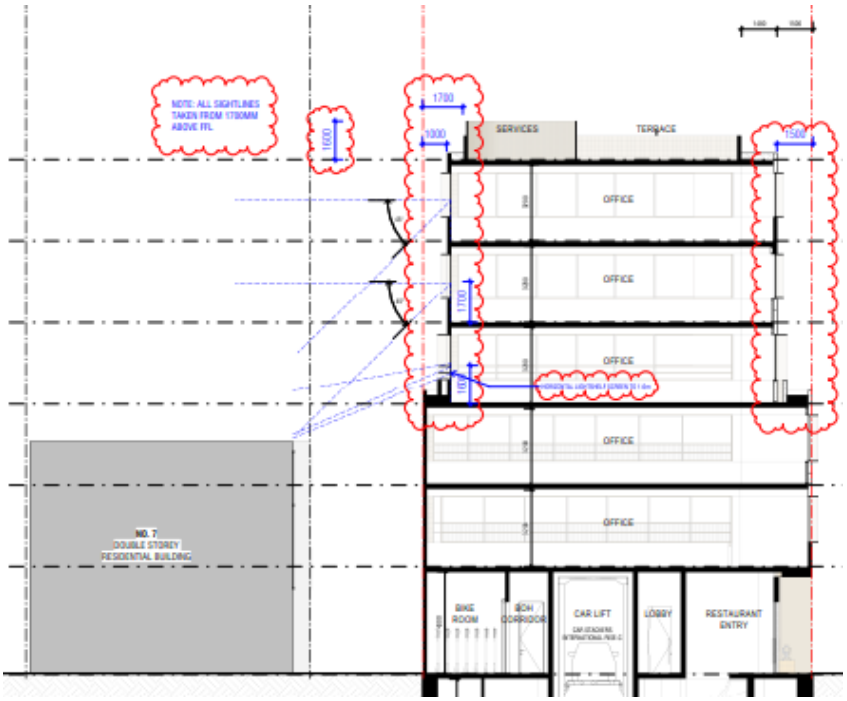


Figure 32 - Section D-D showing restricted view lines to No. 7 Sanders Place

89. On the eastern elevation, obscure, fluted glazing has been introduced to east-facing windows at Levels 1 and 2. In addition, horizontal shelves have been introduced to glazing at Levels 1 to 3. Section A-A and Section B-B satisfactorily demonstrate there will be no unreasonable overlooking to SPOS at Nos. 38 to 40 Brighton Street (TP0950 – TP-0952).

90. Condition 1(k) of the previous NOD required the east elevation to show obscure glazing up to a minimum 1.7m above floor level on Level 2. The amended plans show minimum 1.7m high obscure, fluted glazing. As such, this condition has been met and is no longer required on the updated Officer Recommendation.

91. Condition 1(l) of the previous NOD required east-facing windows above Level 2 to be screened in a similar manner to Levels 1 and 2. This condition is also no longer required given:

(a) Levels 1 and 2 east facing windows are screened with fluted glazing and horizontal shelf screening;

(b) Level 3 has horizontal shelf screening only; and

(c) Levels 4 and 5 have no screening but section drawings demonstrate there are no direct views into neighbouring secluded private open space or habitable room windows over a horizontal distance of 9m.

92. The intent of Condition 1(l) on the previous NOD has been met.

Fumes, air emissions and light spill

93. Refer to paragraphs 222 to 223 of the previous PDC Report, which discusses the acceptability of the development in relation to fumes, air emissions and light spill. The amended proposal continues to achieve an acceptable outcome. Condition 1(f) of the previous NOD required a notation on the roof plan to confirm access to the roof terrace will be for office tenants only. The amended plans include this notation therefore this condition is no longer required.

Storage and waste

94. All storage and waste will be adequately concealed within the building. This will be discussed in further detail later in the report, under the waste management section.

Equitable development

95. This is discussed at paragraphs 225 to 227 of the previous PDC Report. The amended proposal continues to provide for equitable development opportunities for adjoining sites.

City Link Exhaust Stacks

96. The application was referred to Transport for Victoria, Transurban and the EPA under the requirements of DDO5 and Clause 66.06 of the Scheme. All authorities were given notice of the application. Transport for Victoria, in consultation with Transurban City Link, raised no objection with the proposal subject to a permit condition requiring a Plume Dispersal Study to be submitted to the Head, Transport for Victoria, CityLink and the Responsible Authority to demonstrate that the proposed development will not be adversely impacted by the operation of the stack, and to ensure the development does not adversely impact the operations of the stack. This requirement will form a condition, if a permit is to issue. The EPA had not responded to Council's referral at the time of writing this report.

Car Parking, Loading & Bicycle Facilities

Car Parking

97. As discussed earlier in the report, the proposal now complies with the car parking rates at Clause 52.06-5.

98. The amended proposal continues to provide 8 parking spaces all allocated to the Office use. Council's Engineering Unit previously reviewed the car parking provision for the development (under the previous Clause 52.06 requirements) and were satisfied there was sufficient parking provided for the development given the site's proximity to public transport.

99. Further discussion relating to the acceptability of the on-site parking provision was provided in paragraphs 231 to 240 of the previous PDC Report

100. Condition 1(d) of the previous NOD required a further reduction of 4 on-site car parking spaces. This condition was included to address the consequential reduction in total office floor area arising under conditions 1(a) and 1(b) of the NOD. As conditions 1(a) and 1(b) are proposed to be retained, it is recommended condition 1(d) also be retained requiring a further reduction of 4 on-site car parking spaces. The new car parking provisions introduced under Amendment VC277 provide strong strategic support for a greater reduction in car parking for the development given the lower parking demand for Office use and the site's excellent transport accessibility.

Traffic

101. Refer to paragraphs 231 to 240 of the previous PDC Report for an assessment of the traffic impacts and the reasons why the additional traffic volume is not unduly high and would not have a detrimental impact on the traffic operation of Sanders Place or the surrounding road network.

Access and layout

102. Vehicle access continues to be from the western-abutting right-of-way, consistent with the original proposal as well as existing conditions. Council's Engineering Unit have reviewed the access arrangements in the Decision Plans and are satisfied that a B99 design vehicle will be capable of safely entering and exiting the site. Council's Engineering Unit have requested additional information to be shown on the plans (consistent with their advice on the VCAT Amended Plans):

    (a) Dimension the length of the 1 in 50 ramp grade inside the loading bay / driveway;

    (b) Dimension the internal width of the car lift; and

    (c) Provide a 1:20 scale cross-sectional diagram for the vehicle access via the laneway.

103. These conditions have been included in the current Officer Recommendation.

104. Several engineering conditions in regard to civil works, road asset protection, construction management, and impacts of assets on the proposed development have also been recommended by the Development Engineering Unit and are proposed as permit conditions in the Officer Recommendation.

105. Overall, the proposed design and configuration of access and car parking areas are considered to achieve a satisfactory outcome and will be further improved with the above details requested by Council's Engineering Unit.

Loading and unloading

106. This was discussed at paragraphs 249 to 253 of the previous PDC Report. Of note, Condition 1(g) of the previous NOD required the loading bay depth to be increased to 5.2m on the advice of Council's Engineering Unit to ensure the loading bay would be accessible to small delivery vehicles. The amended proposal shows provision of a 5.2m deep loading bay and driveway therefore Condition 1(g) is no longer required. A loading management plan was also required at Condition 17 on the previous NOD. This condition has been retained in the current Officer Recommendation.

107. Permit conditions requiring deliveries and waste collections to be undertaken within the times prescribed by Council's Local Law to ensure these activities do not have an unreasonable amenity impact on the surrounding area are also retained in the current Officer Recommendation.

Bicycle facilities

108. The proposed provision of 20 employee bicycle parking spaces and 10 visitor bicycle exceeds the minimum requirements of Clause 52.34 as well as the BESS and CASBE rates, as identified in the Strategic Transport referral comments on the original application.

109. Paragraphs 258 and 259 of the previous PDC Report discussed Strategic Transport's recommendation to identify the locking mechanism to the bicycle storage room to limit access to authorised users. The previous PDC Report confirmed that this recommendation would be included as a permit condition, however, it was inadvertently not included. This recommendation has now been included as a condition in the current Officer Recommendation.

110. Strategic Transport also recommended all visitor bicycle spaces to be provided in a publicly accessible area. As discussed in paragraph 261 of the previous PDC Report, there are 4 horizontal spaces in the ground level setback which satisfy the minimum requirements of Clause 52.34 for visitor spaces. The recommendation will not be adopted.

Green Travel Plan

111. Clause 15.01-2L-01 (Environmentally Sustainable Development) requires the submission of a Green Travel Plan (GTP) for a non-residential building with a gross floor area of more than 1000sqm.

112. In accordance with this policy, a GTP has been submitted. The GTP includes a summary of surrounding transportation facilities including public transport, car share, bicycle facilities and pedestrian accessibility. The GTP also provides information on on-site car and bicycle parking facilities as well as other initiatives to encourage sustainable travel to the site. Council's strategic transport unit have reviewed the GTP and confirm it satisfies all the required information. A condition will require an amended GTP for consistency with the Condition 1 Plans.

Waste Management

113. Waste management was discussed at paragraphs 264 to 268 of the previous PDC Report which confirms the submitted waste management plan (WMP) is satisfactory. An amended WMP was not submitted with the latest Section 57A amendment. Given conditions will require a reduced floor area, waste volumes may be affected. A condition will therefore require an amended WMP for consistency with the Condition 1 Plans.

Other matters

Fire stair door

114. Council's Engineering Unit has recommended the ground level door to the fire stair to be recessed inside the title boundary, as there are concerns that the outwards opening door would obstruct vehicles. This recommendation will be addressed via a permit condition, including that the door may be changed to a sliding door to meet this requirement.

Landscaping

115. The Urban Design referral advice seeks clarification relating to the fence along the southern boundary of the eastern easement which extends in front of a planter bed at the south-east corner of the building. The fence would effectively screen off the planter bed from Sanders Place. Urban Design recommend that vertical greenery be planted in

this location to allow the planter to provide a meaningful contribution to the public realm. This will be addressed via a condition for an amended Landscape Plan. There are also a number of inconsistencies between the architectural plans and landscape plan. A permit condition will require both plans to be consistent.

Response to Condition 1 Requirements

116. The amended plans address the condition 1 requirements of the previous NOD as set out in the table below:

Condition	Comment	Complies
Condition 1(a) *The deletion of 1 storey.*	The building height remains unchanged. **Recommendation:** Retain condition.	No
Condition 1(b) *The setback of the building from Sanders Place and from the northern boundary increased to a minimum of 3m from Level 3 and above.*	To Sanders Place, the upper level setback has been increased from 0.5m to 1.5m and therefore does not comply. To the northern boundary, the upper level setback has been increased from 0m to 1.0m and therefore does not comply. **Recommendation:** Retain condition	No
Condition 1(c) *The deletion of the sale and consumption of liquor.*	This condition is now redundant as a result of the removal of Clause 52.27 from the Scheme. **Recommendation:** Remove condition	Yes
Condition 1(d) *Provision of a further reduction of 4 on-site car parking spaces.*	The number of car spaces remains unchanged. This condition was included to address the consequential reduction in floor area under conditions 1(a) and 1(b). **Recommendation:** Retain condition	No
Condition 1(e) *Electric vehicle charging infrastructure provided to all car parking spaces.*	Shown on Basement 2 Floor Plan **Recommendation:** Remove condition	Yes
Condition 1(f) *A notation on the roof terrace plan confirming it will be accessible only to office tenants.*	Shown on Roof Terrace Floor Plan **Recommendation:** Remove condition	Yes
Condition 1(g) *The loading bay / driveway depth increased to a minimum of 5.2m, with subsequent changes to the location of the car lift and*	Shown on Basement 2 and 1 Floor Plans and Ground Floor Plan. Council's Development Engineering Unit has advised the layout is satisfactory. **Recommendation:** Remove condition	Yes

layout of ground floor/basement levels.		
Condition 1(h) *The minimum width of the driveway dimensioned;*	Shown on Ground Floor Plan. **Recommendation:** Remove condition	Yes
Condition 1(i) *The location of the roller door on the ground floor plan*;	Shown on Ground Floor Plan. **Recommendation:** Remove condition	Yes
Condition 1(j) *Provision of a minimum of one charging point for electric bicycles.*	Shown on the Ground Floor plan in the bike room **Recommendation:** Remove condition	Yes
Condition 1(k) *The east elevation to show obscure glazing up to a minimum 1.7m above floor level on Level 2*	The Level 2 plan and east elevation shows fluted glass (max. 25% transparency) to 1.7m high above FFL across entirety of east facing windows. **Recommendation:** Remove condition	Yes
Condition 1(l) *The east-facing windows above Level 2 to be screened in a similar manner to Levels 1 and 2.*	Levels 1 and 2 east facing windows are screened with fluted glazing and horizontal shelf screening. Level 3 has horizontal shelf screening only and Levels 4 and 5 has no screening. While the condition is not met, the plans demonstrate there are no direct views into neighbouring secluded private open space or habitable room windows over a horizontal distance of 9m. Given that the drafting of the condition was amended at the previous Planning Development Committee meeting to address the specific concerns of Nos. 40 and 42 Brighton Street and those parties have since advised VCAT they do not object to the VCAT amended plans, it is considered the intent of the condition to address their privacy concerns have been met. **Recommendation:** Remove condition	Complies with intent of condition
Condition 1(m) *A materials and finishes schedule, including sample images provided as a single page within the drawing set.*	Shown on Material Schedule Plan **Recommendation:** Remove condition	Yes

Objections

117. Following re-advertising of the application under Section 57B of the Act, 3 additional objections were received, 2 from existing objectors and 1 new objector. The grounds raised were consistent with those from the first round of advertising and were addressed in the previous PDC officer report. Objections relating to non-planning matters (construction impacts, loss of view and devaluation of property) are addressed at paragraphs 270 to 276 of the previous PDC Report.

Conclusion

118. The proposed development is considered to demonstrate a high level of compliance with policy objectives contained within the Planning Policy Framework and Municipal Strategic Statement. Notably, the proposal achieves the State Government's urban consolidation objectives.

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

Legal and Legislative Obligations

Conflict of interest disclosure

120. 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.

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

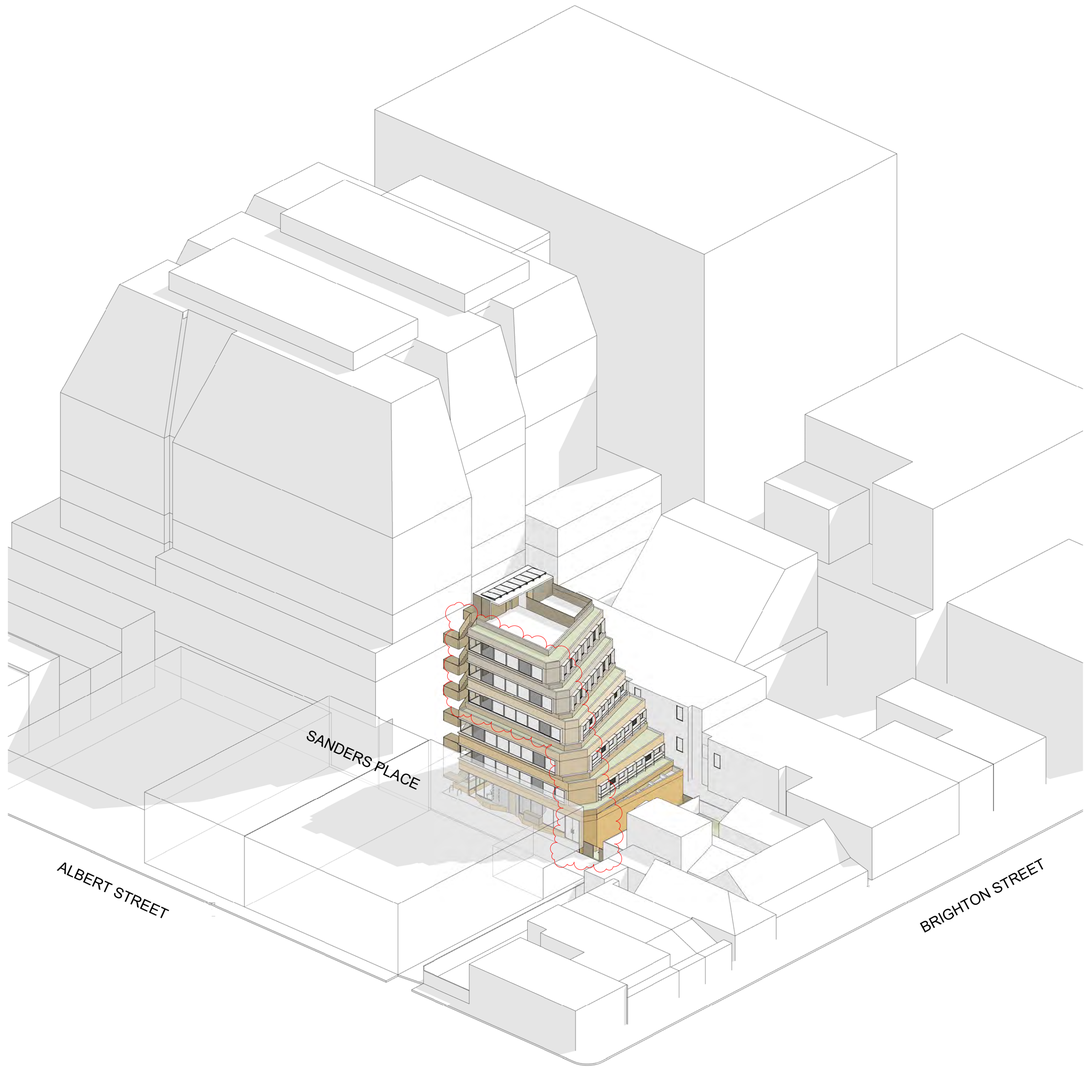
Report Attachments

1. 5.4.1 PLN24/0350 - 1-5 Sanders Place Richmond - Current Decision Plans
2. 5.4.2 PLN24/0350 - 1-5 Sanders Place, Richmond - Previous VCAT Amended Plans
3. 5.4.3 PLN24/0350 - 1-5 Sanders Place, Richmond - VCAT Supplementary Report
4. 5.4.4 PLN24/0350 - 1-5 Sanders Place, Richmond - Council Position Letter (VCAT Amended Plans)
5. 5.4.5 PLN24/0350 - 1-5 Sanders Place, Richmond - Draft Permit Conditions (VCAT Amended Plans)
6. 5.4.6 PLN24/0350 - 1-5 Sanders Place, Richmond - Previous Decision Plans
7. 5.4.7 PLN24/0350 - 1-5 Sanders Place, Richmond - Referral Comments
8. 5.4.8 PLN24/0350 - 1-5 Sanders Place, Richmond - Previous Notice of Decision
9. 5.4.9 PLN24/0350 - 1-5 Sanders Place, Richmond - Previous PDC Report (29/04/2025)
10. CONFIDENTIAL -5.4.10 PLN24/0350 - 1-5 Sanders Place, Richmond - Submitters List

1-5 SANDERS PLACE, RICHMOND

DRAWING LIST

PROJECT STAGE	SHEET NO.	SHEET NAME	REV
TP	TP0000	COVER SHEET	E
TP	TP0001	CONTEXT PLAN	D
TP	TP0002	SURVEY PLAN	C
TP	TP0010	PROPOSED SITE PLAN	D
TP	TP0020	DEMOLITION PLAN	D
TP	TP0030	SETBACK DIAGRAM	D
TP	TP0032	PERSPECTIVE VIEWS	A
TP	TP0033	PERSPECTIVE VIEWS	A
TP	TP0034	PERSPECTIVE VIEWS	A
TP	TP0040	MASSING STUDIES	A
TP	TP0041	PERSPECTIVE VIEWS	A
TP	TP0060	AXO	B
TP	TP0097	BASEMENT 2 FLOOR PLAN	C
TP	TP0099	BASEMENT 1 FLOOR PLAN	D
TP	TP0100	GROUND FLOOR PLAN	E
TP	TP0101	LEVEL 01 FLOOR PLAN	E
TP	TP0102	LEVEL 02 FLOOR PLAN	E
TP	TP0103	LEVEL 03 FLOOR PLAN	E
TP	TP0104	LEVEL 04 FLOOR PLAN	E
TP	TP0105	LEVEL 05 FLOOR PLAN	E
TP	TP0107	ROOF TERRACE	D
TP	TP0108	ROOF PLAN	E
TP	TP0900	NORTH ELEVATION	E
TP	TP0901	EAST ELEVATION	E
TP	TP0902	SOUTH ELEVATION	E
TP	TP0903	WEST ELEVATION	E
TP	TP0910	STREETSCAPE ELEVATION - SANDERS PLACE	C
TP	TP0950	SECTION A-A	D
TP	TP0951	SECTION B-B	D
TP	TP0952	SECTION C-C	C
TP	TP0953	SECTION D-D	C
TP	TP1100	FACADE ELEMENTAL	C
TP	TP1101	FACADE ELEMENTAL	C
TP	TP1102	FACADE ELEMENTAL	B
TP	TP1110	SCREEN DETAILS	A
TP	TP1600	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE)	C
TP	TP1601	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE & LANEWAY)	C
TP	TP3000	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)	E
TP	TP3001	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)	E
TP	TP3002	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)	E
TP	TP3003	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)	E
TP	TP3004	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)	E
TP	TP3010	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)	D
TP	TP3011	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)	D
TP	TP3012	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)	D
TP	TP3013	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)	C
TP	TP3014	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)	D
TP	TP4000	MATERIAL SCHEDULE	D
TP	TP4001	MATERIAL SCHEDULE	D
TP	TP4002	MATERIAL SCHEDULE	D
TP	TP4003	MATERIAL SCHEDULE	D
TP	TP4100	OVERLOOKING DIAGRAM - NORTH	B



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, stored or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the document and adapting it for use; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

GFA

Area
BASEMENT 02
371 m²
BASEMENT 01
371 m²
GROUND FLOOR (L00)
330 m²
LEVEL 01
336 m²
LEVEL 02
303 m²
LEVEL 03
237 m²
LEVEL 04
214 m²
LEVEL 05
192 m²
ROOF TERRACE
47 m²
2400 m²

TERRACE SCHEDULE

Name	Area
ROOF TERRACE	
TERRACE	67 m²
TOTAL	67 m²

NFA

Name	Area
BASEMENT 01	
RESTAURANT	265 m²
GROUND FLOOR (L00)	
SHOP	159 m²
LEVEL 01	
OFFICE	296 m²
LEVEL 02	
OFFICE	263 m²
LEVEL 03	
OFFICE	198 m²
LEVEL 04	
OFFICE	175 m²
LEVEL 05	
OFFICE	155 m²
TOTAL	1511 m²

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	COVER SHEET
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0000
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for its intended purpose and function;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, losses and liabilities (including all legal expenses) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

LEGEND

EASEMENT - EAST

EASEMENT - A1

EASEMENT - A2

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

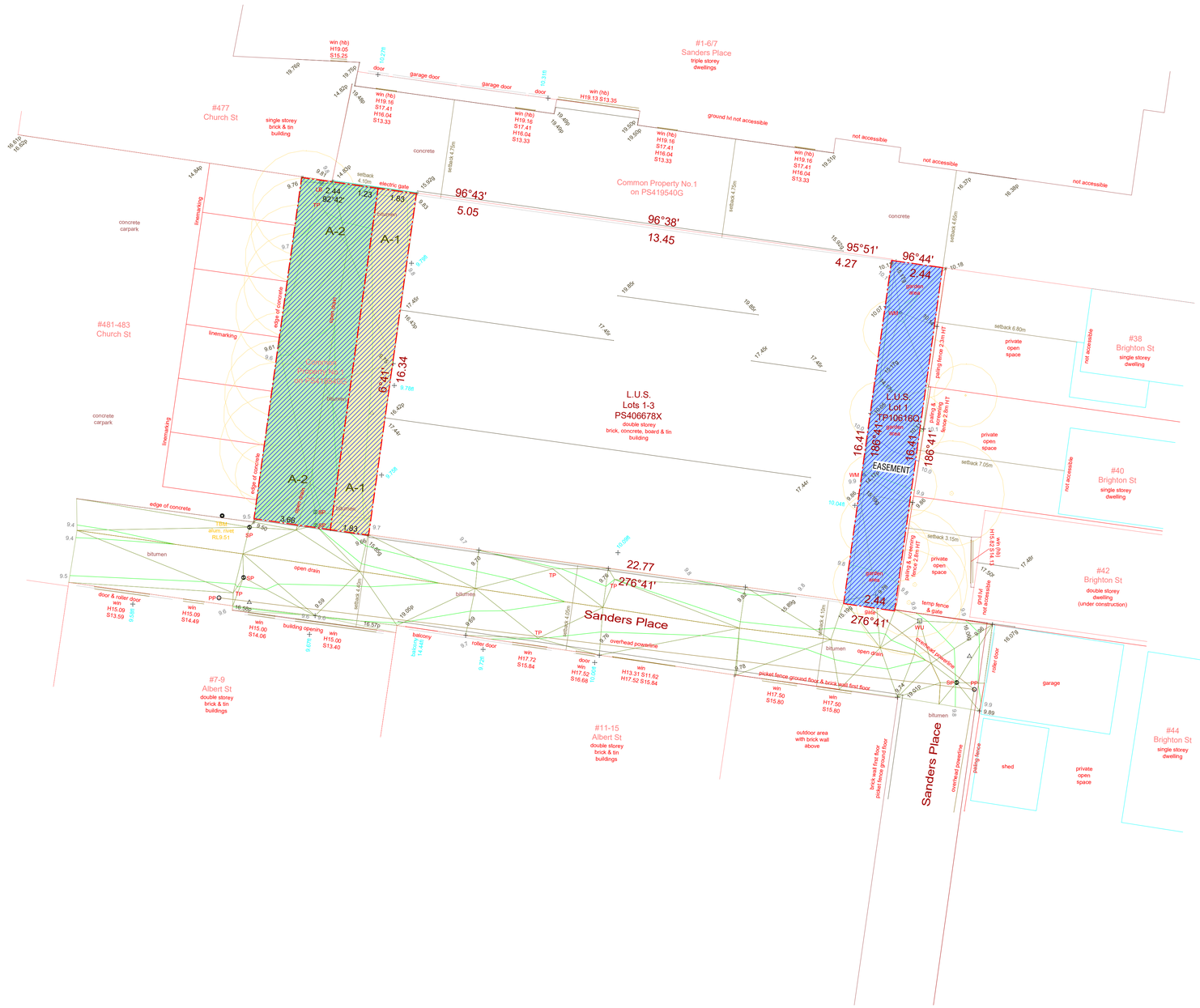
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	CONTEXT PLAN
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0001
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before making any use;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	28/08/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SURVEY PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0002
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the document and its compatibility with
(d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, losses and liabilities (including all legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

LEGEND

EASEMENT - EAST

EASEMENT - A1

EASEMENT - A2

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

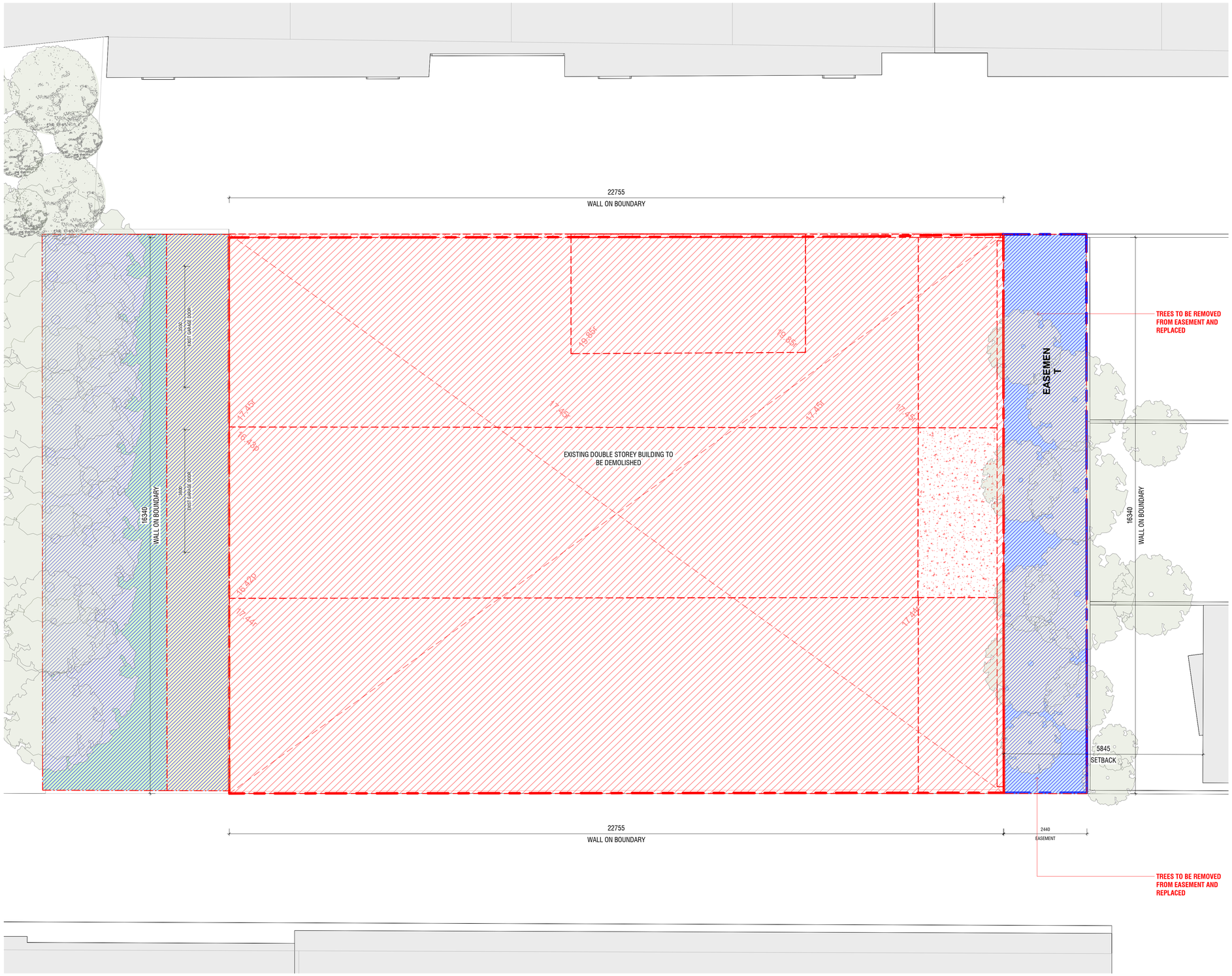
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PROPOSED SITE PLAN
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0010
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and check all outputs against the hard copy version;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON ETUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON ETUDIO from all claims, losses and liabilities arising directly or indirectly or arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

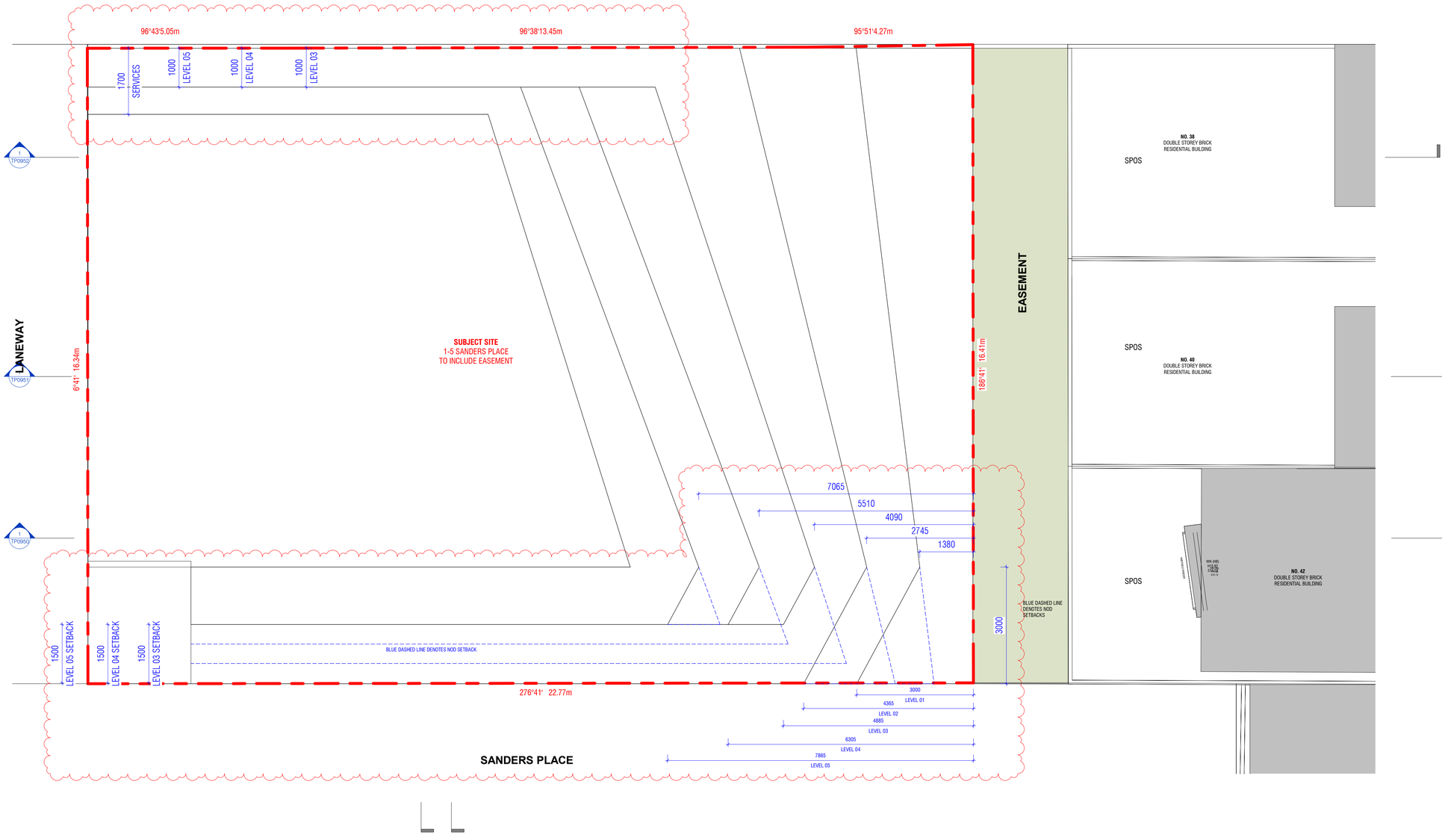
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	DEMOLITION PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0020
Drawn By	Author
Chkd	Checker
Rev	D



LANEWAY



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before using it; and
(d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD from and against all liability, loss, claim and expense (including legal expense) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SETBACK DIAGRAM
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0030
Drawn By	Author
Chkd	Checker
Rev	D

VIEWS TAKEN FROM WINDOW OF NO. 7 SANDERS PLACE

VIEW: **NO. 5/7**
SECOND STOREY WINDOW



VIEW: **NO. 5/7**
THIRD STOREY WINDOW



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks for viruses and for any other harmful programs; and
(d) promptly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PERSPECTIVE VIEWS
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0032
Drawn By	Author
Chkd	Checker
Rev	A

VIEWS TAKEN FROM WINDOW OF NO. 7 SANDERS PLACE

VIEW: **NO. 4/7**
THIRD STOREY WINDOW



VIEW: **NO. 3/7**
THIRD STOREY WINDOW



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before using it;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PERSPECTIVE VIEWS
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0033
Drawn By	Author
Chkd	Checker
Rev	A

VIEWS TAKEN FROM WINDOW OF NO. 7 SANDERS PLACE

VIEW: **NO. 2/7**
SECOND STOREY WINDOW



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and bear all risk in relation to the same; and
(d) promptly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

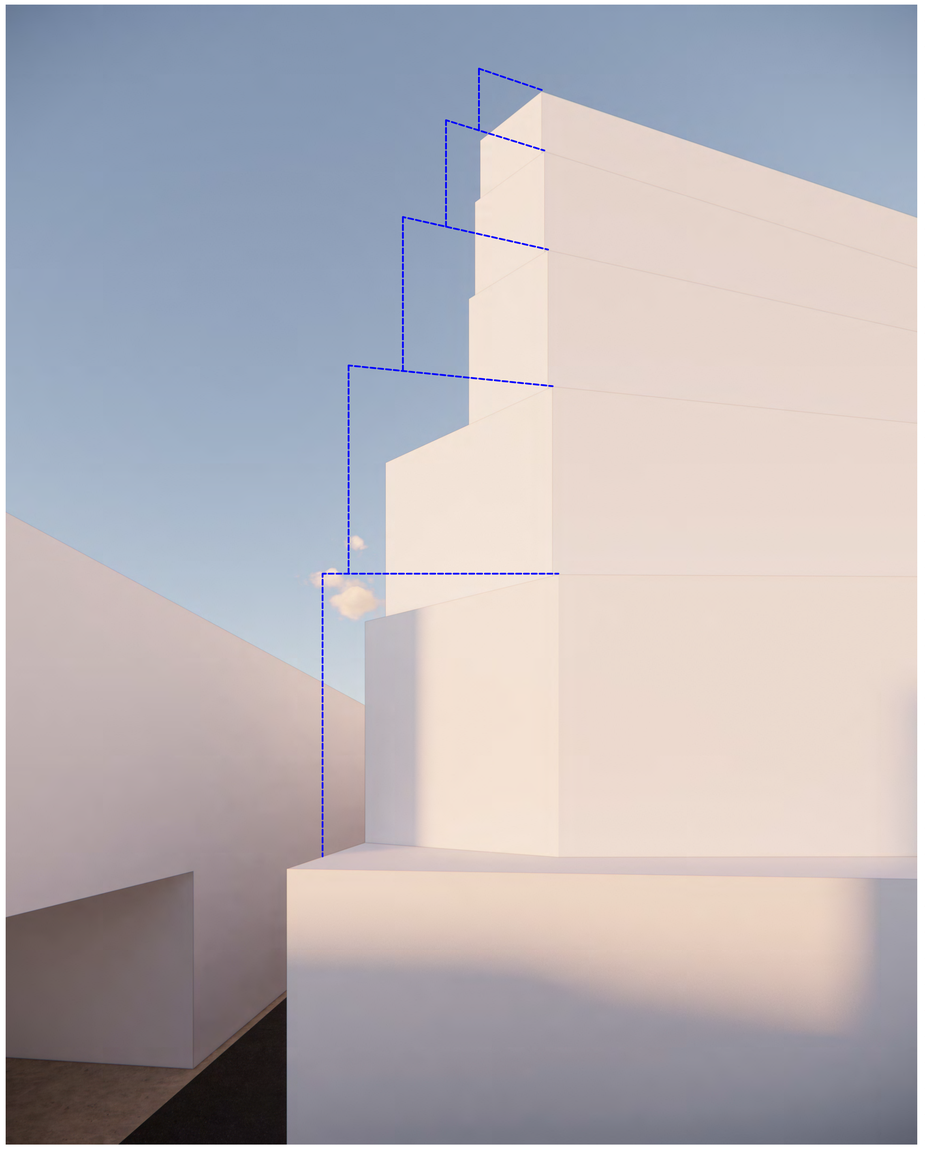
Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PERSPECTIVE VIEWS
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0034
Drawn By	Author
Chkd	Checker
Rev	A

VIEWS TAKEN FROM WINDOW OF NO.42 BRIGHTON STREET

NOTICE OF DECISION MASSING



PROPOSED MASSING



DENOTES NOD MASSING

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and bear all responsibility for such checks;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

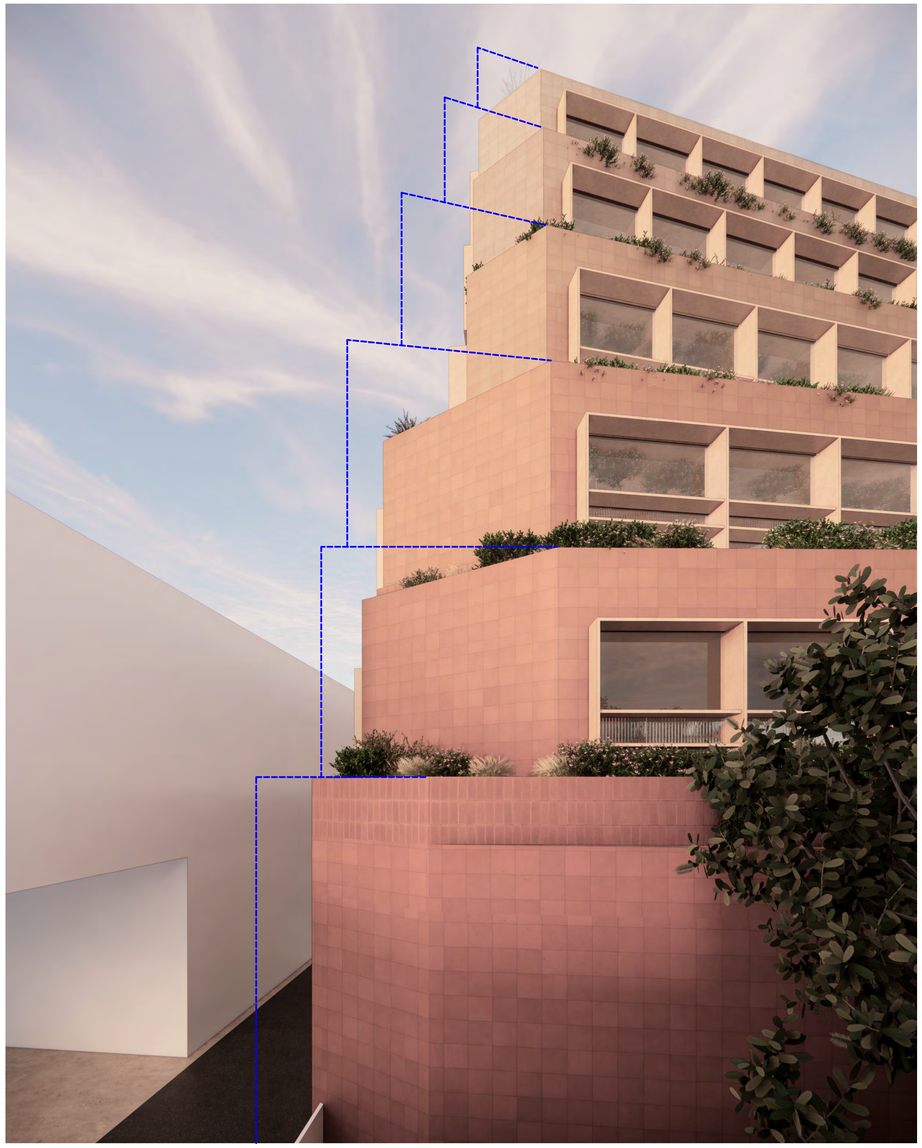
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MASSING STUDIES
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0040
Drawn By	Author
Chkd	Checker
Rev	A

VIEWS TAKEN FROM NO.42 BRIGHTON STREET

VIEW: **NO. 42**
SECOND STOREY WINDOW



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PERSPECTIVE VIEWS
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0041
Drawn By	Author Chkd Checker
Rev	A

Conditions of Use

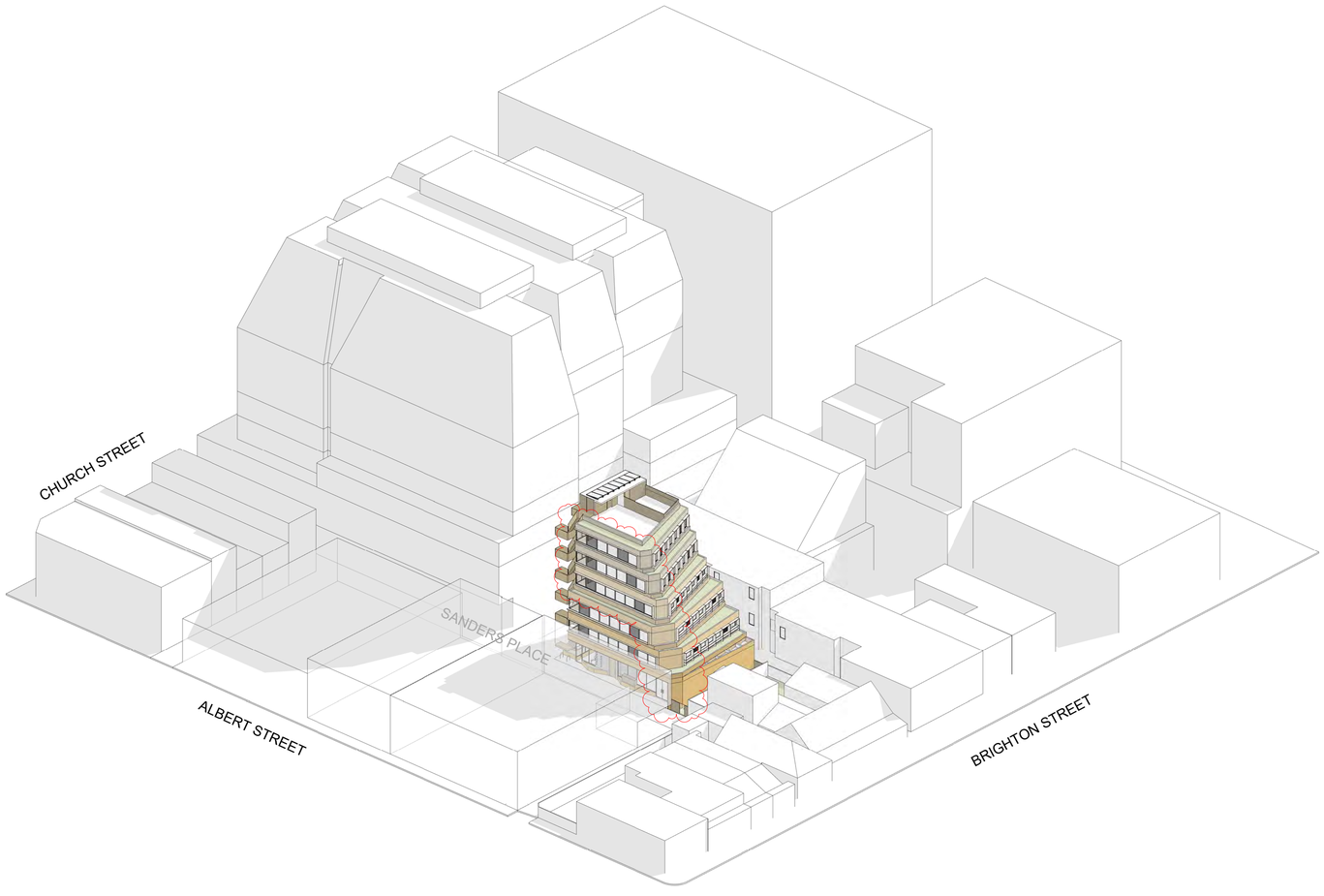
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and thereafter carefully check all interfaces;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
B	28/08/25		FOR VCAT
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

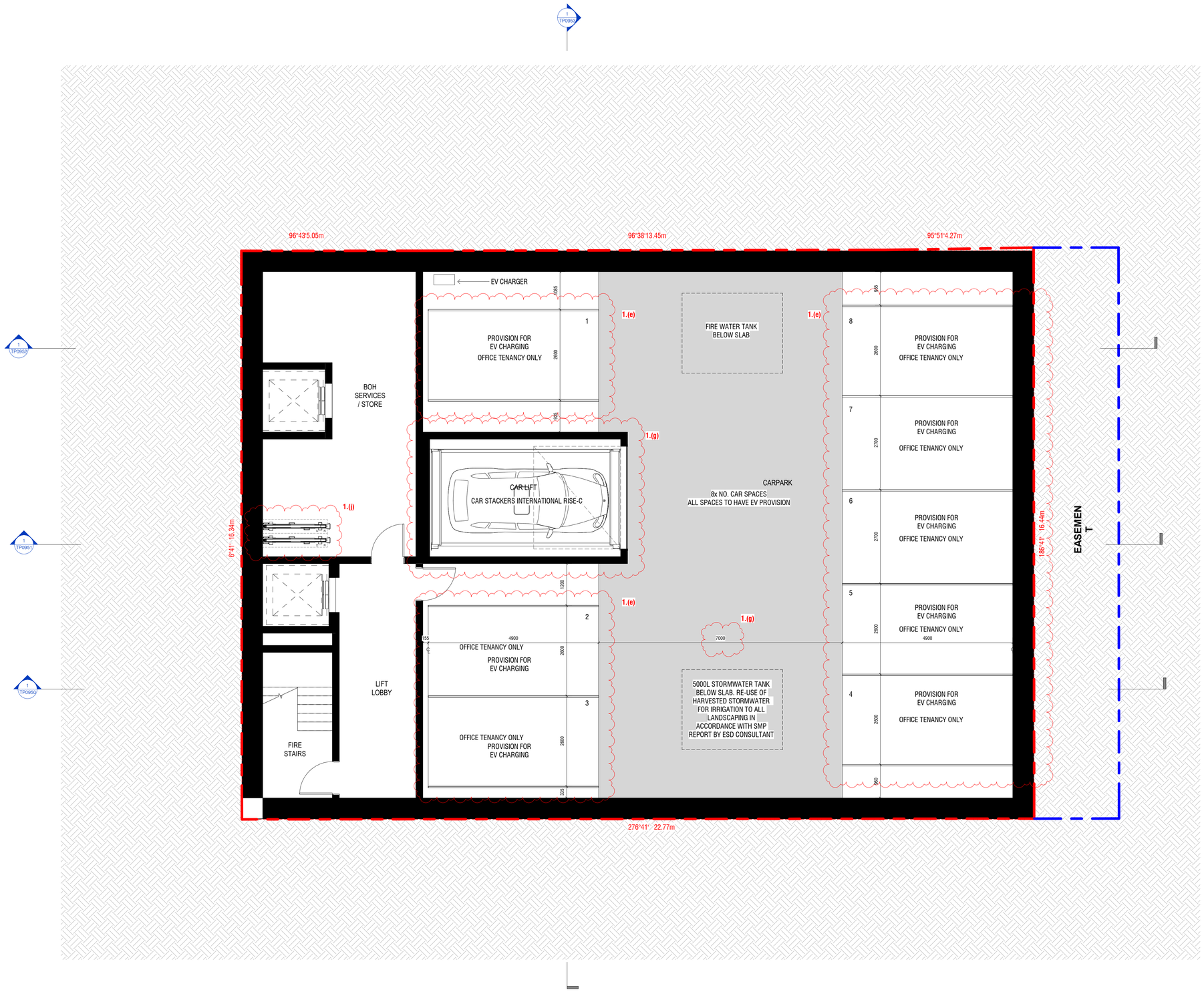
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	AXO
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0060
Drawn By	Author Chkd Checker
Rev	B



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before incorporating it in any other document or in any electronic form that user may create as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

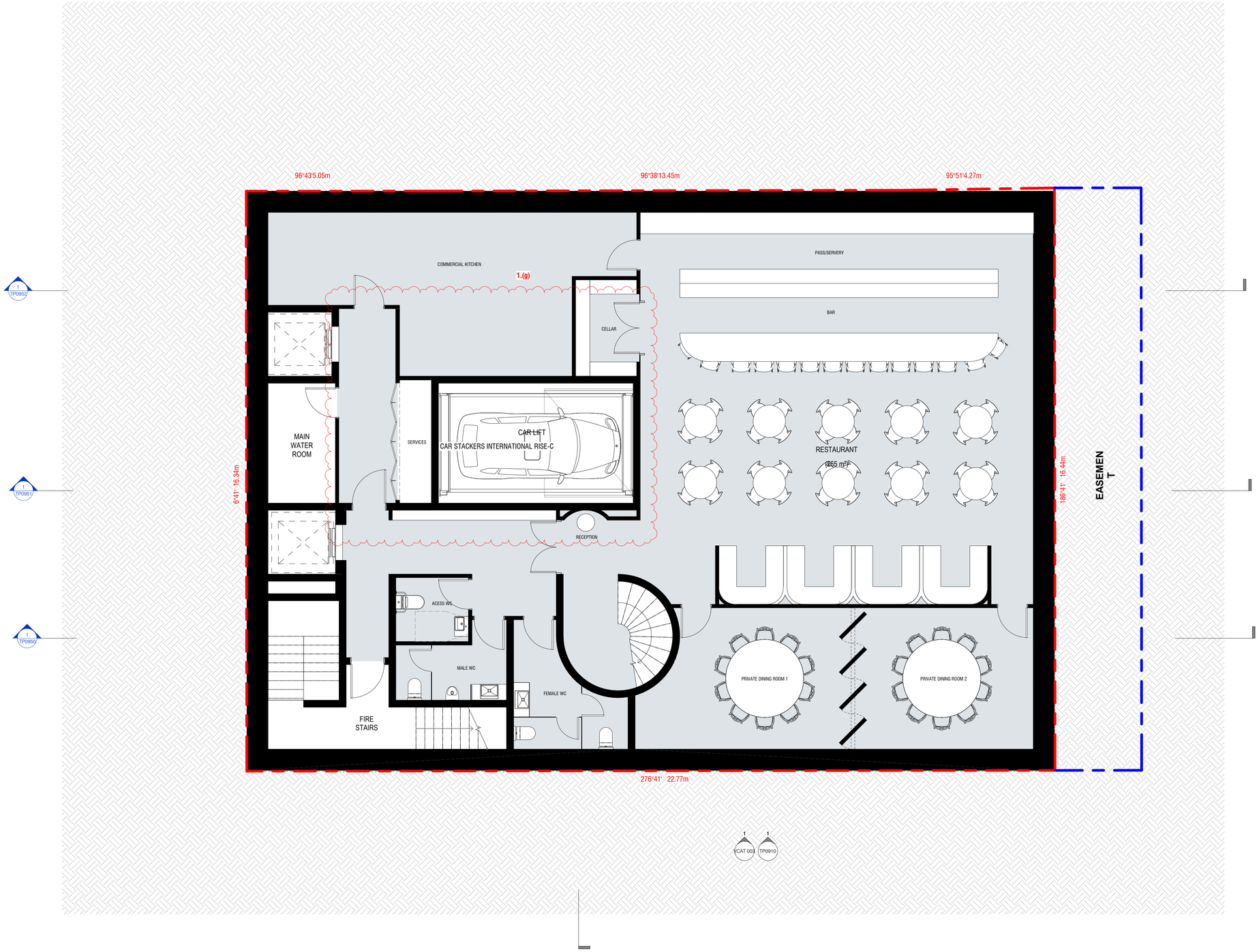
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	BASEMENT 2 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0097
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and immediately after any alterations to it;
(d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	BASEMENT 1 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0099
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks to ensure that the electronic data is complete and free of errors;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all damages, losses, costs and liabilities of any kind howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

GFA

Area	
BASEMENT 02	371 m²
BASEMENT 01	371 m²
GROUND FLOOR (L00)	330 m²
LEVEL 01	336 m²
LEVEL 02	303 m²
LEVEL 03	237 m²
LEVEL 04	214 m²
LEVEL 05	192 m²
ROOF TERRACE	47 m²
	2400 m²

TERRACE SCHEDULE

Name	Area
ROOF TERRACE	
TERRACE	67 m²
TOTAL	67 m²

NFA

Name	Area
BASEMENT 01	
RESTAURANT	265 m²
GROUND FLOOR (L00)	
SHOP	159 m²
LEVEL 01	
OFFICE	296 m²
LEVEL 02	
OFFICE	263 m²
LEVEL 03	
OFFICE	198 m²
LEVEL 04	
OFFICE	175 m²
LEVEL 05	
OFFICE	155 m²
TOTAL	1511 m²

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	24/11/24		RFI RESPONSE
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	GROUND FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0100
Drawn By	Author
Chkd Checker	
Rev	E

NO. 1/7
THREE STOREY
RESIDENTIAL BUILDING

NO. 2/7
THREE STOREY
RESIDENTIAL BUILDING

NO. 3/7
THREE STOREY
RESIDENTIAL BUILDING

NO. 4/7
THREE STOREY
RESIDENTIAL BUILDING

NO. 5/7
DOUBLE STOREY
RESIDENTIAL BUILDING

WN (HB, 3/F)
H19.05
S15.25

DR
GARAGE DOOR
GARAGE DOOR
DR

WN (HB, 1/F) WN (HB, G/F)
H19.16 H16.04
S17.41 S13.33

WN (HB, 1-2/F)
H19.13
S13.30

HABITABLE WINDOW

WN (HB, 2/F) WN (HB, 1/F)
H19.16 H16.04
S17.41 S13.33

WN (HB, 3/F) WN (HB, 1/F)
H19.16 H16.04
S17.41 S13.33

WN (HB, 1-2/F)
H19.13
S13.30

WN (HB, 1/F)
H16.04
S13.35

WN (HB, 1-F)
H16.04
S13.30

HABITABLE WINDOW

LANEWAY

1 TP0902

1 TP0903

1 TP0901

1 TP0900

1 TP0910

1 VCAT 003

1 TP4100

1 TP0953

1500
2440
EASEMENT

96°43'5.05m
96°38'13.45m
95°51'4.27m

1700
9290
WALL ON BOUNDARY
6°41' 16.34m
5350
EXTERNAL FIRE STAIRS
4400

KITCHENETTE
ACCESSIBLE WC
EOT
10x LOCKERS
WC
BIN EX
SERVER
KITCHEN EXHAUST
REFR. RISER
HYDRAULIC
ELEC & COMMS
HYDR
FIRE STAIR

OFFICE
(296 m²)
RL 14.300

LOUVRED WINDOW
LOUVRED WINDOW
LOUVRED WINDOW

FLUTED GLASS WITH NO MORE THAN 25% TRANSPARENCY TO HEIGHT OF 1.8M

HORIZONTAL
LIGHTSHELF SCREEN

SOLID WALL

1380

OPAQUE/SCREENED GLAZING
TO ALL EASTERN FACING
GLAZING ON LEVEL 01

EXPRESS VERTICAL
MULLION

SKYLIGHT

PLANTER
(NON-TRAFFICABLE)

EASEMENT

3000

SETBACK

5845
SETBACK

16°41' to 16.41m

18410
EASEMENT

SPOS

NO. 38
DOUBLE STOREY BRICK
RESIDENTIAL BUILDING

SPOS

NO. 40
DOUBLE STOREY BRICK
RESIDENTIAL BUILDING

SPOS

NO. 42
DOUBLE STOREY BRICK
RESIDENTIAL BUILDING

WN (HB)
H15.82
S14.13

LOUVRED WINDOW

EXPRESS VERTICAL
MULLION

276°41'—22.77m

SANDERS PLACE

ROLLER DOOR
WN H15.00 S14.66
WN H15.00 S13.40
WN H15.00 S13.40
DR WN H17.52 S16.68
WN H13.31 S11.62
WN H17.52 S15.84
WN H17.50 S15.80
WN H17.50 S15.80

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or published or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document readers available to enable it properly to read and use the information;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD from and against all liability (including all costs and expenses) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 01 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0101
Drawn By	Author
Chkd Checker	
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   (a) KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use only this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the form and content of this document;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, liabilities, losses and costs (including legal costs) howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

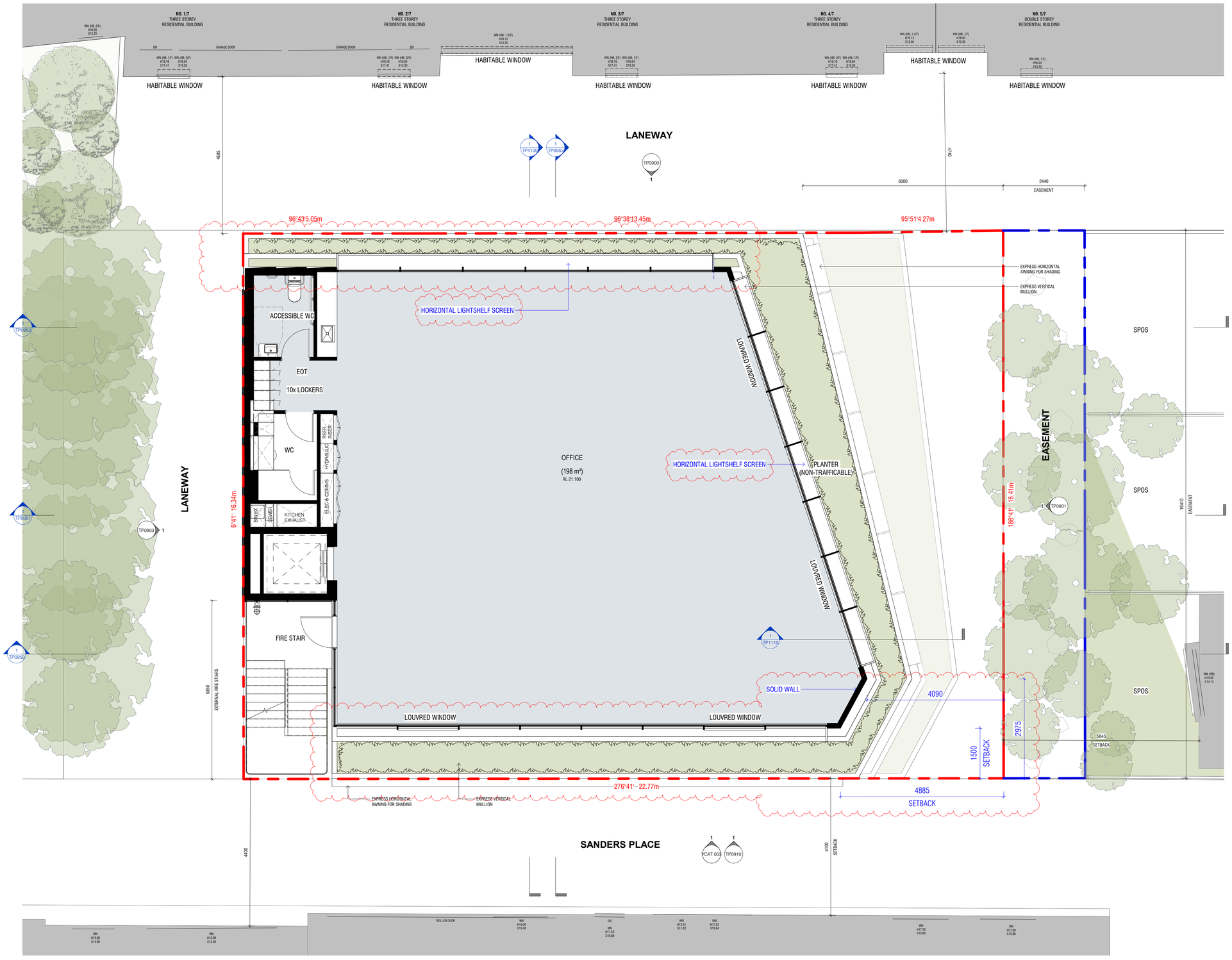
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 02 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0102
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and immediately
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, losses, damages, costs and liability howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

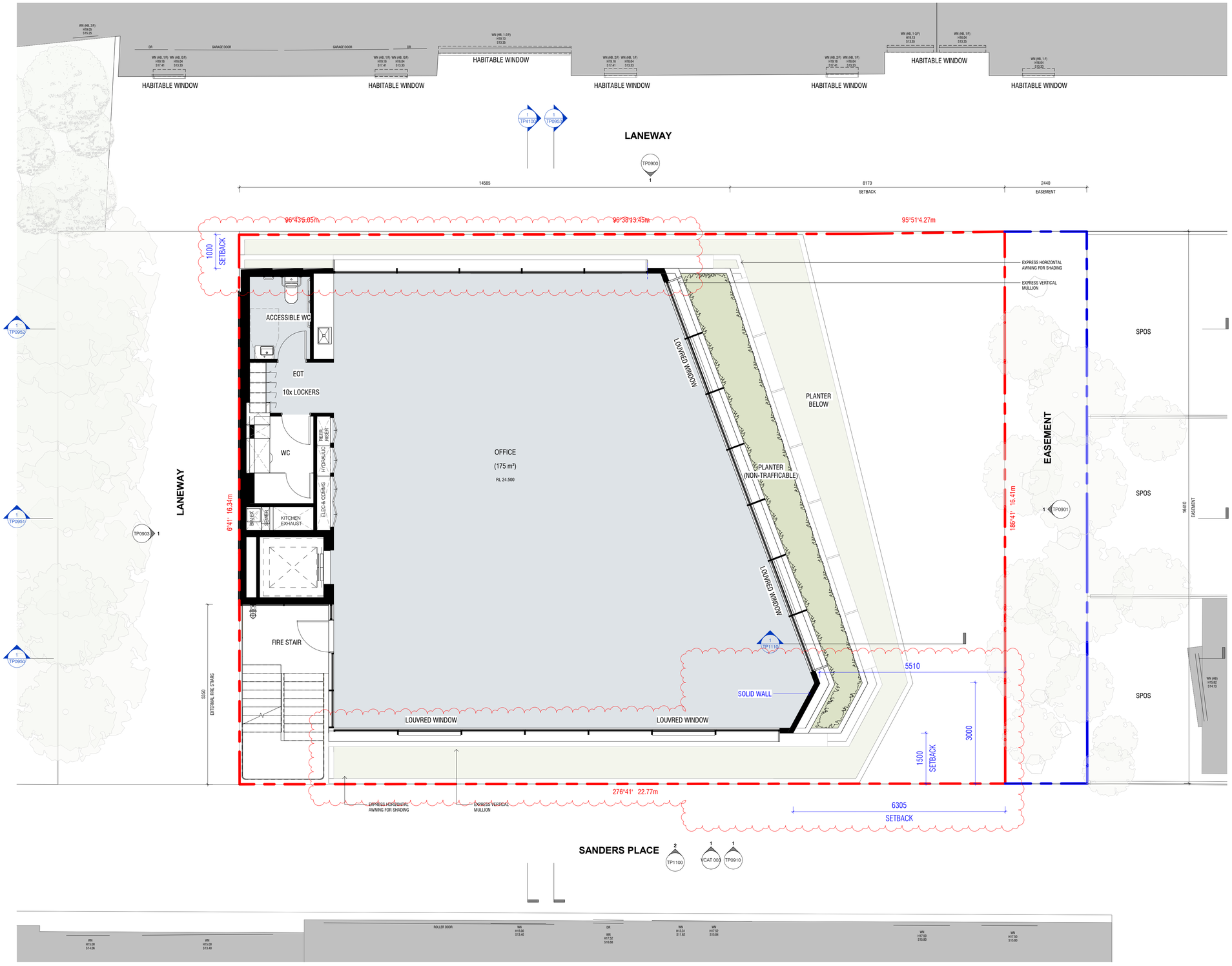
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 03 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0103
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) promptly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

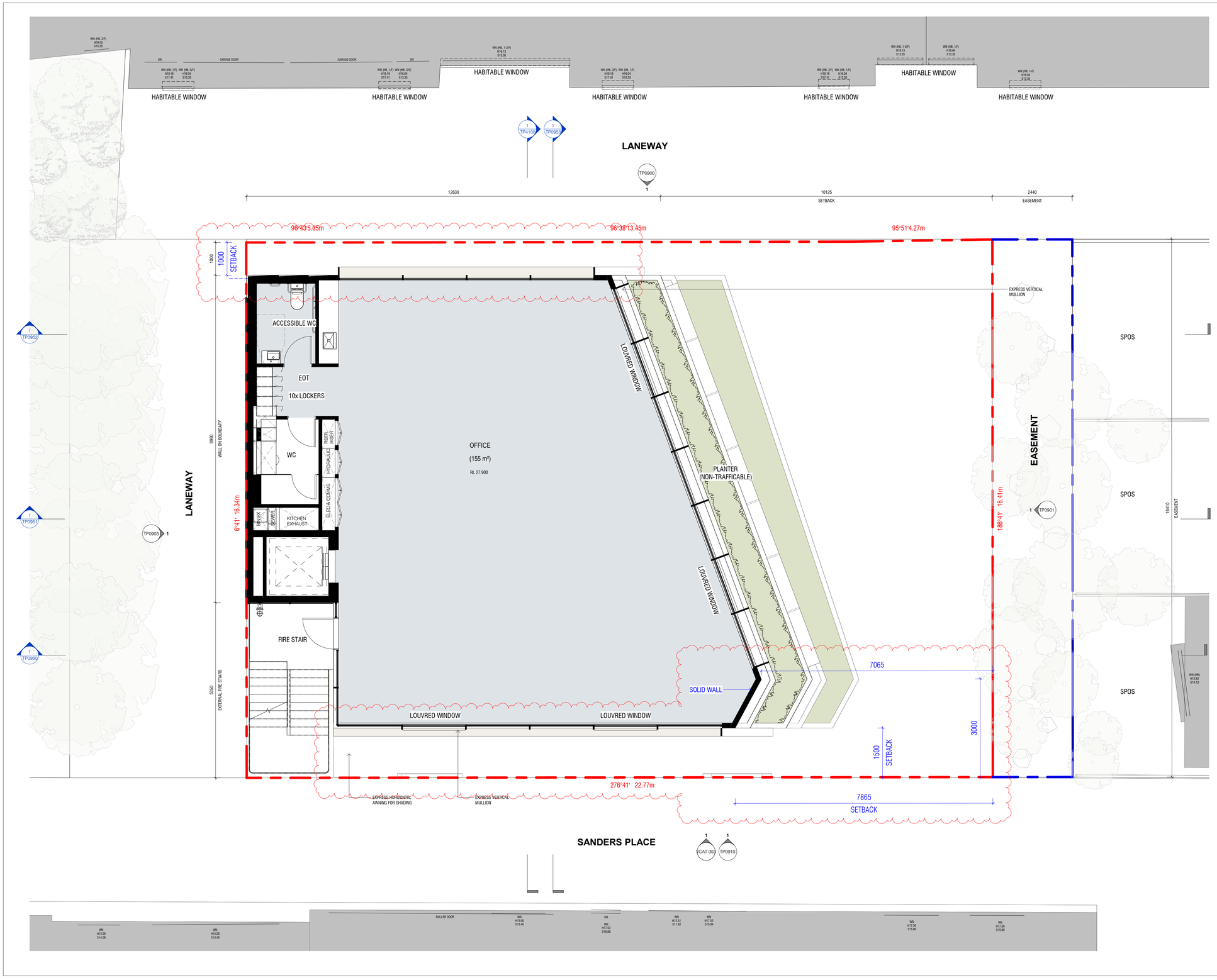
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 04 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0104
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) use only the document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use and not rely on any electronic data or systems;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

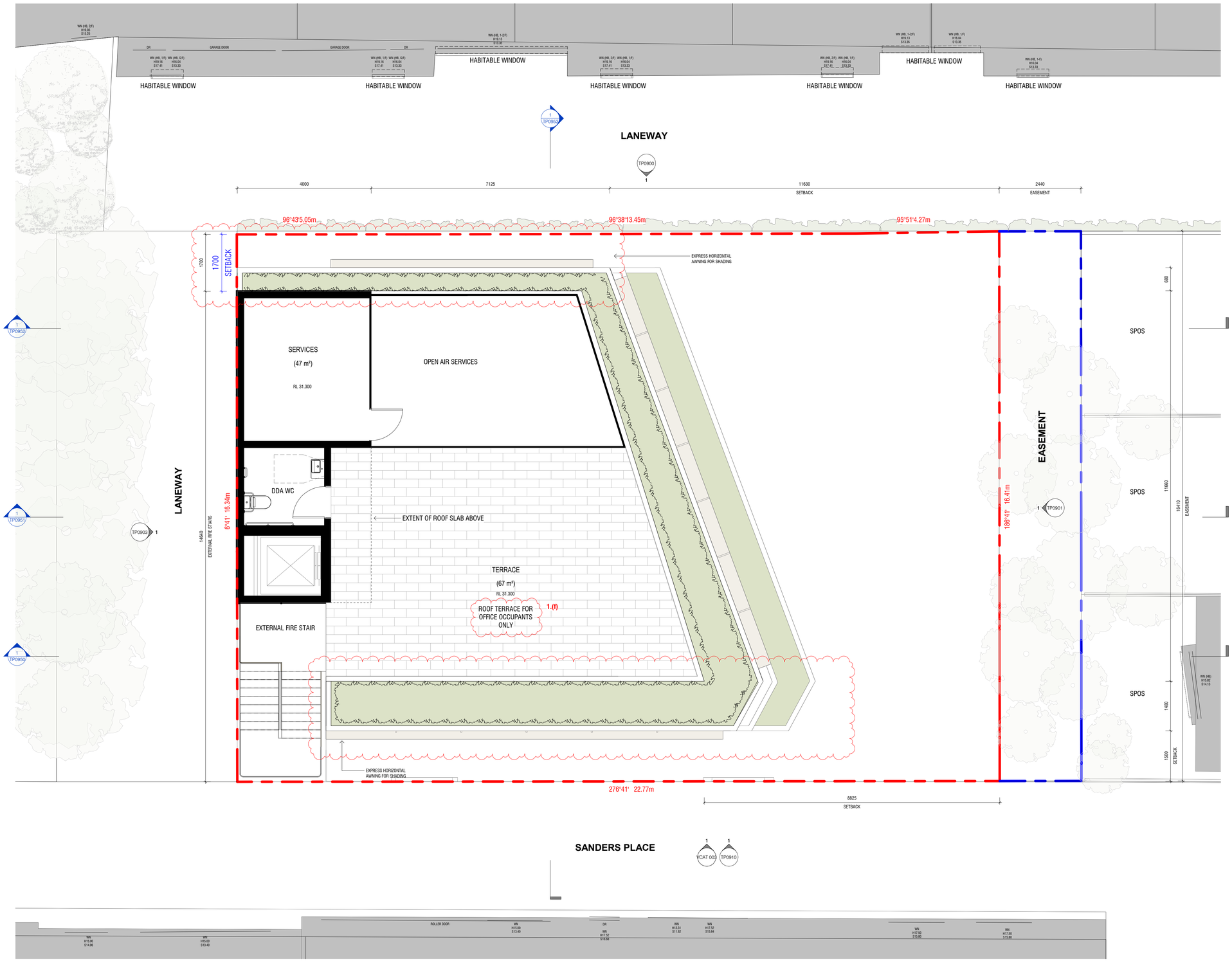
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 05 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0105
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the electronic form of this document;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO for all loss, damage, expense and liability of any kind howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

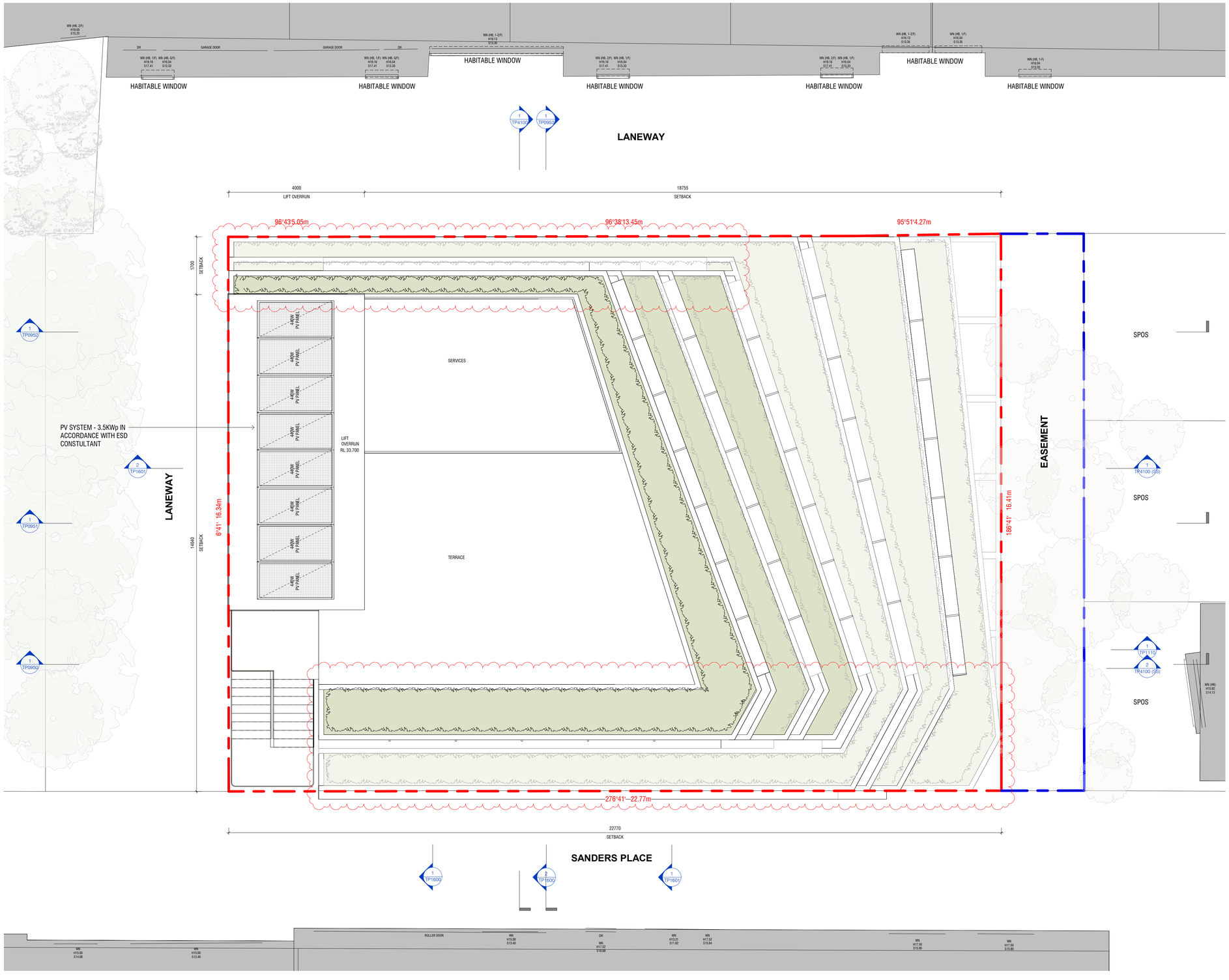
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	ROOF TERRACE
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0107
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) use only this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in other work;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses incurred or arising out of in in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

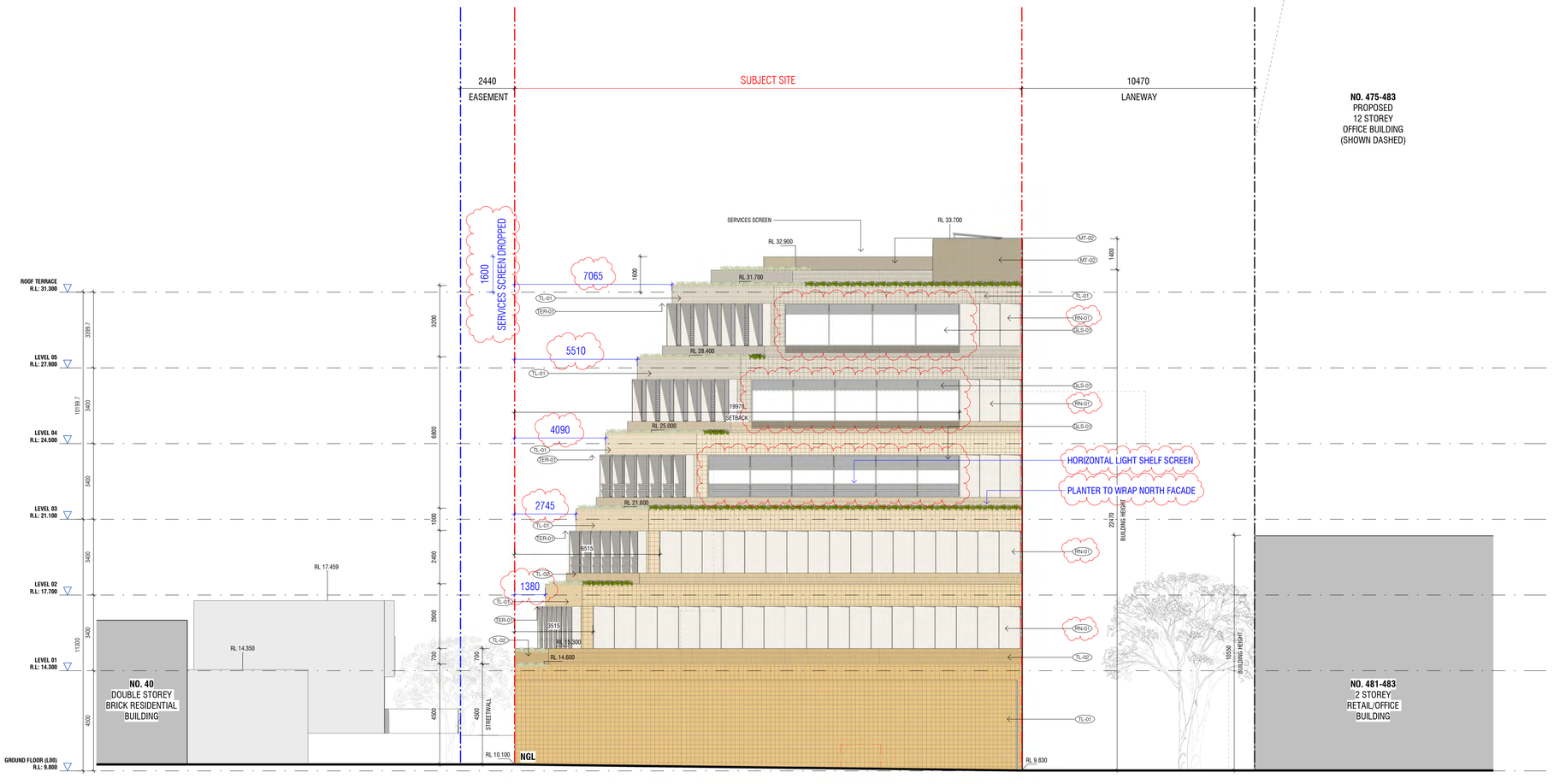
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	ROOF PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0108
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO LIGHTEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA
RN-01	RENDER

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	NORTH ELEVATION
Date	28/08/25
Project No	2324
Scale @ A1 As indicated	
Dwg No	TP0900
Drawn By	Author Chkd Checker Rev E

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

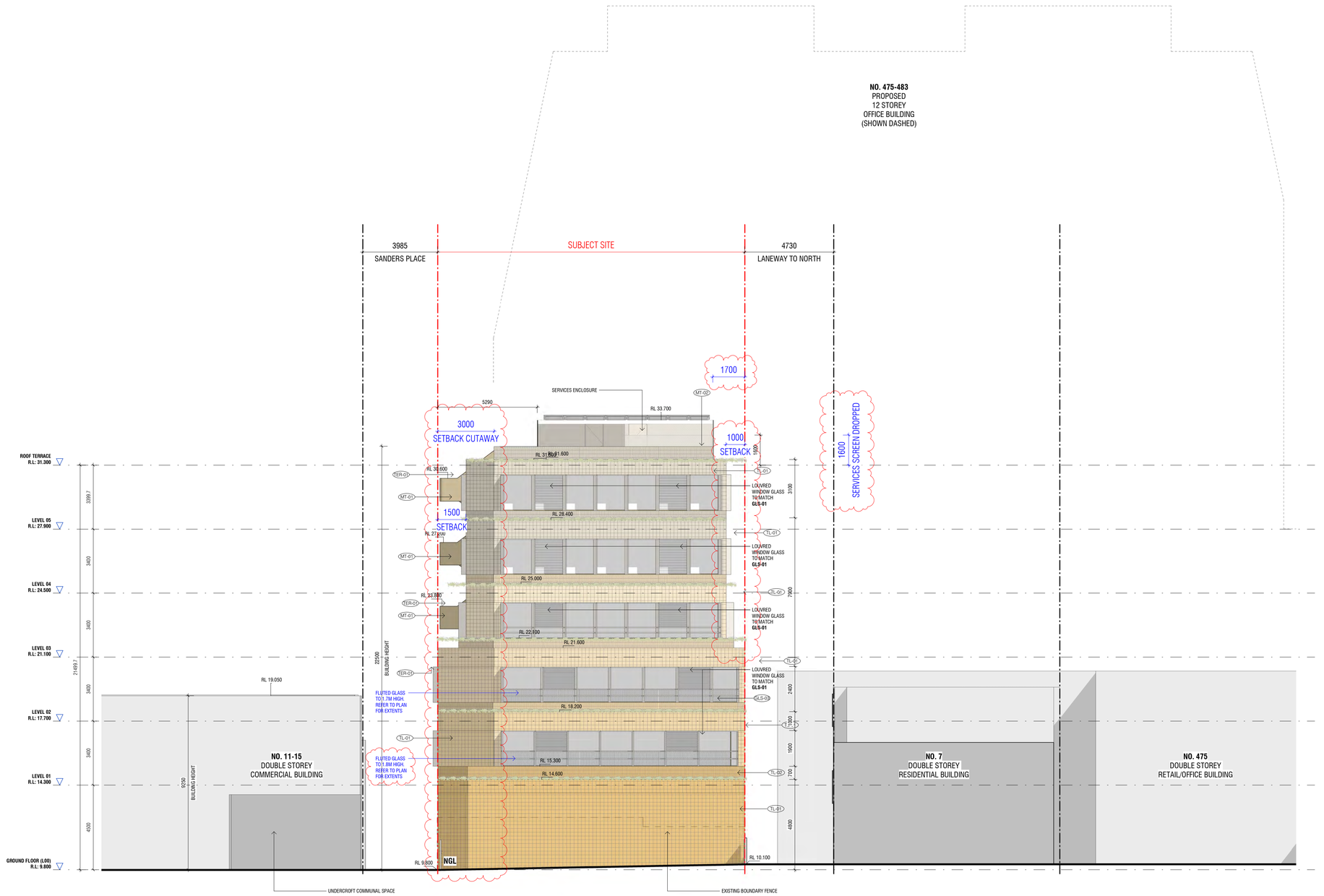
1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, published or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and bear all responsibility for such checks; and
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO LIGHTEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA
RN-01	RENDER

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)



Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	EAST ELEVATION
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0901
Drawn By	Author
Chkd	Checker
Rev	E

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, modified, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for its intended purpose and in its context;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liability, loss, claim, cost and expense howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

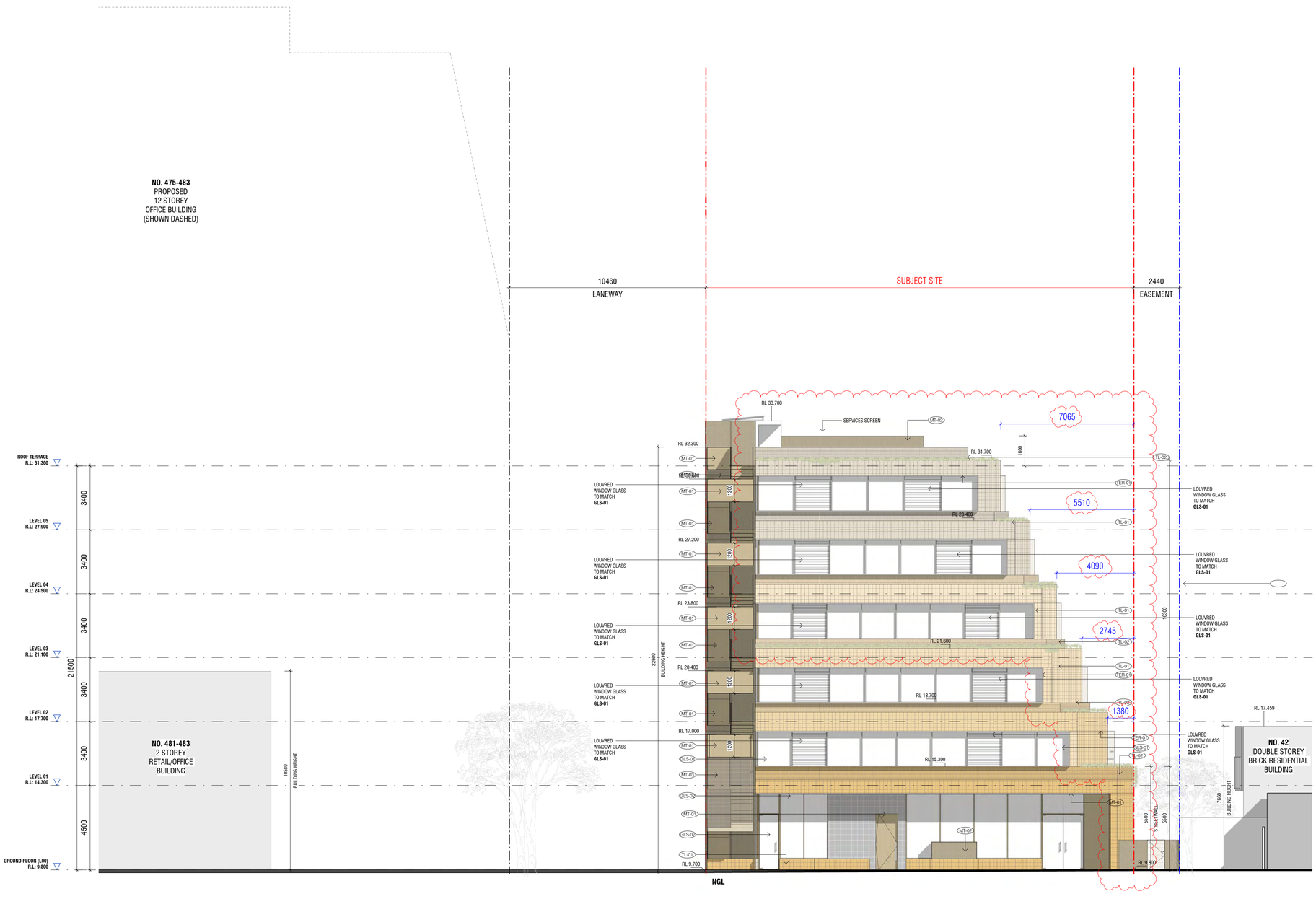
MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE

*PRIMARY TILE TO LIGHTEN RISING UP BUILDING

TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA
RN-01	RENDER

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)



Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

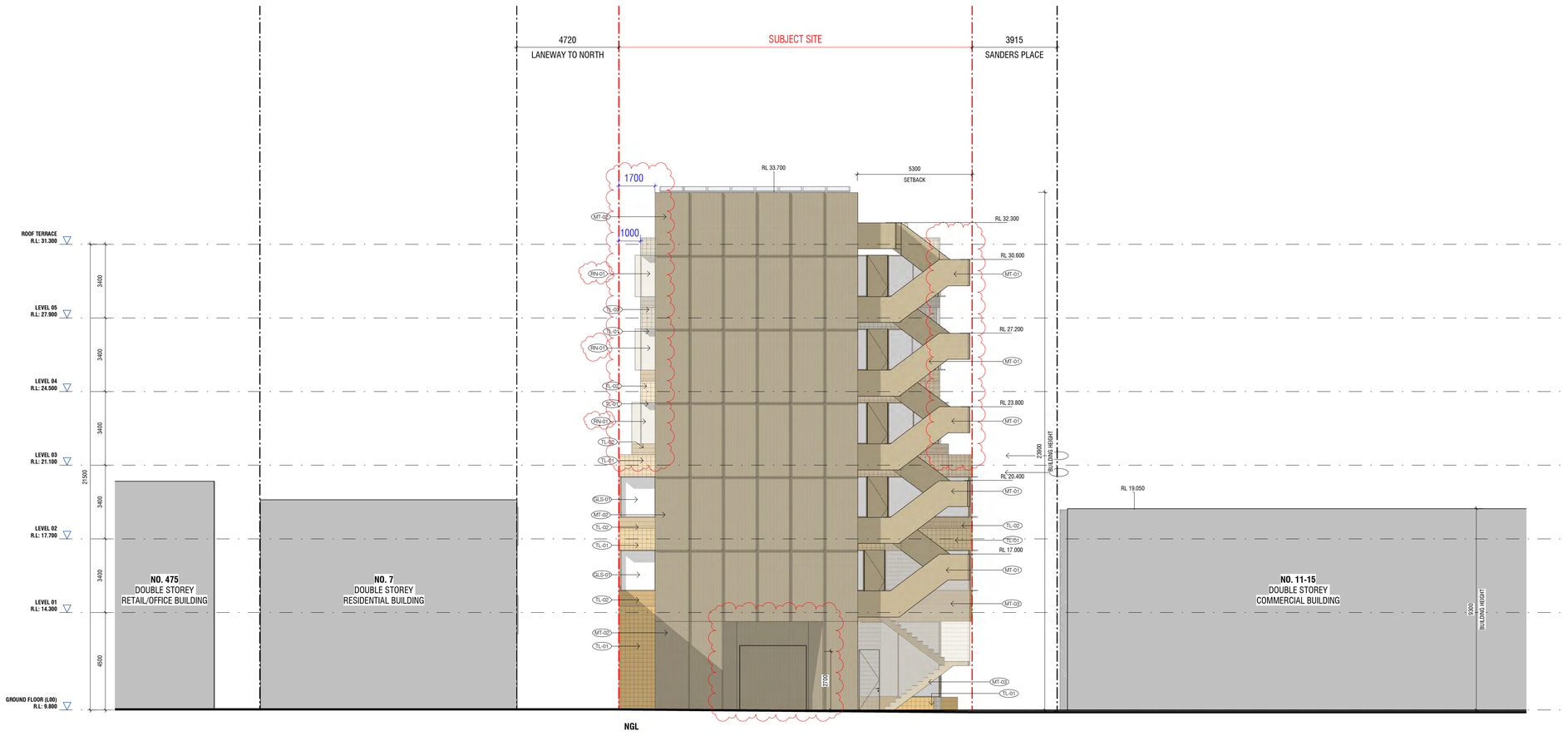
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SOUTH ELEVATION
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0902
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use the document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO LIGHTEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA
RN-01	RENDER

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	WEST ELEVATION
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0903
Drawn By	Author Chkd Checker Rev E

Conditions of Use

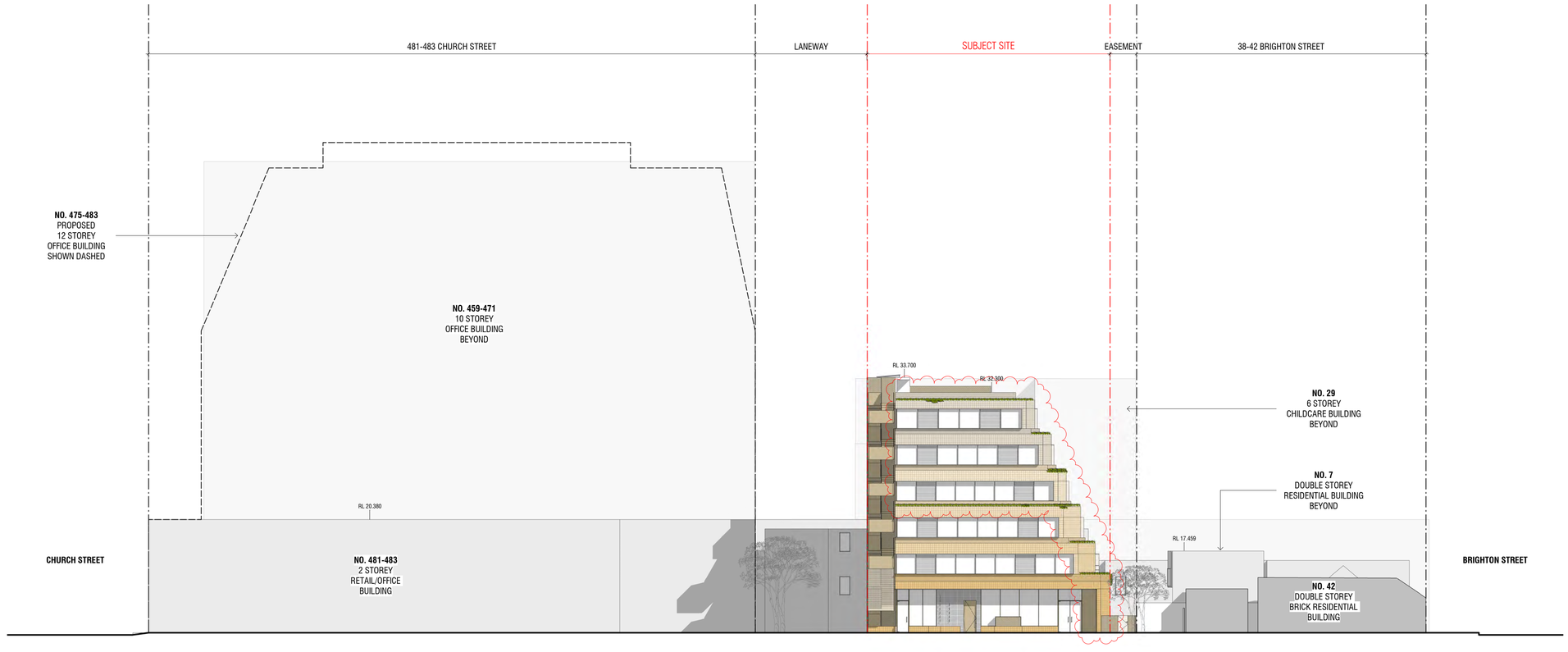
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear all responsibility for doing so; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	STREETSCAPE ELEVATION - SANDERS PLACE
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP0910
Drawn By	Author Chkd Checker
Rev	C

Conditions of Use

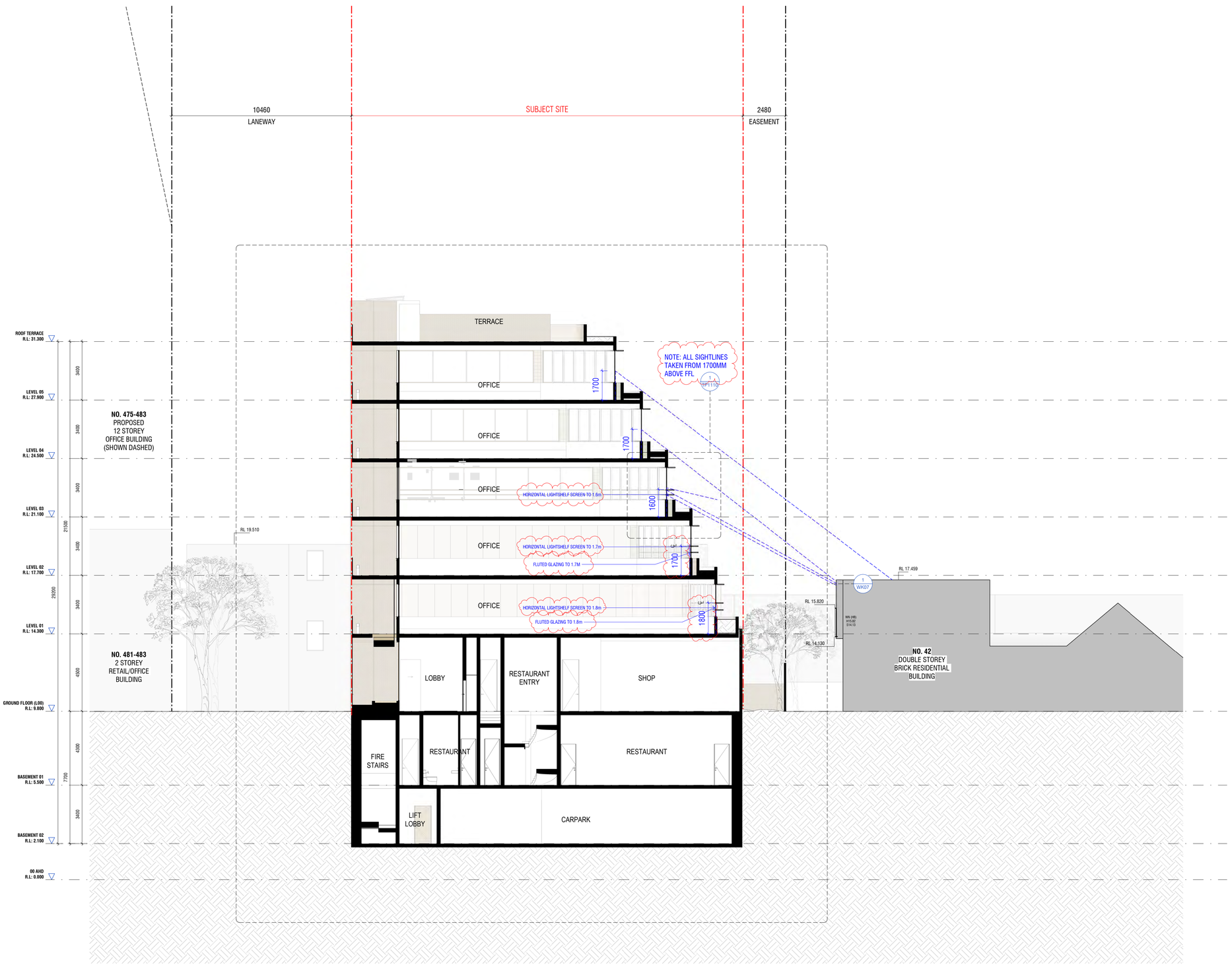
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and immediately after receiving it;
(d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

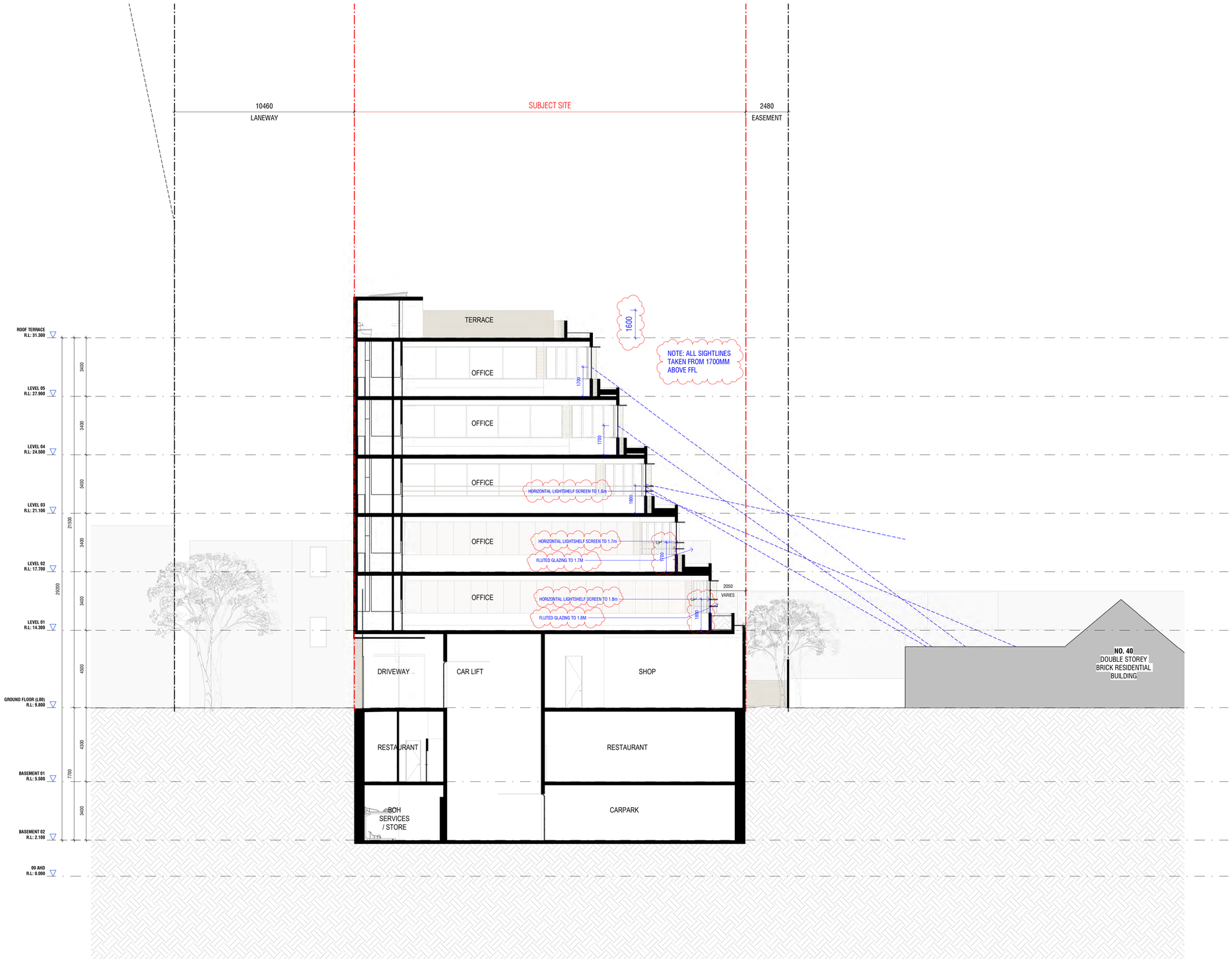
Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION A-A
Date	28/08/25
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0950
Drawn By	Author
Chkd	Checker
Rev	D

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear full responsibility for such checks;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

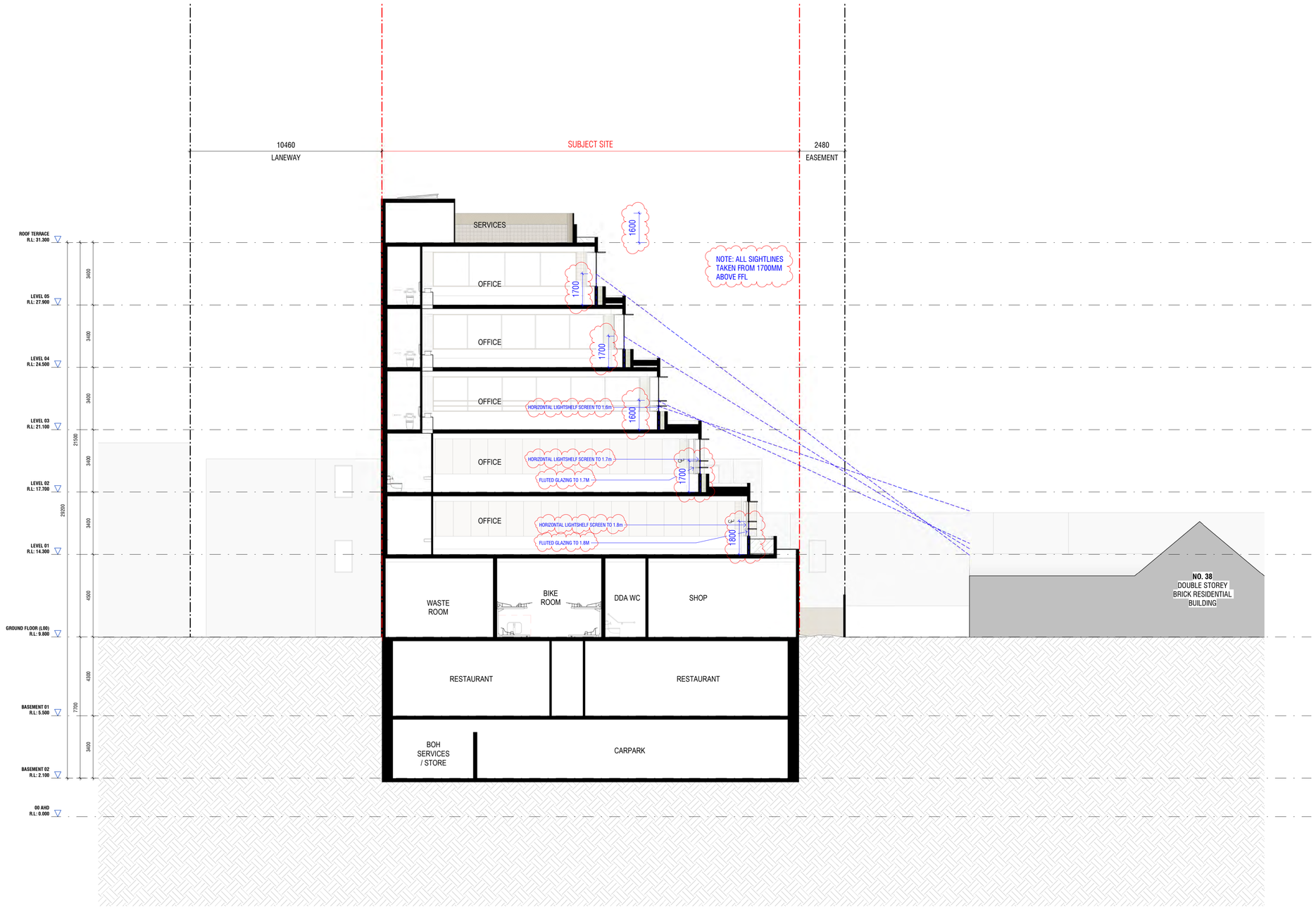
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION B-B
Date	28/08/25
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0951
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use the document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION C-C
Date	28/08/25
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0952
Drawn By	Author Chkd Checker
Rev	C

Conditions of Use

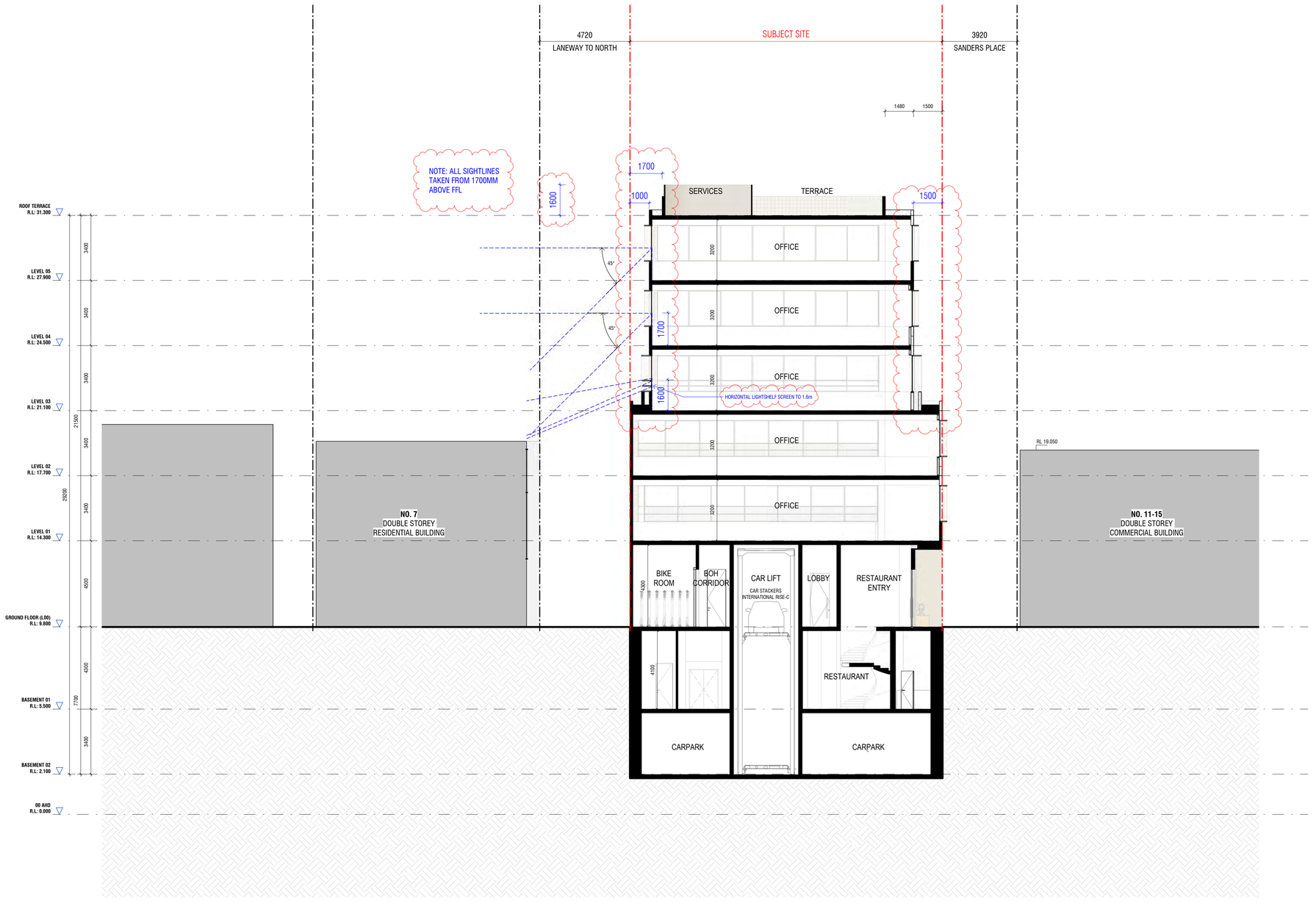
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, copied, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear full responsibility for doing so; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

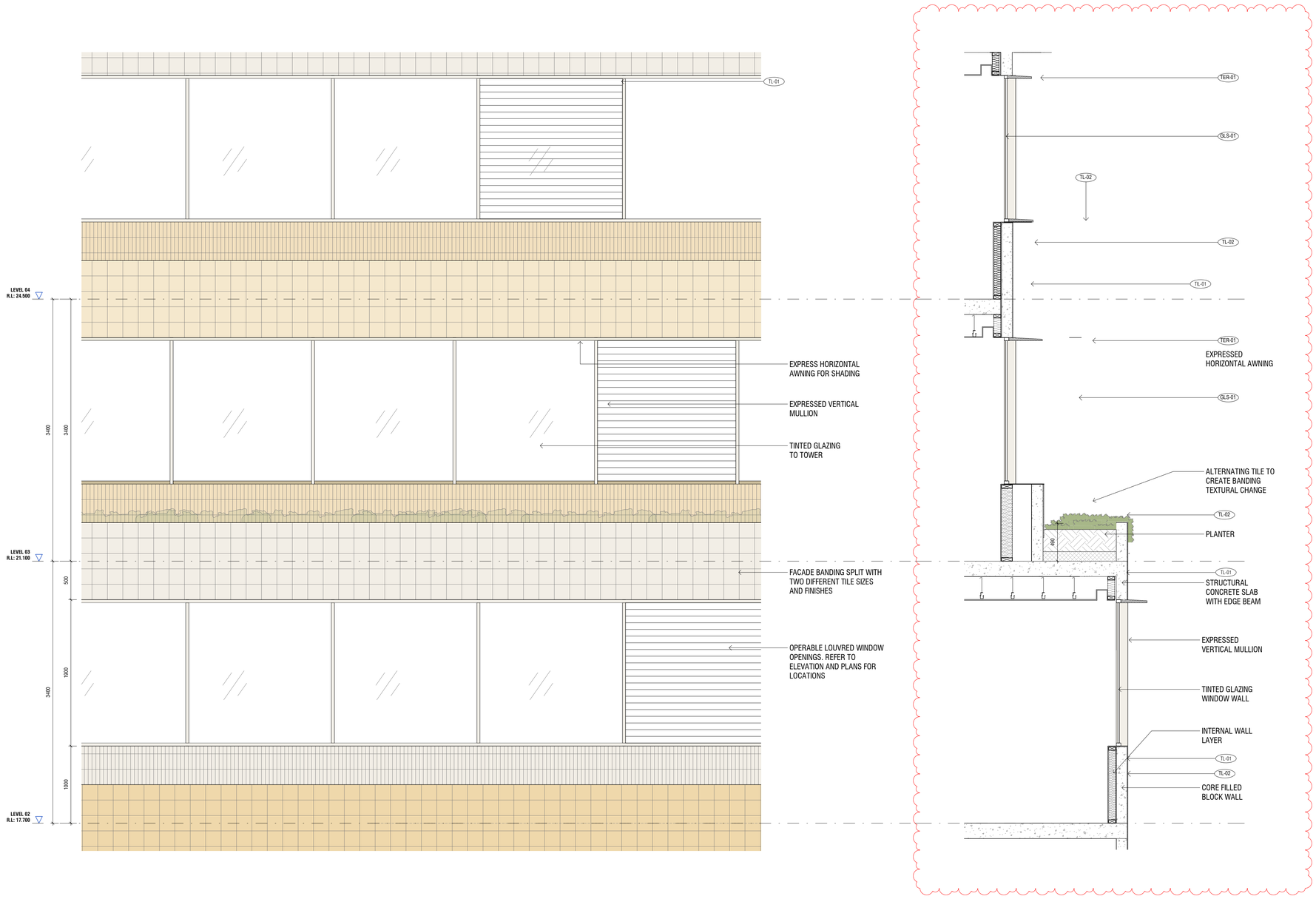
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION D-D
Date	28/08/25
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0953
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in other work;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, damages, losses, costs and liability howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

SCALE 1:100

FOR VCAT

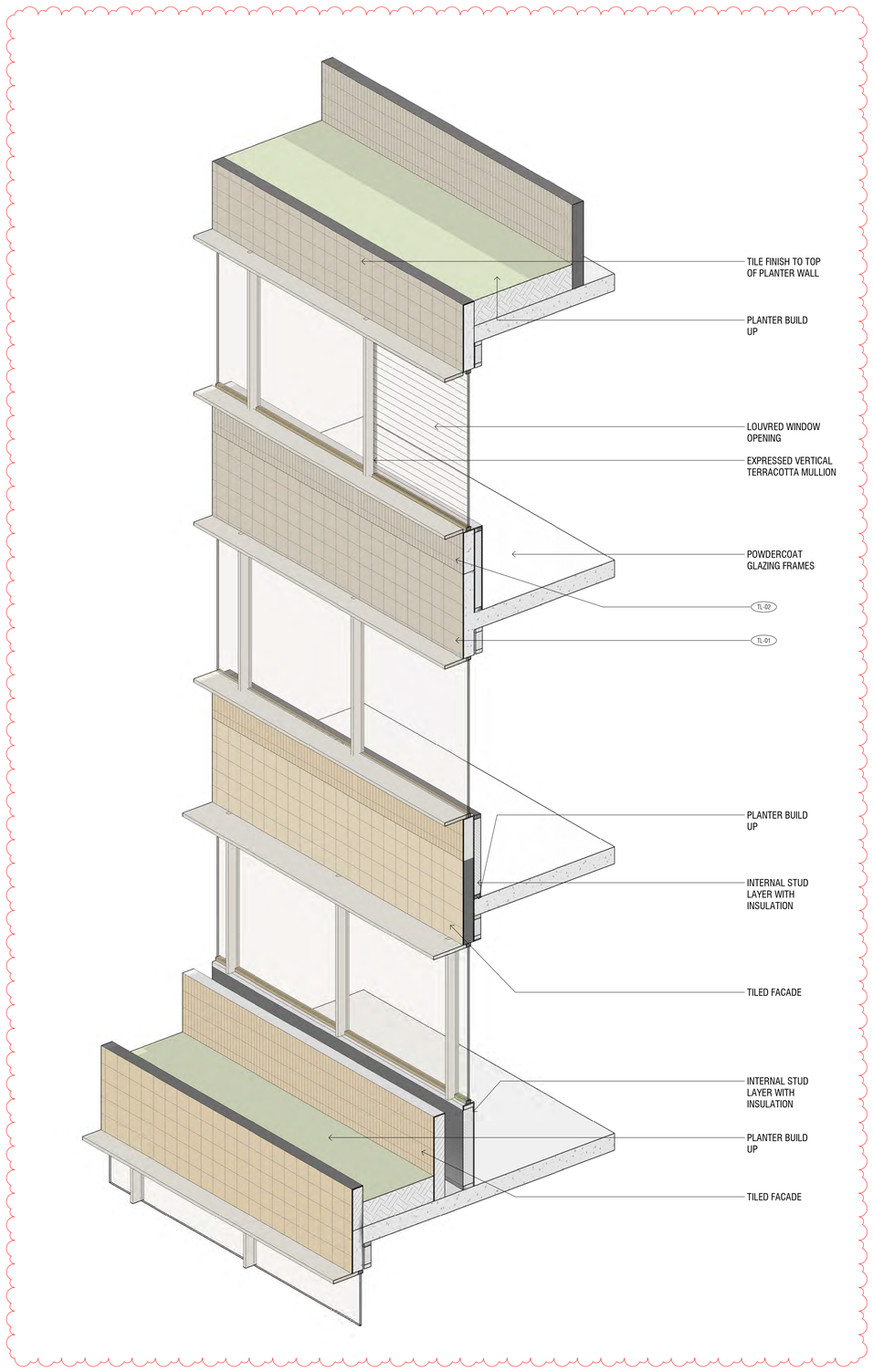
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	FACADE ELEMENTAL
Date	28/08/25
Project No	2324
Scale @ A1	1 : 25
Dwg No	TP1100
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use and bear all responsibility for such checks;
(d) promptly form itself satisfied as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, costs and liabilities howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

0 1 2 5m

SCALE 1:100

FOR VCAT

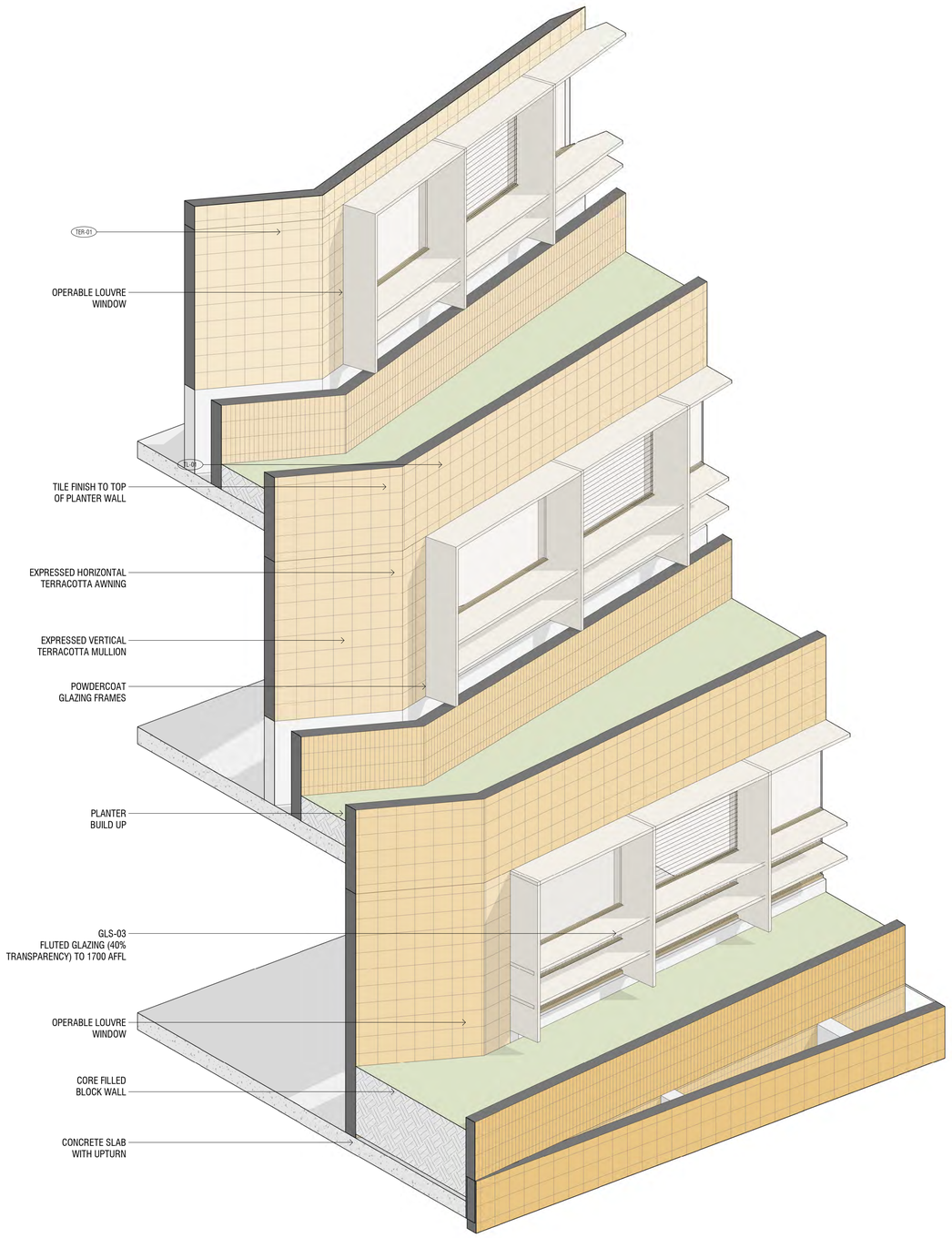
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	FACADE ELEMENTAL
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP1101
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in any other document or system;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses incurred or arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
B	28/08/25		FOR VCAT
A	24/11/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

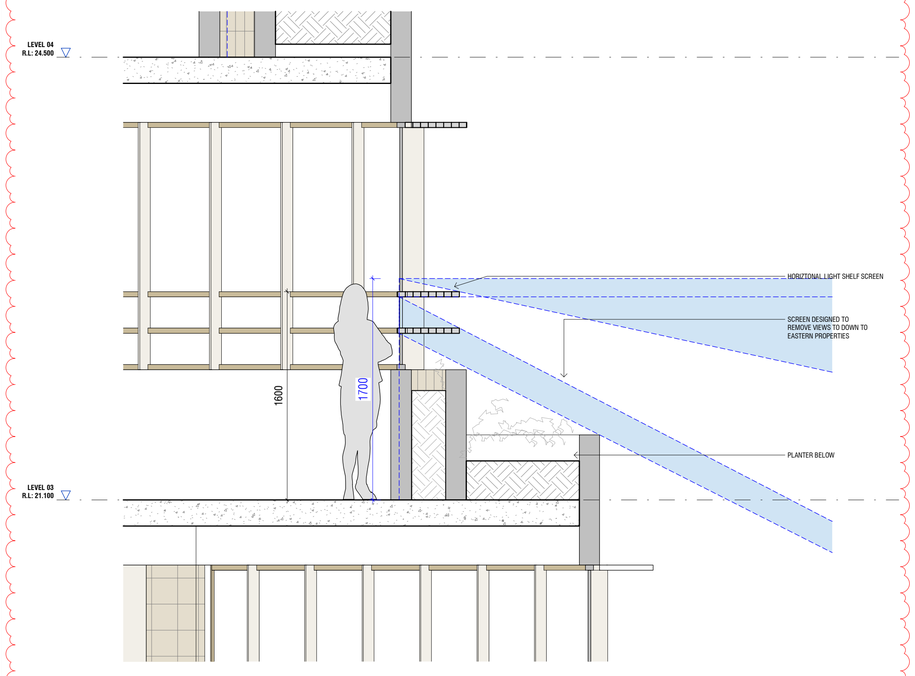
Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	FACADE ELEMENTAL
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP1102
Drawn By	Author
Chkd	Checker
Rev	B

Conditions of Use

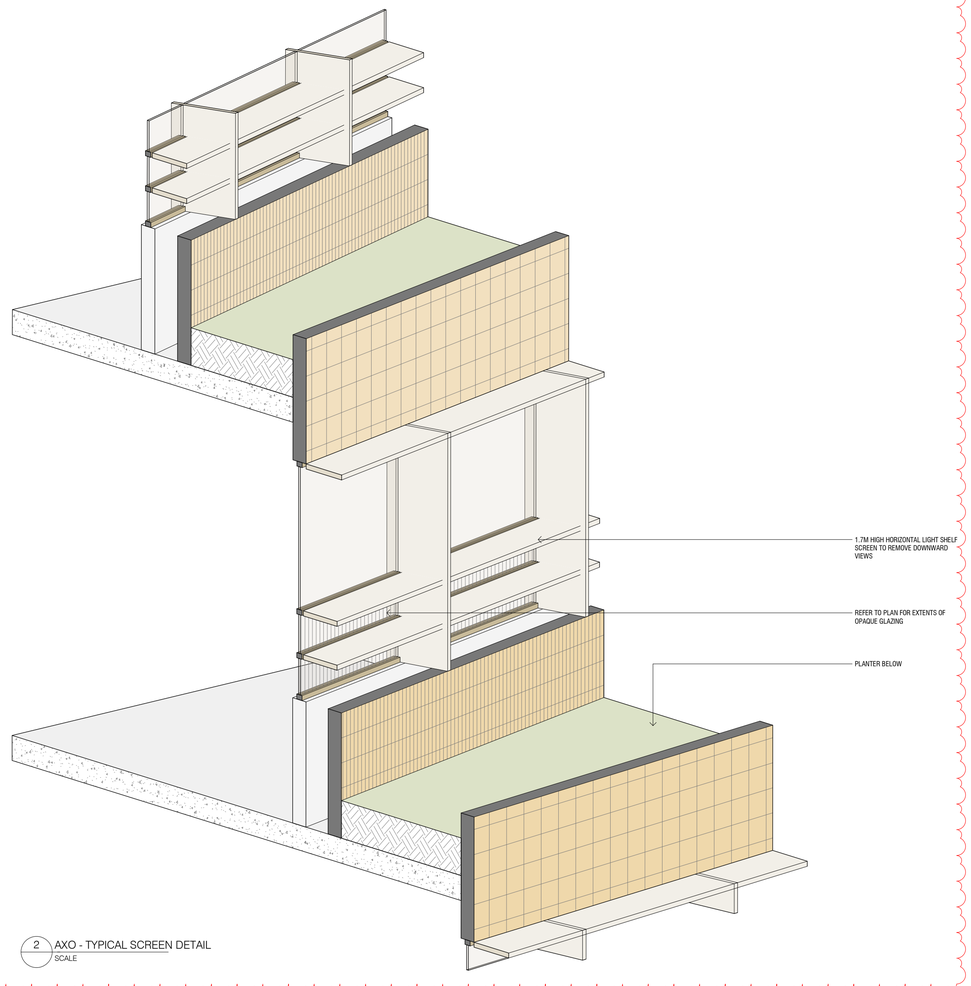
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, copied or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) read the document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear all responsibility for its use; and
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



1 TP0102 SECTION DETAIL - TYPICAL SCREEN DETAIL
SCALE 1 : 20



2 AXO - TYPICAL SCREEN DETAIL
SCALE

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

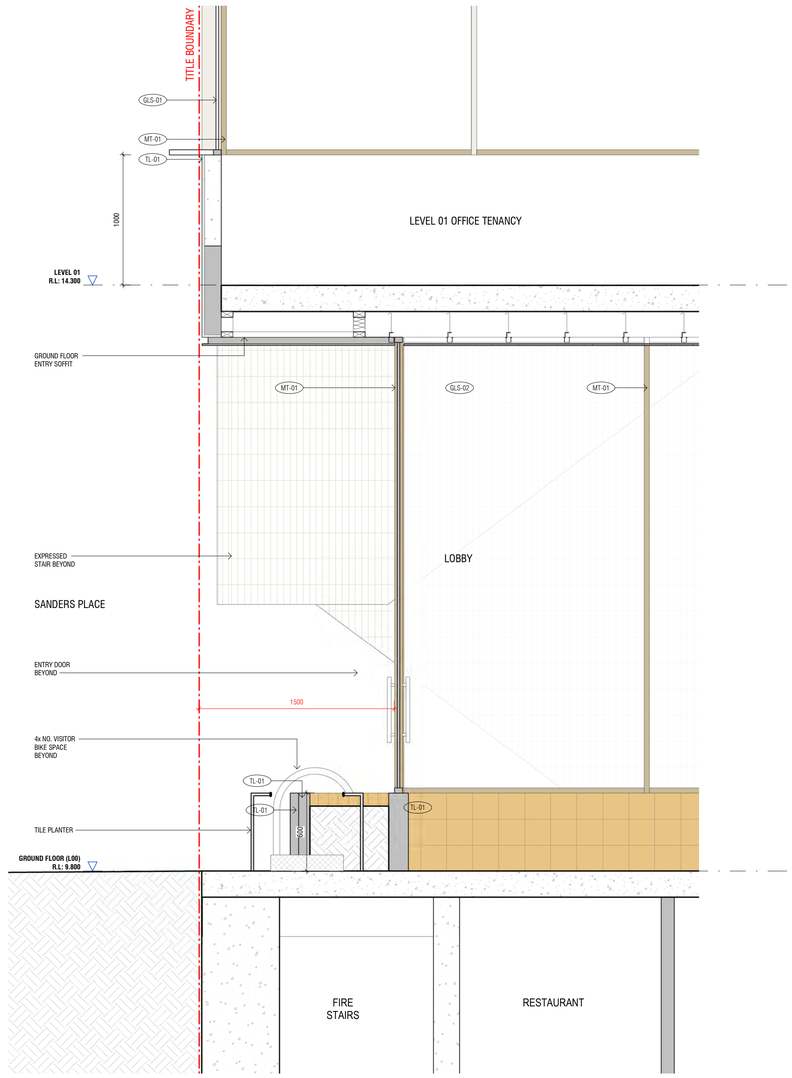
Architect

KENNON

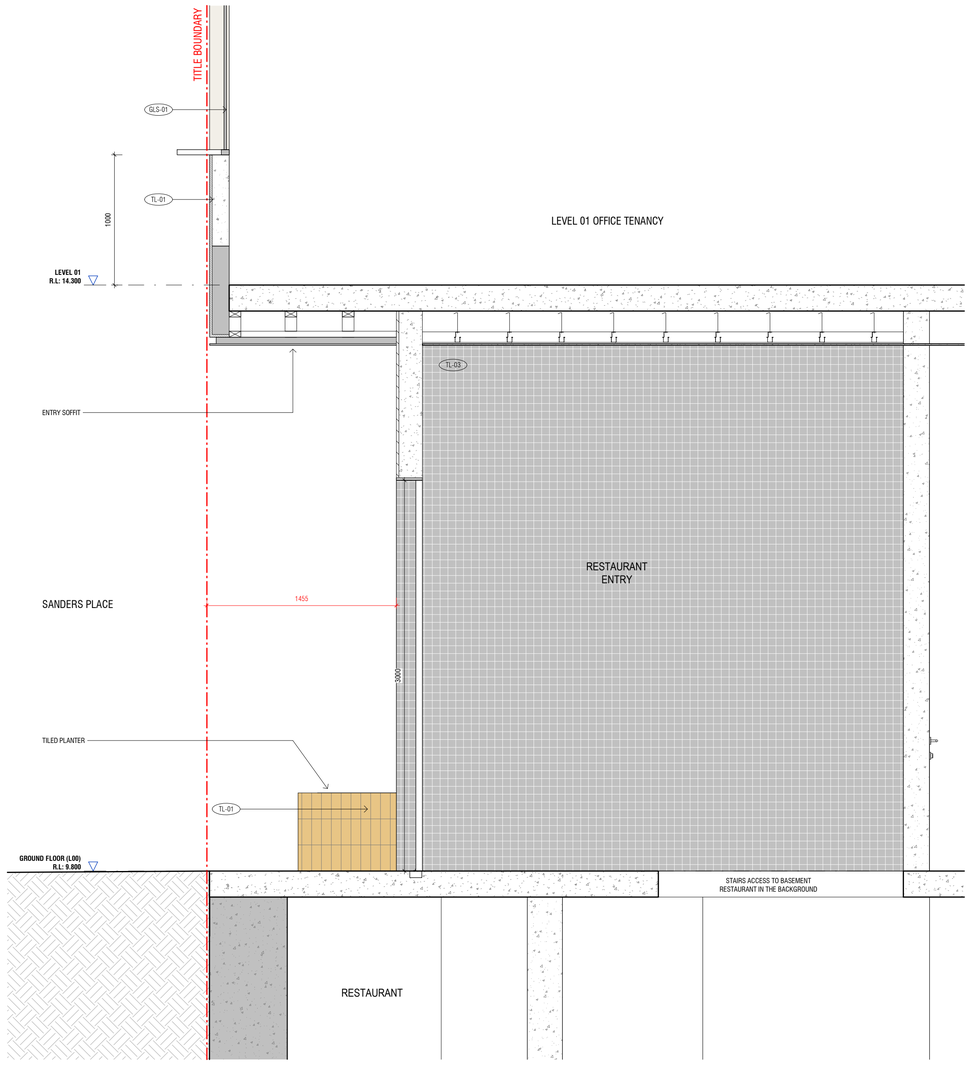
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SCREEN DETAILS
Date	28/08/25
Project No	2324
Scale @ A1	1 : 20
Dwg No	TP1110
Drawn By	Author
Chkd	Checker
Rev	A



1 L00 GROUND FLOOR SANDERS PLACE & OFFICE LOBBY SECTION INTERFACE DETAIL 01
TP1600 SCALE 1 : 20



2 L00 GROUND FLOOR SANDERS PLACE & BASEMENT RESTAURANT ENTRY SECTION INTERFACE DETAIL 02
TP1600 SCALE 1 : 20

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, copied or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) ensure that the user's opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

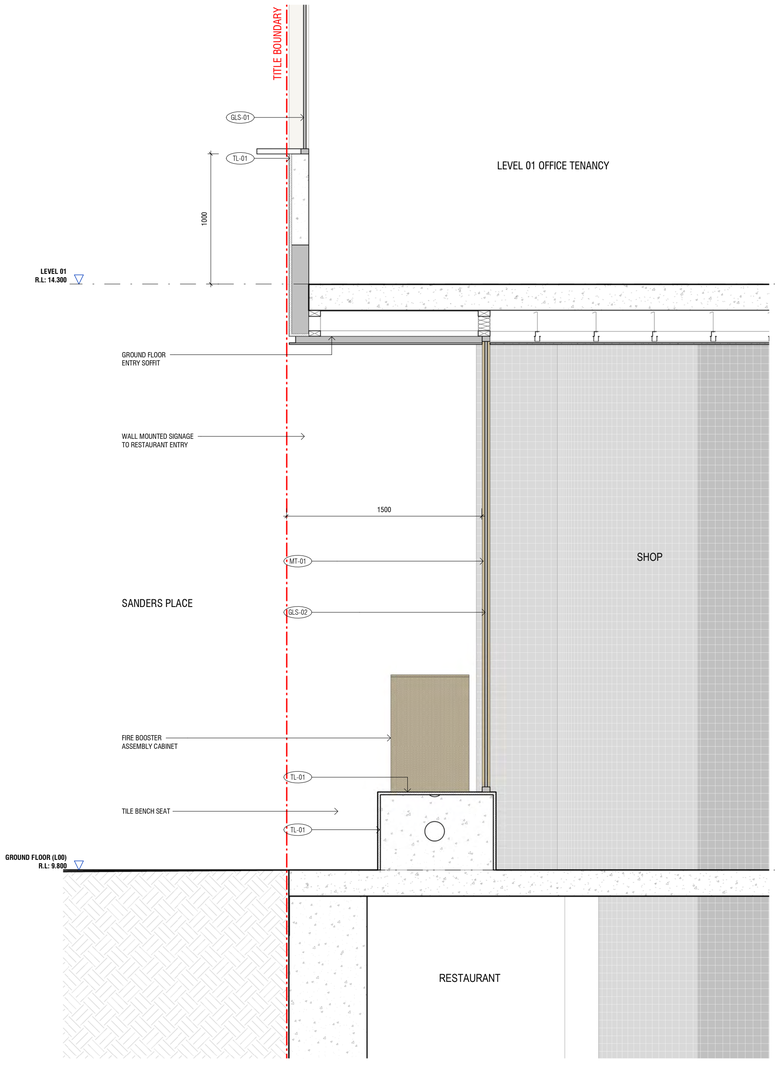
Architect

KENNON

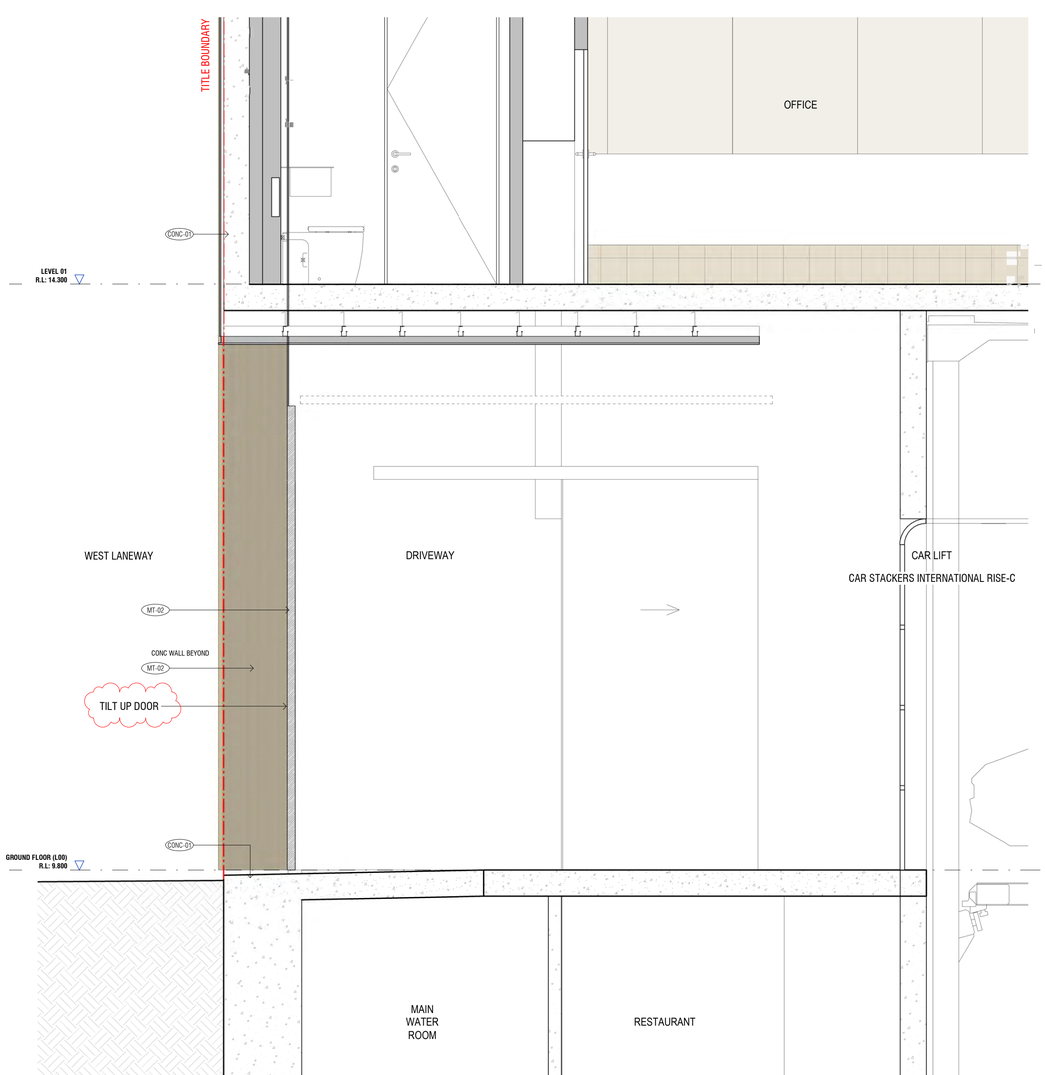
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 20
Dwg No	TP1600
Drawn By	Author Chkd Checker Rev C



1 TP1601 L00 GROUND FLOOR SANDERS & SHOP SECTION INTERFACE DETAIL 03
SCALE 1 : 20



2 TP1601 L00 GROUND FLOOR LANEWAY & DRIVEWAY SECTION INTERFACE DETAIL 04
SCALE 1 : 20

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) use the most recent document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in any other document or system;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

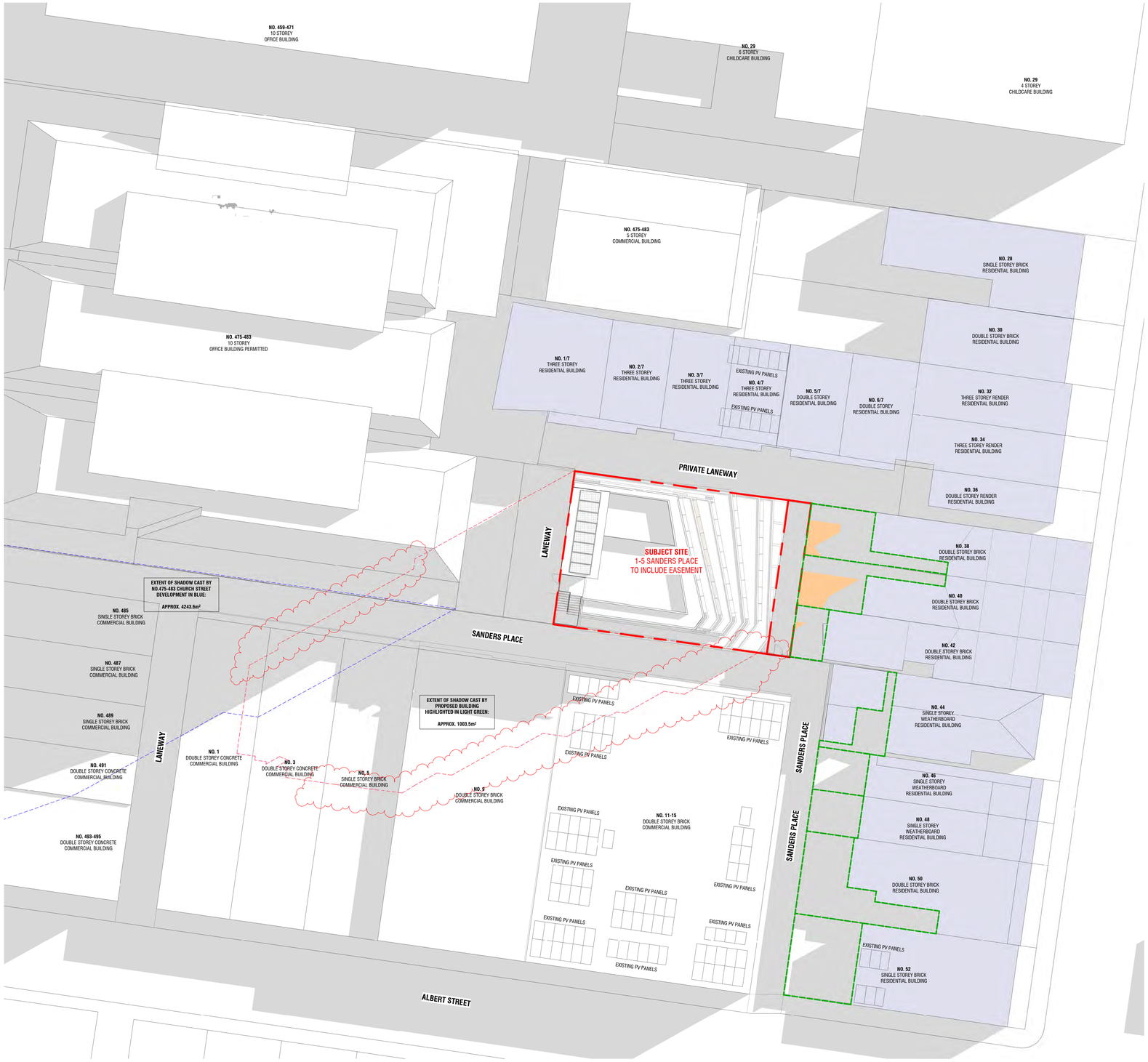
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE & LANEWAY)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 20
Dwg No	TP1601
Drawn By	Author
Chkd	Checker
Rev	C



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 7.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 14.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, xce figured dimensions only and verify all dimensions;
(b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks to ensure that it is free from viruses and other defects; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

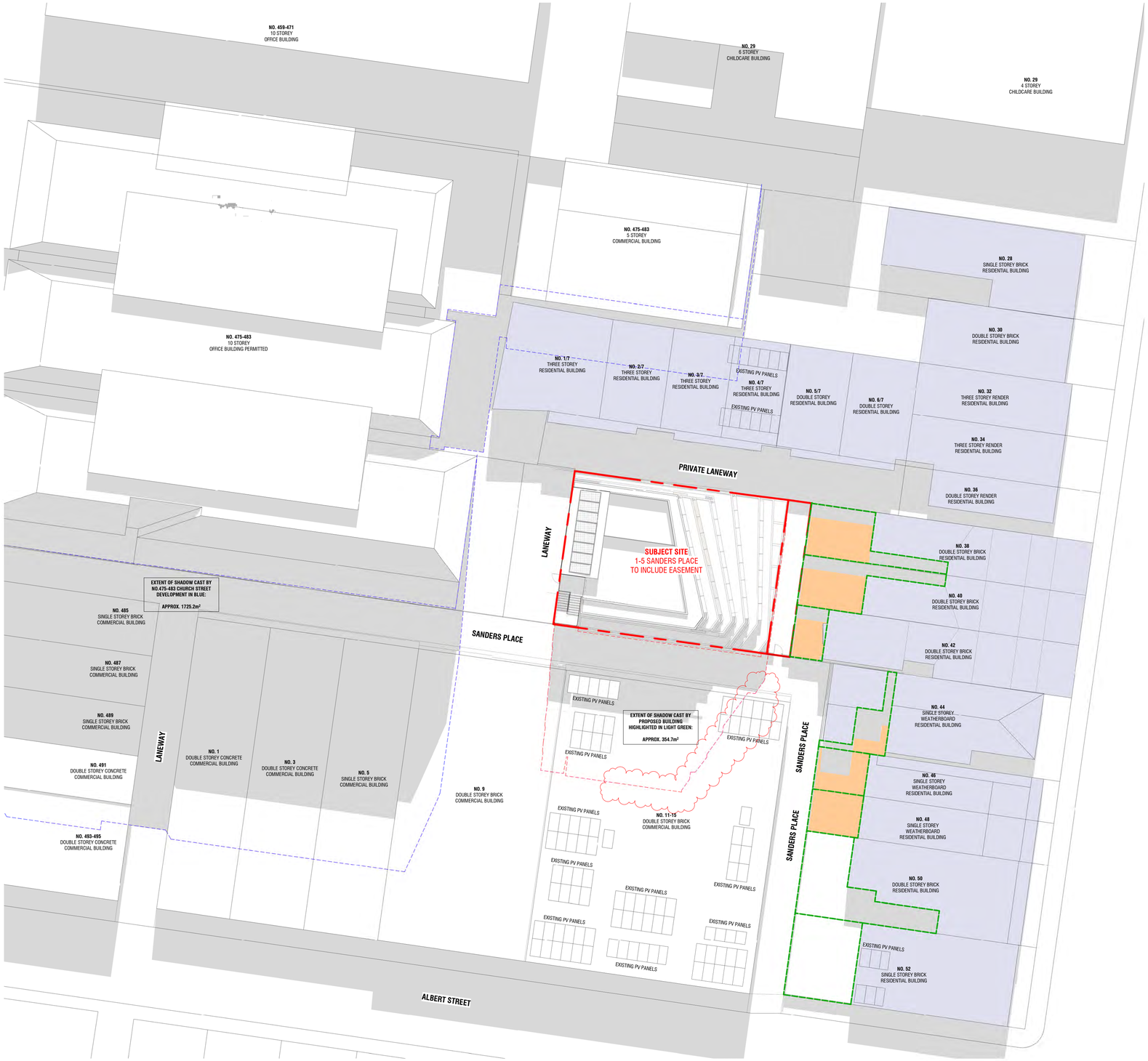
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3000
Drawn By	Author
Chkd	Checker
Rev	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 12.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 6.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 15.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 23.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and promptly report any inconsistency;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

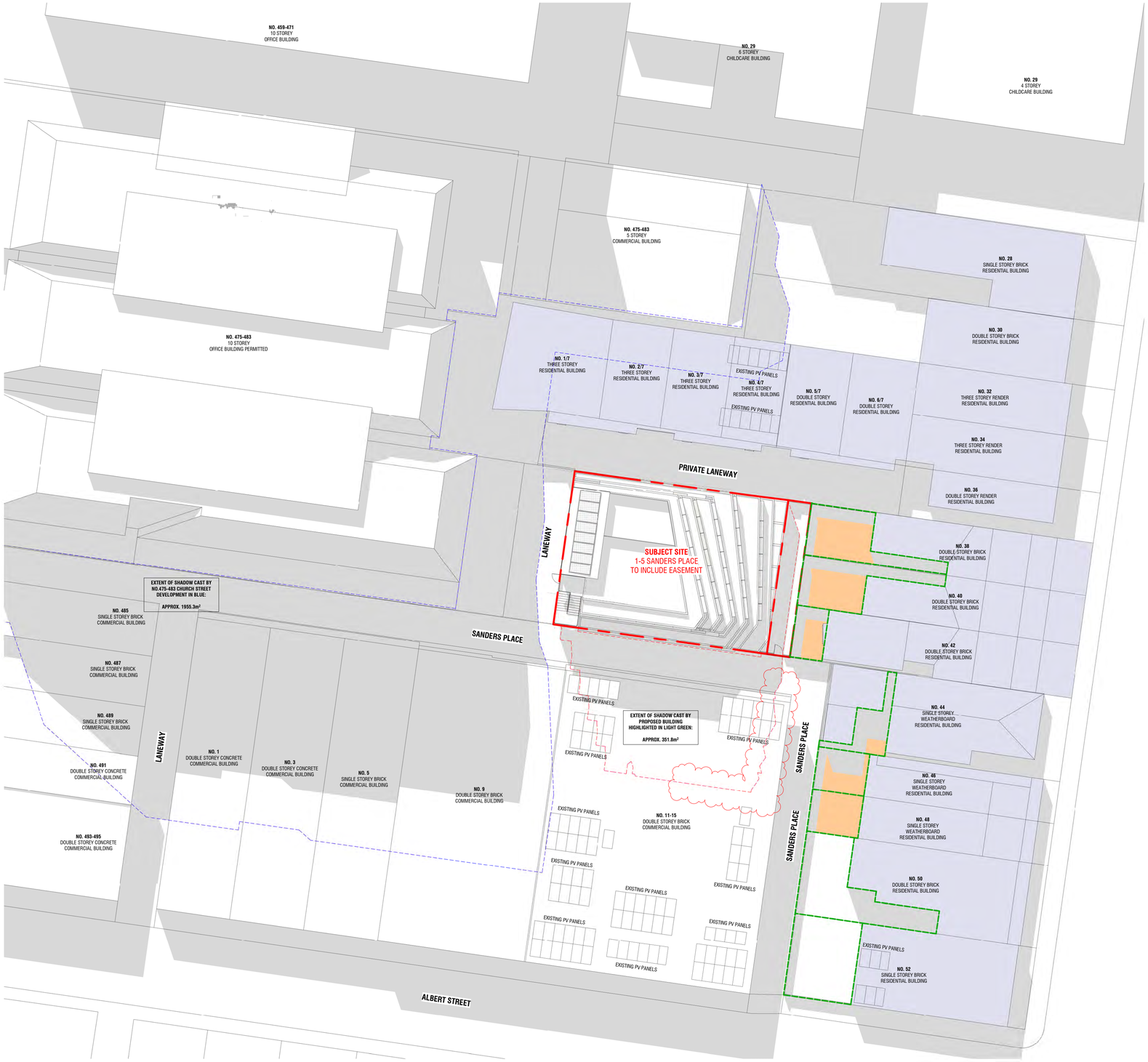
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3001
Drawn By	Author
Chkd	Checker
Rev	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 24.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 22.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 8.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 3.4m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 11.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 20.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before adapting it; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3002
Drawn By	Author
Chkd	CheckerRev
	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 22.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 2.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 19.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 4.8m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 4.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 8.6m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 1.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 1.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 5.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 9.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 9.7m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 7.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before incorporating it in any other document or system;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM, PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3003
Drawn By	Author
Chkd	Checker
Rev	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 11.4m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 31.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 19.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 25.0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 23.7m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 2.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the document and its compatibility with
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

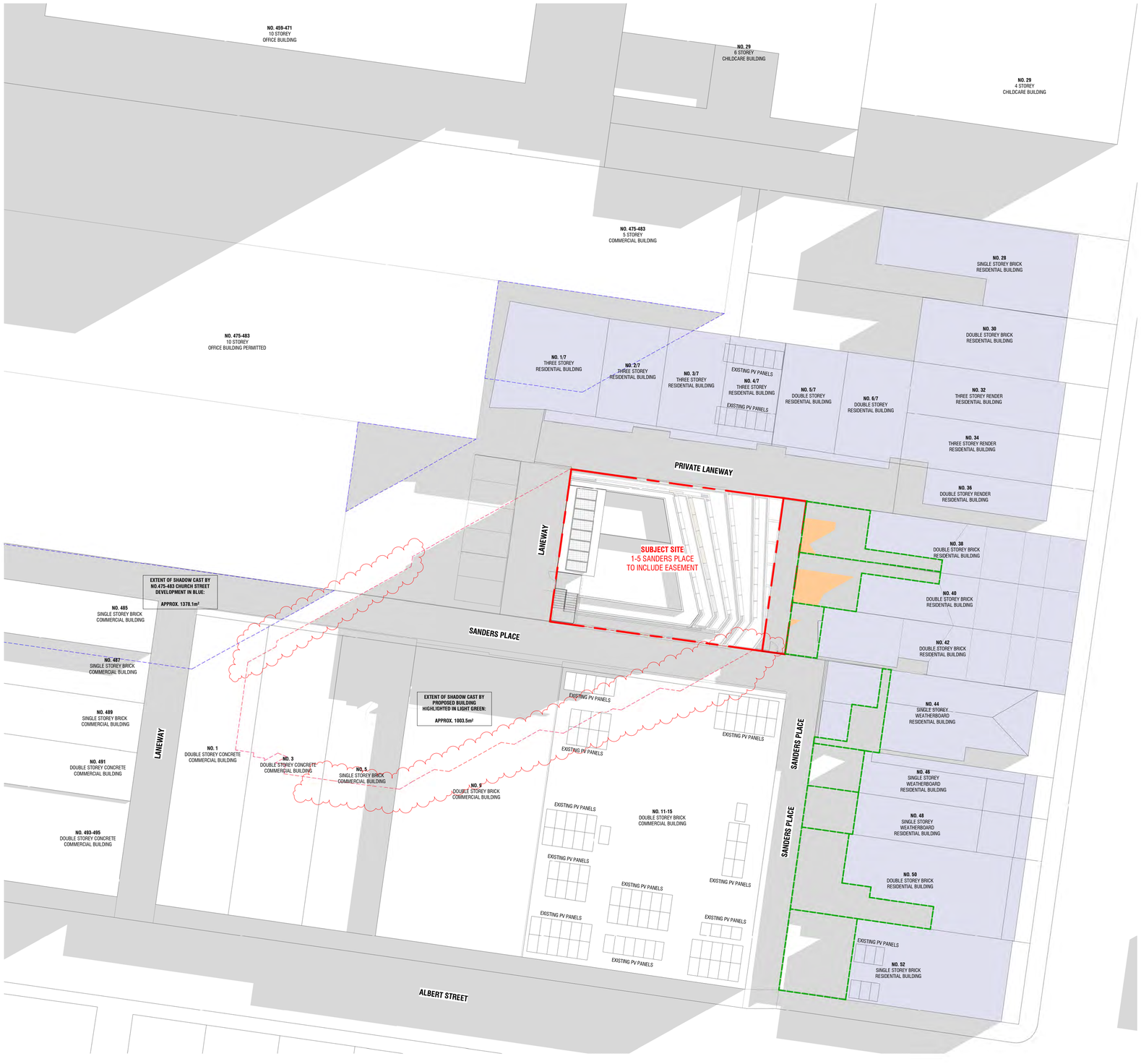
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM, PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3004
Drawn By	Author
Chkd	Checker
Rev	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 7.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 14.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the document and immediately after any changes;
(d) prepare form their own information as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

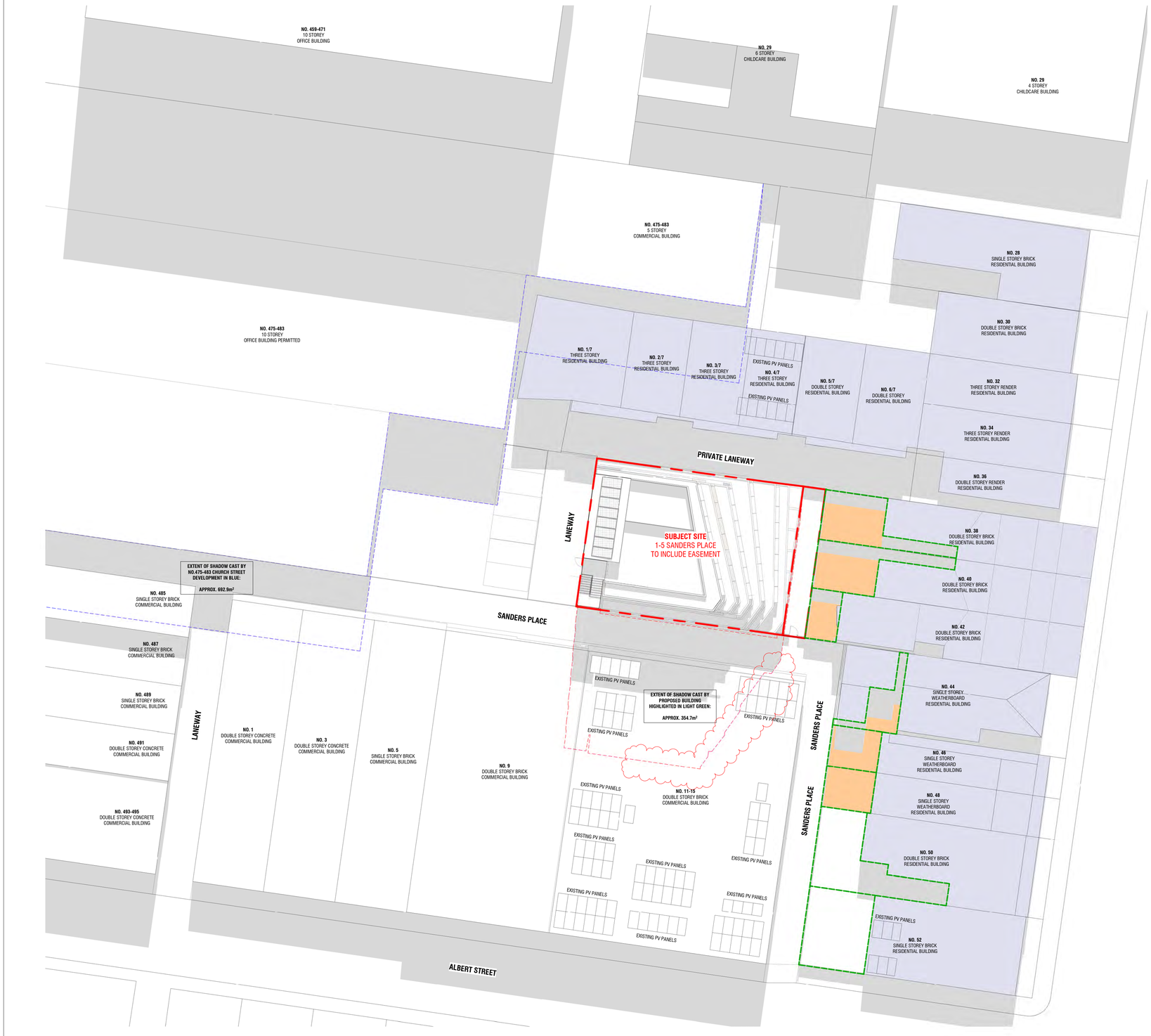
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3010
Drawn By	Author
Chkd	Checker
Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 12.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 6.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 15.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 23.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and must carry out its own virus checks; and
(d) inspect form their own benefit as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, damages, costs and expenses (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3011
Drawn By	Author
Chkd	Checker
Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 24.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 22.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 8.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 3.4m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 11.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 20.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear all risks in relation to its use; and
(d) prevent form their own officers as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, damages, costs and expenses (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

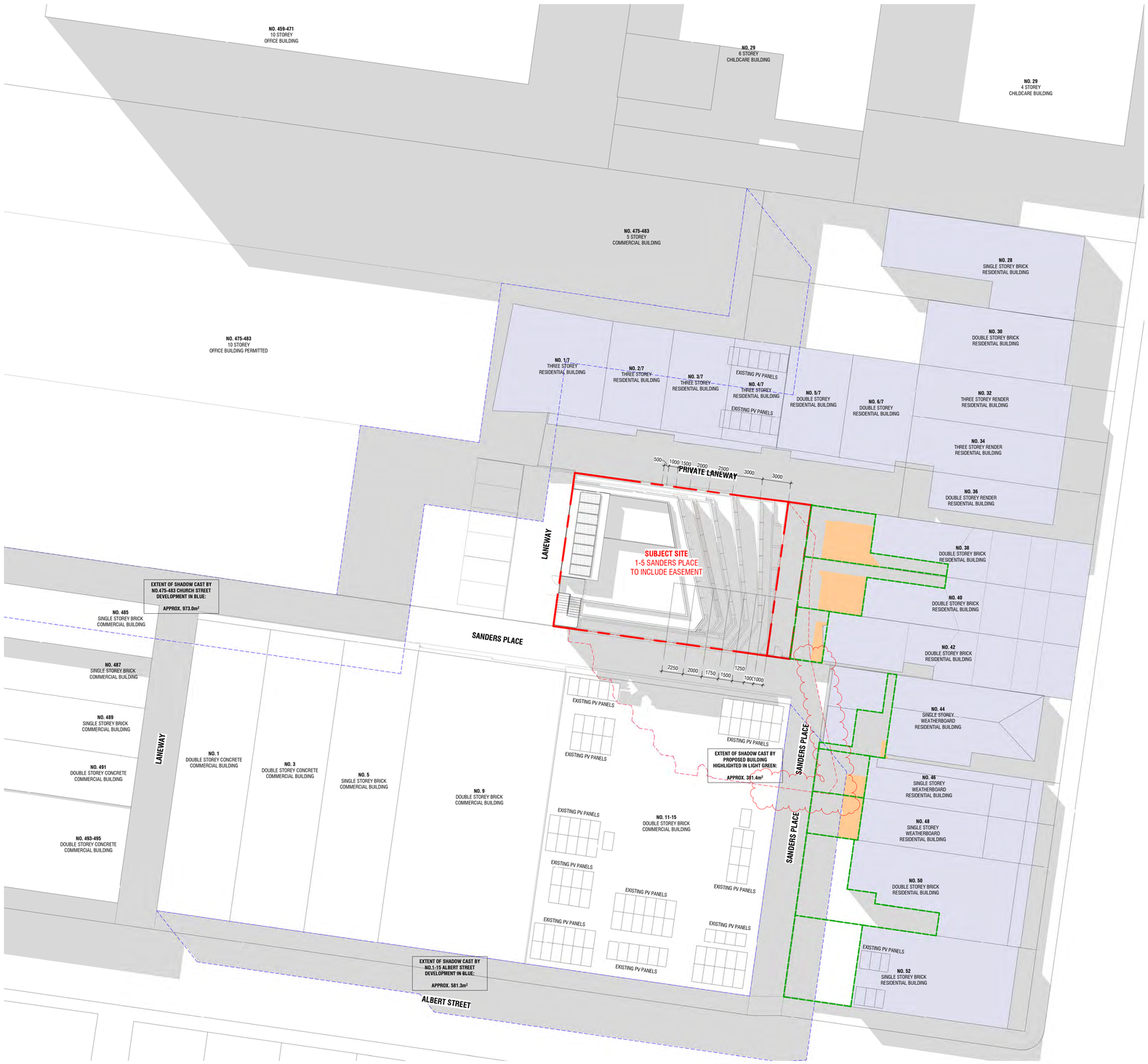
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3012
Drawn By	Author
Chkd	Checker
Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 22.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 2.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 19.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 4.8m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 4.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 8.6m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 1.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 1.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 5.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 9.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 9.7m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 7.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in other documents;
(d) prevent form their own officers as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, losses and liabilities (including all legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	13/01/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3013
Drawn By	Author
Chkd	Checker
Rev	C



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 16.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 11.4m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 11.7%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 2.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 31.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 79%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 19.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 25.0m²

\PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 23.7m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 2.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in other documents;
(d) prepare form their own drawings as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

- EXISTING SHADOWS
- EXTENT OF SHADOWING FROM PROPOSAL
- EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING
- RESIDENTIALLY ZONED DWELLINGS
- SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS
- SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3014
Drawn By	Author
Chkd	Checker
Rev	D

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use and bear all responsibility for such checks;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, losses and liabilities (including all consequential losses) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

1.(m)

MATERIAL SCHEDULE



MT-02
BRONZE PERFORATED METAL

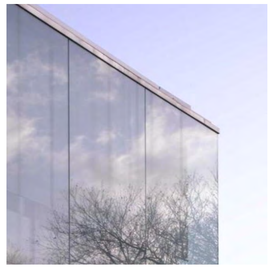


MT-01
POLISHED METAL

1.(m)



RN-01
RENDER FINISH



GLS-01
REFLECTIVE GLASS



GLS-02
CLEAR GLAZING



GLS-03
FLUTED GLASS (40% TRANSPARENCY)



TL-01
GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



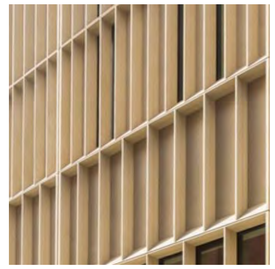
TL-02
MATTE TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-03
GLOSS TILE DARK



PAV-01
STONE PAVER



TER-01
TERRACOTTA

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP4000
Drawn By	Author
Chkd	Checker
Rev	D



MT-02

BRONZE PERFORATED METAL



MT-01

POLISHED METAL



RN-01

RENDER FINISH



TL-01

GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



GLS-01

REFLECTIVE GLASS



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and not rely on any electronic data provided in
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP4001
Drawn By	Author
Chkd	Checker
Rev	D



TER-01
TERRACOTTA



MT-01
POLISHED METAL



GLS-01
REFLECTIVE GLASS



TL-01
GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-02
MATTE TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and assume all responsibility for them; and
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP4002
Drawn By	Author
Chkd	Checker
Rev	D



TER-01
TERRACOTTA



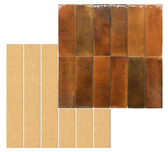
GLS-03
FLUTED GLASS (40% TRANSPARENCY)



GLS-01
REFLECTIVE GLASS



MT-01
POLISHED METAL



TL-02
MATTE TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-01
GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-03
GLOSS TILE DARK



GLS-02
CLEAR GLAZING



PV-01
PAVER



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the document and immediately after any change;
(d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

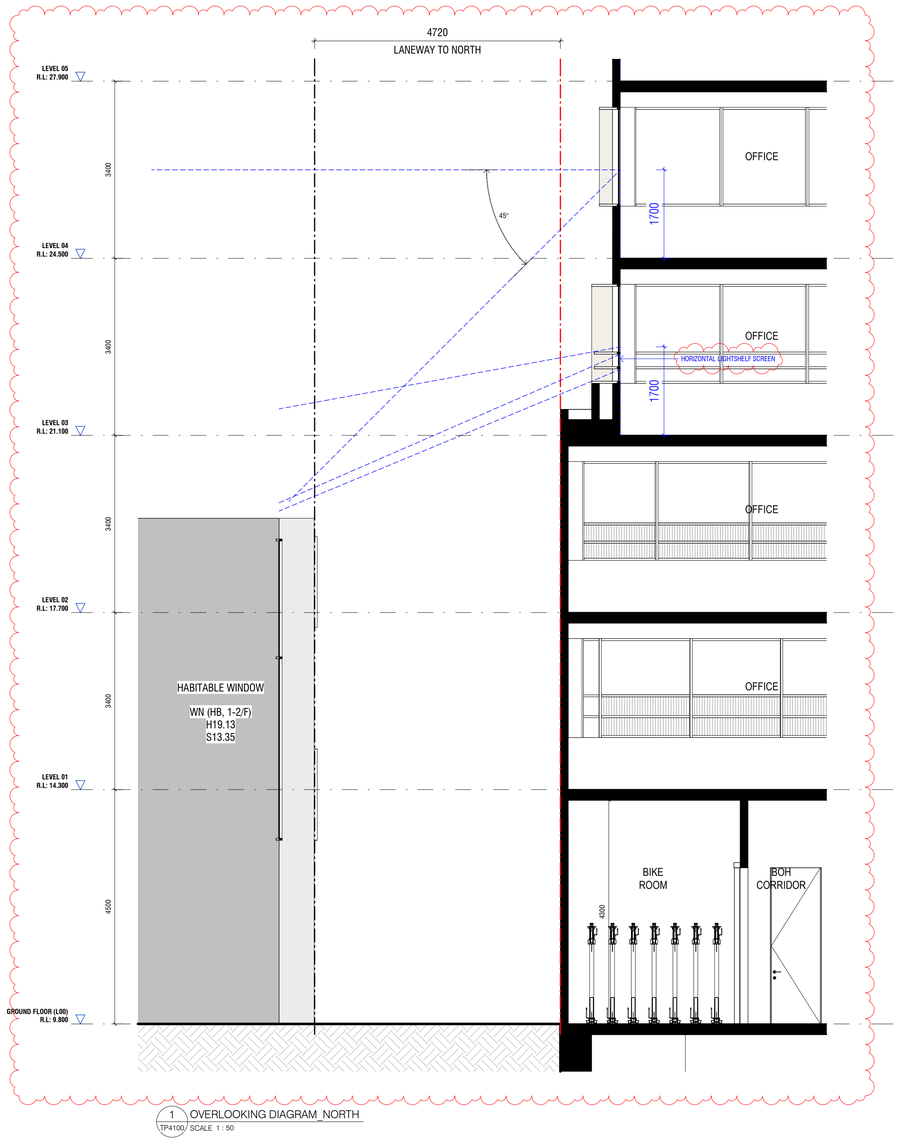
Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP4003
Drawn By	Author
Chkd	Checker
Rev	D

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use the most recent document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear all responsibility for such checks;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



1 OVERLOOKING DIAGRAM_NORTH
TP4100 SCALE 1 : 50

Rev	Date	Chkd	Reason for Issue
B	28/08/25		FOR VCAT
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

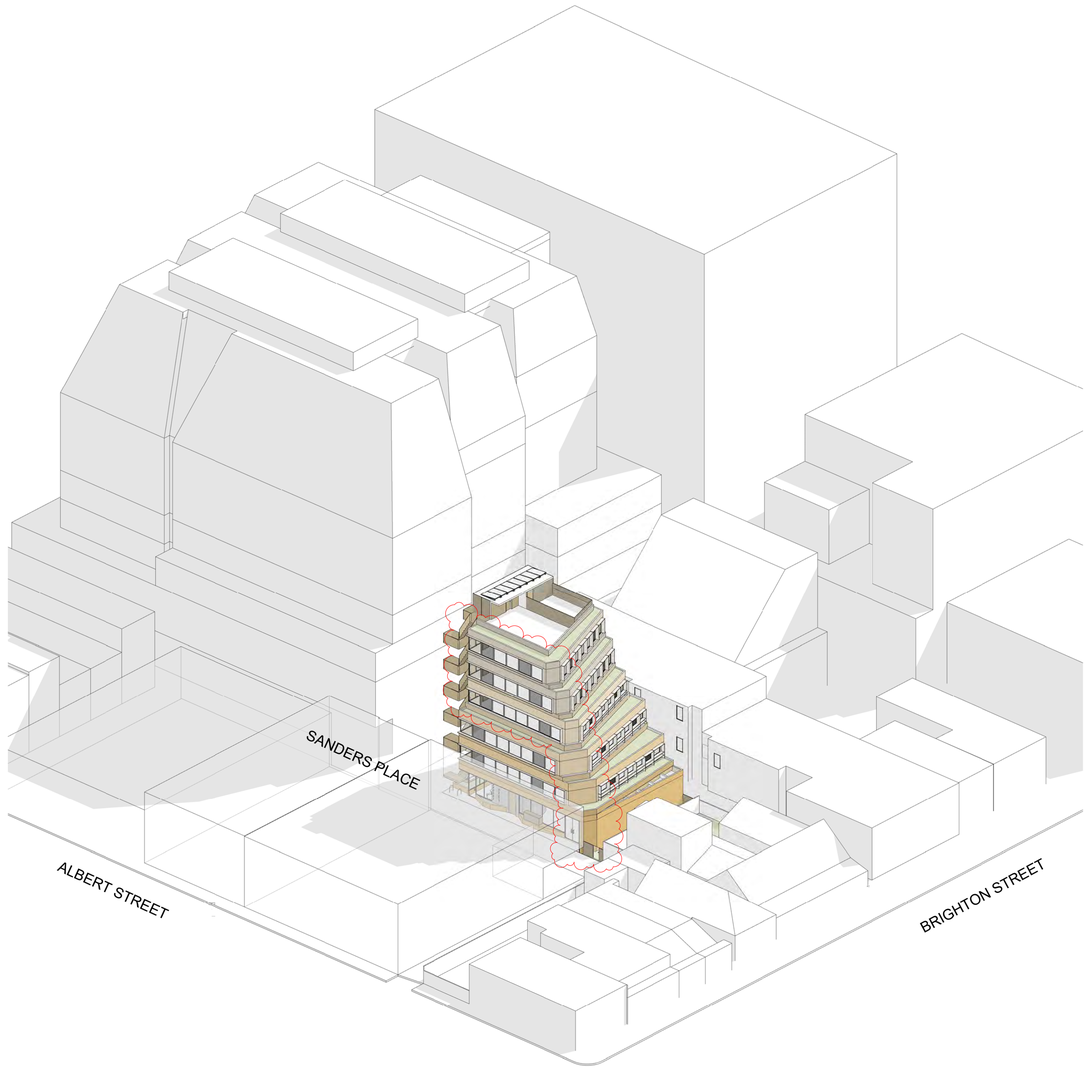
studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	OVERLOOKING DIAGRAM - NORTH
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP4100
Drawn By	Author
Chkd	Checker
Rev	B

1-5 SANDERS PLACE, RICHMOND

DRAWING LIST

PROJECT STAGE	SHEET NO.	SHEET NAME	REV
TP	TP0000	COVER SHEET	E
TP	TP0001	CONTEXT PLAN	D
TP	TP0002	SURVEY PLAN	C
TP	TP0010	PROPOSED SITE PLAN	D
TP	TP0020	DEMOLITION PLAN	D
TP	TP0030	SETBACK DIAGRAM	D
TP	TP0032	PERSPECTIVE VIEWS	A
TP	TP0033	PERSPECTIVE VIEWS	A
TP	TP0034	PERSPECTIVE VIEWS	A
TP	TP0040	MASSING STUDIES	A
TP	TP0041	PERSPECTIVE VIEWS	A
TP	TP0060	AXO	B
TP	TP0097	BASEMENT 2 FLOOR PLAN	C
TP	TP0099	BASEMENT 1 FLOOR PLAN	D
TP	TP0100	GROUND FLOOR PLAN	E
TP	TP0101	LEVEL 01 FLOOR PLAN	E
TP	TP0102	LEVEL 02 FLOOR PLAN	E
TP	TP0103	LEVEL 03 FLOOR PLAN	E
TP	TP0104	LEVEL 04 FLOOR PLAN	E
TP	TP0105	LEVEL 05 FLOOR PLAN	E
TP	TP0107	ROOF TERRACE	D
TP	TP0108	ROOF PLAN	E
TP	TP0900	NORTH ELEVATION	E
TP	TP0901	EAST ELEVATION	E
TP	TP0902	SOUTH ELEVATION	E
TP	TP0903	WEST ELEVATION	E
TP	TP0910	STREETSCAPE ELEVATION - SANDERS PLACE	C
TP	TP0950	SECTION A-A	D
TP	TP0951	SECTION B-B	D
TP	TP0952	SECTION C-C	C
TP	TP0953	SECTION D-D	C
TP	TP1100	FACADE ELEMENTAL	C
TP	TP1101	FACADE ELEMENTAL	C
TP	TP1102	FACADE ELEMENTAL	B
TP	TP1110	SCREEN DETAILS	A
TP	TP1600	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE)	C
TP	TP1601	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE & LANEWAY)	C
TP	TP3000	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)	E
TP	TP3001	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)	E
TP	TP3002	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)	E
TP	TP3003	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)	E
TP	TP3004	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)	E
TP	TP3010	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)	D
TP	TP3011	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)	D
TP	TP3012	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)	D
TP	TP3013	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)	C
TP	TP3014	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)	D
TP	TP4000	MATERIAL SCHEDULE	D
TP	TP4001	MATERIAL SCHEDULE	D
TP	TP4002	MATERIAL SCHEDULE	D
TP	TP4003	MATERIAL SCHEDULE	D
TP	TP4100	OVERLOOKING DIAGRAM - NORTH	B



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, stored or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the electronic form of the document; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

GFA

Area
BASEMENT 02
371 m²
BASEMENT 01
371 m²
GROUND FLOOR (L00)
330 m²
LEVEL 01
336 m²
LEVEL 02
303 m²
LEVEL 03
237 m²
LEVEL 04
214 m²
LEVEL 05
192 m²
ROOF TERRACE
47 m²
2400 m²

TERRACE SCHEDULE

Name	Area
ROOF TERRACE	
TERRACE	67 m²
TOTAL	67 m²

NFA

Name	Area
BASEMENT 01	
RESTAURANT	265 m²
GROUND FLOOR (L00)	
SHOP	159 m²
LEVEL 01	
OFFICE	296 m²
LEVEL 02	
OFFICE	263 m²
LEVEL 03	
OFFICE	198 m²
LEVEL 04	
OFFICE	175 m²
LEVEL 05	
OFFICE	155 m²
TOTAL	1511 m²

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	COVER SHEET
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0000
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and bear all responsibility for
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

LEGEND

EASEMENT - EAST

EASEMENT - A1

EASEMENT - A2

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

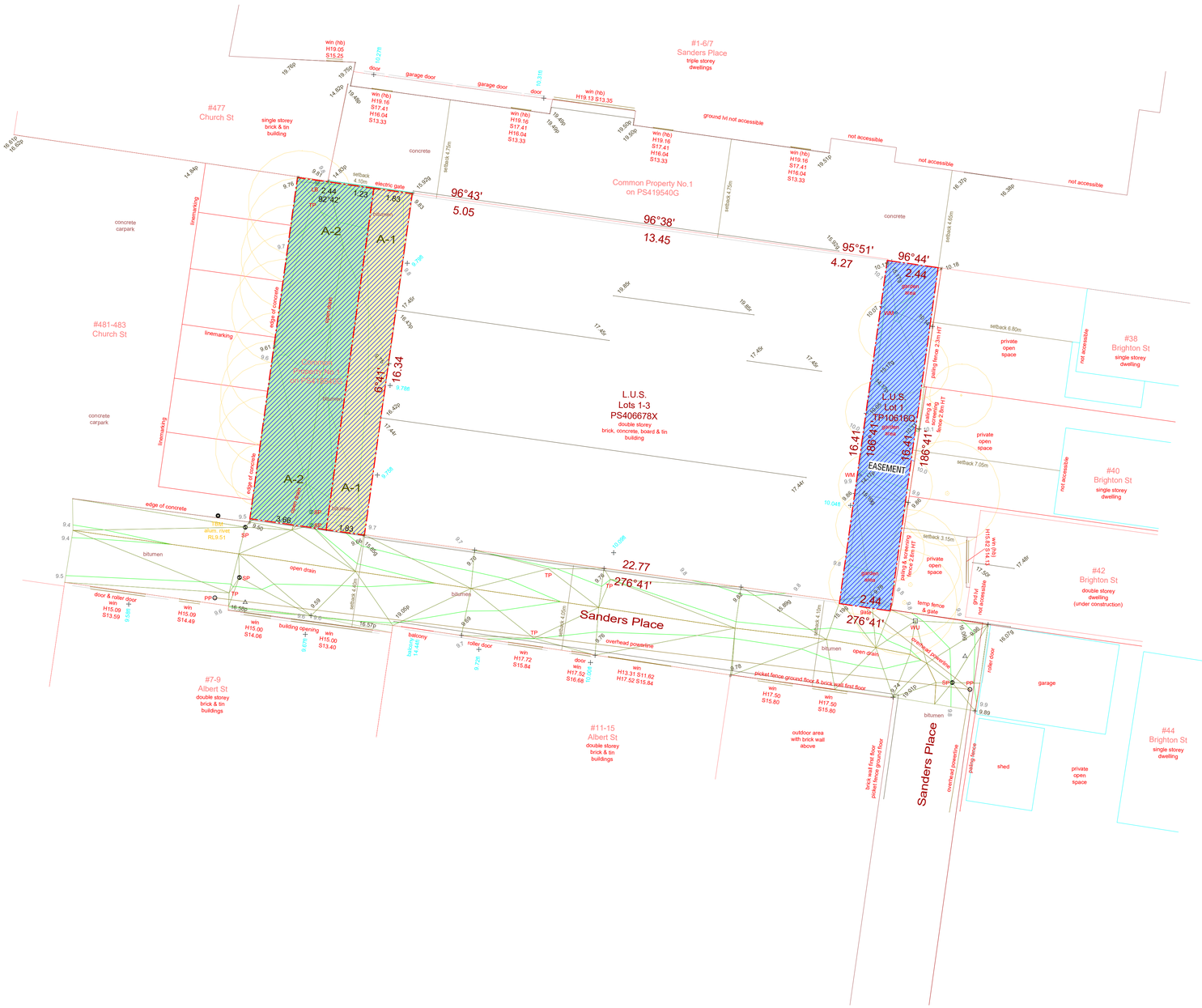
Architect

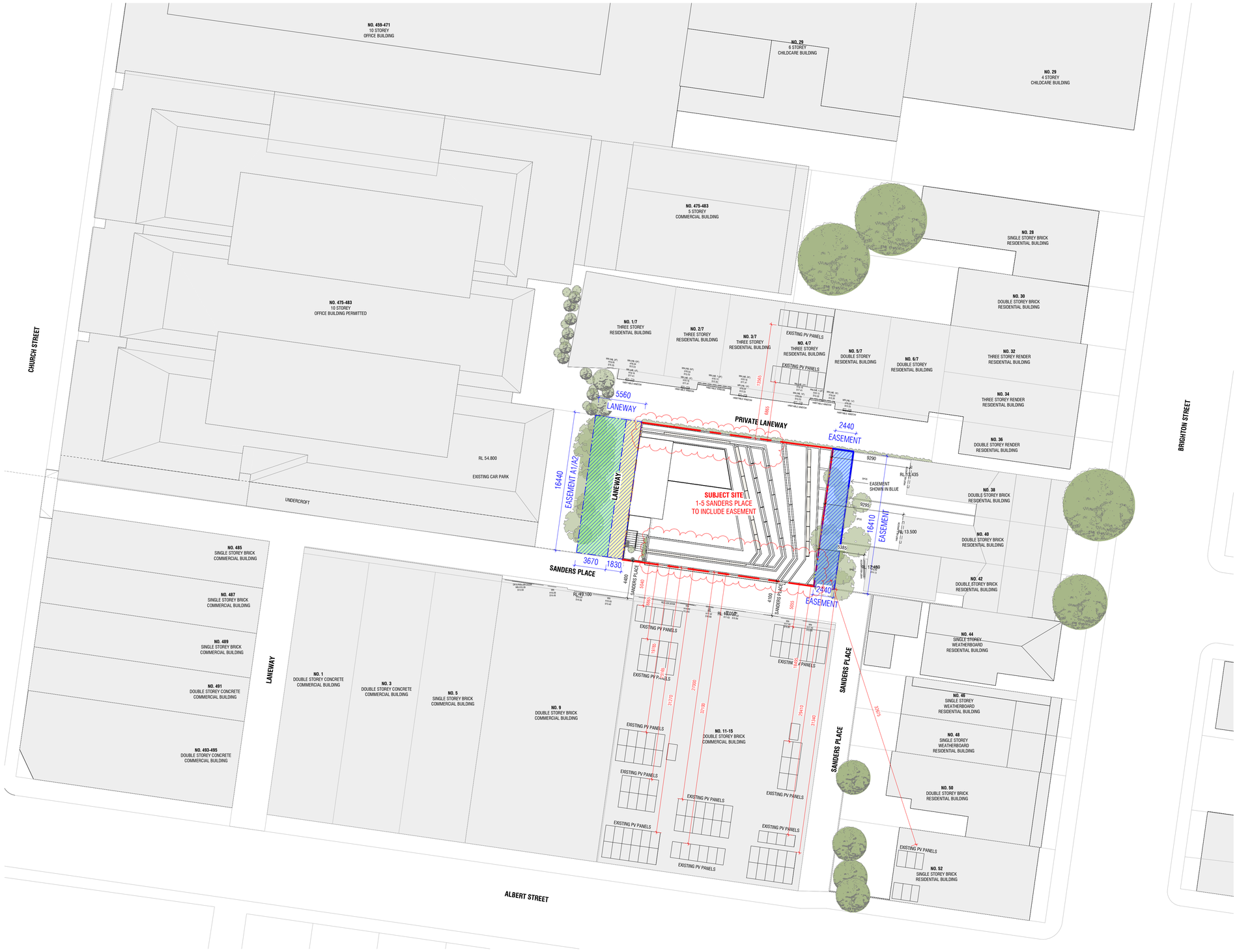
KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	CONTEXT PLAN
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0001
Drawn By	Author
Chkd	Checker
Rev	D


#1-6/7
Sanders Place
triple storey
dwellings
#477
Church St
single storey
brick & tin
building
win (hb)
H19.05
S15.25
win (hb)
H19.16
S12.41
H16.04
S13.33
win (hb)
H19.13 S13.35
win (hb)
H19.16
S17.41
H16.04
S13.33
win (hb)
H19.16
S17.41
H16.04
S13.33
win (hb)
H19.16
S17.41
H16.04
S13.33
ground lvl not accessible
not accessible
not accessible
not accessible
door
garage door
garage door
door
10.27m
10.31m
concrete
setback 4.75m
setback 4.75m
setback 4.60m
concrete
carpark
linemarking
#481-483
Church St
linemarking
edge of concrete
linemarking
concrete
carpark
edge of concrete
setback 4.10m
electric gate
Common Property No.1
on PS419540G
96°43'
5.05
96°38'
13.45
95°51'
4.27
96°44'
2.44
garage door
A-2
A-1
A-2
A-1
16.34
6.31
L.U.S.
Lots 1-3
PS406678X
double storey
brick, concrete, board & tin
building
L.U.S.
Lot 1
TP106160
single storey
brick
EASEMENT
16.41
166°41'
16.41
166°41'
setback 6.60m
private
open
space
#38
Brighton St
single storey
dwelling
not accessible
paling fence 2.2m H/T
paling & trimming fence 2.8m H/T
setback 7.05m
private
open
space
#40
Brighton St
single storey
dwelling
not accessible
setback 3.15m
private
open
space
#42
Brighton St
double storey
dwelling
(under construction)
ground lvl
not accessible
temp fence
& gate
2.44
garage door
276°41'
overhead powerline
roller door
garage
#44
Brighton St
single storey
dwelling
shed
private
open
space
paling fence
overhead powerline
Sanders Place
brick wall & tin door
picket fence ground floor
outdoor area
with brick wall
above
#11-15
Albert St
double storey
brick & tin
buildings
22.77
276°41'
Sanders Place
overhead powerline
picket fence ground floor & brick wall first floor
#7-9
Albert St
double storey
brick & tin
buildings
door & roller door
win
H15.09
S13.59
win
H15.09
S14.49
win
H15.00
S14.08
building opening
win
H15.00
S13.40
balcony
14.44m²
roller door
win
H17.72
S15.84
door
win
H17.52
S16.68
win
H13.31 S11.62
H17.52 S18.84
win
H17.50
S15.80
win
H17.50
S15.80
bitumen
open drain
TP
SP
PP
TP
SP
TP
TP
T



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, modified, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use and bear all responsibility for viruses and corruption;
   (d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, losses and liabilities (including all legal expenses) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

LEGEND

EASEMENT - EAST

EASEMENT - A1

EASEMENT - A2

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

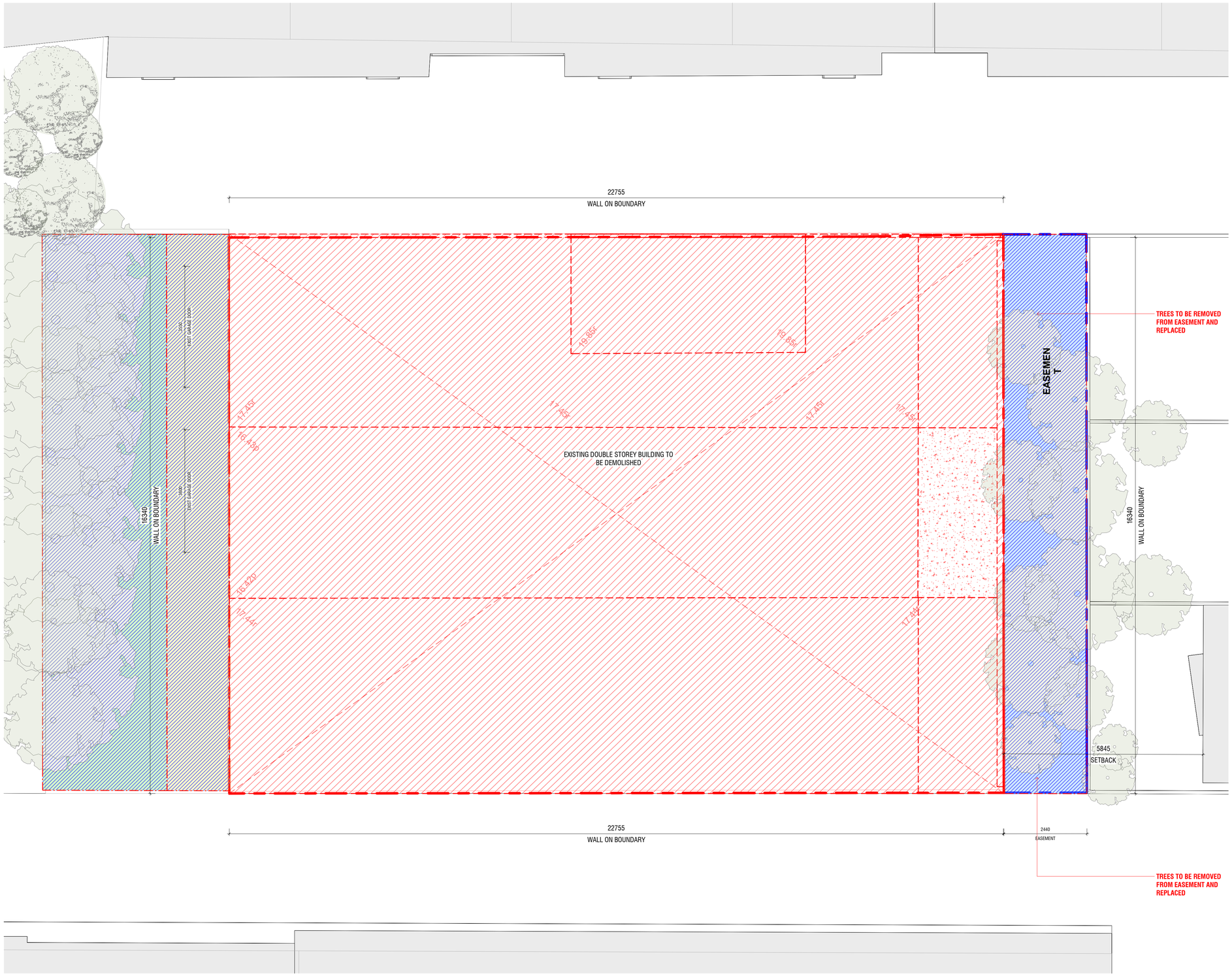
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PROPOSED SITE PLAN
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0010
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before using it; and
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses incurred or arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

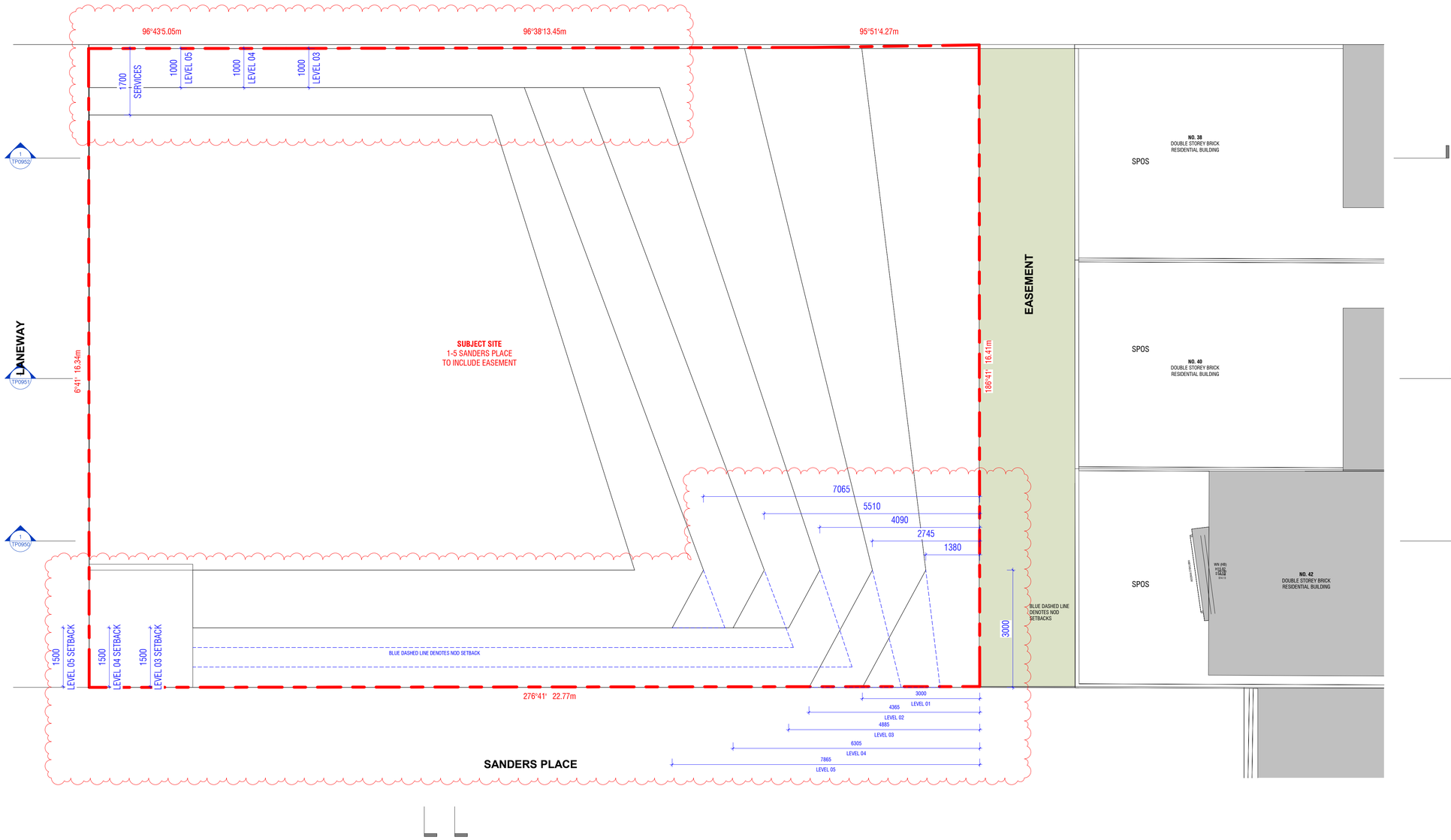
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	DEMOLITION PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0020
Drawn By	Author
Chkd	Checker
Rev	D



LANEWAY



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before incorporating it in any other document or in any electronic form that user creates as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any error.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SETBACK DIAGRAM
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0030
Drawn By	Author
Chkd	Checker
Rev	D

VIEWS TAKEN FROM WINDOW OF NO. 7 SANDERS PLACE

VIEW: **NO. 5/7**
SECOND STOREY WINDOW



VIEW: **NO. 5/7**
THIRD STOREY WINDOW



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use and bear all responsibility for such checks; and
(d) promptly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PERSPECTIVE VIEWS
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0032
Drawn By	Author
Chkd	Checker
Rev	A

VIEWS TAKEN FROM WINDOW OF NO. 7 SANDERS PLACE

VIEW: **NO. 4/7**
THIRD STOREY WINDOW



VIEW: **NO. 3/7**
THIRD STOREY WINDOW



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use and bear all risks in relation to such checks; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PERSPECTIVE VIEWS
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0033
Drawn By	Author
Chkd	Checker
Rev	A

VIEWS TAKEN FROM WINDOW OF NO. 7 SANDERS PLACE

VIEW: **NO. 2/7**
SECOND STOREY WINDOW



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and bear all risk in relation to the same; and
(d) promptly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

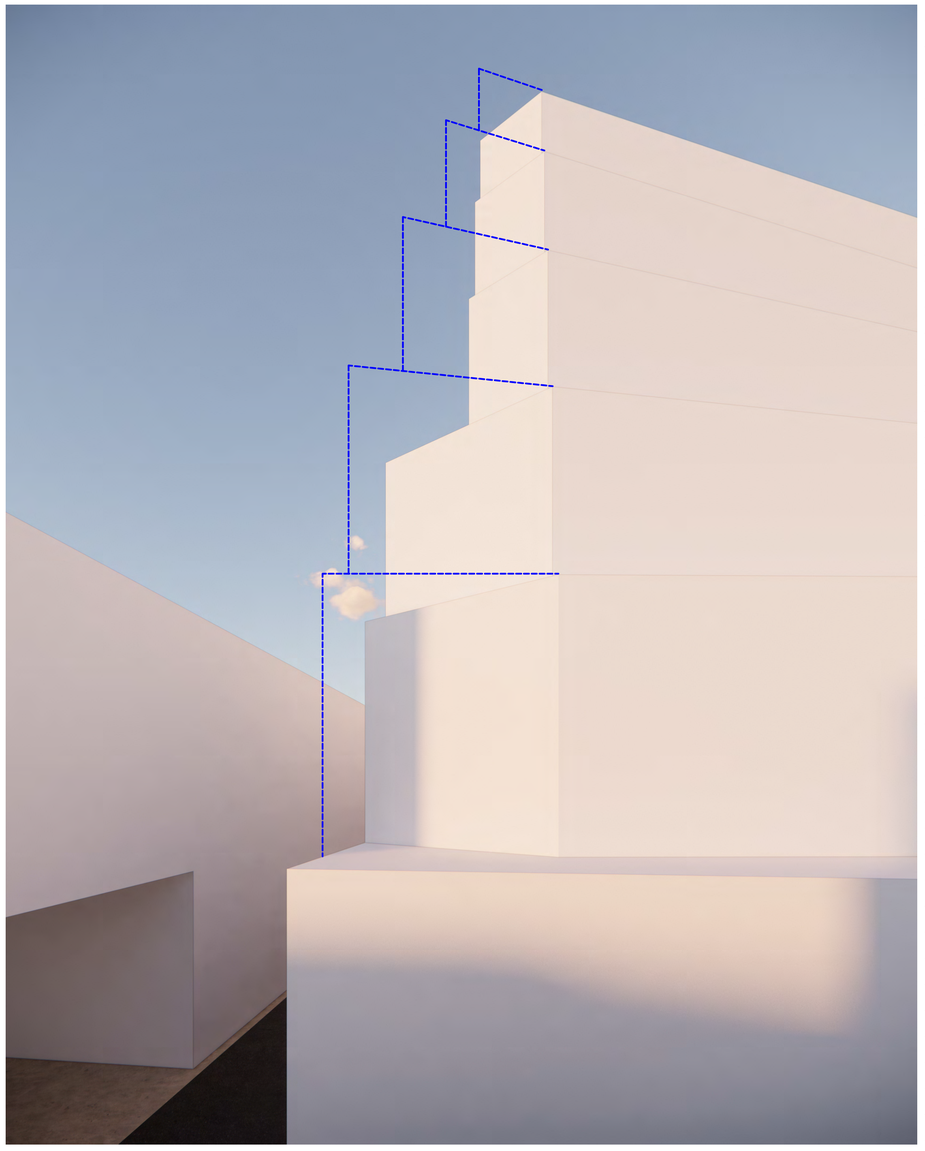
Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PERSPECTIVE VIEWS
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0034
Drawn By	Author
Chkd	Checker
Rev	A

VIEWS TAKEN FROM WINDOW OF NO.42 BRIGHTON STREET

NOTICE OF DECISION MASSING



PROPOSED MASSING



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, copied or disclosed
   provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

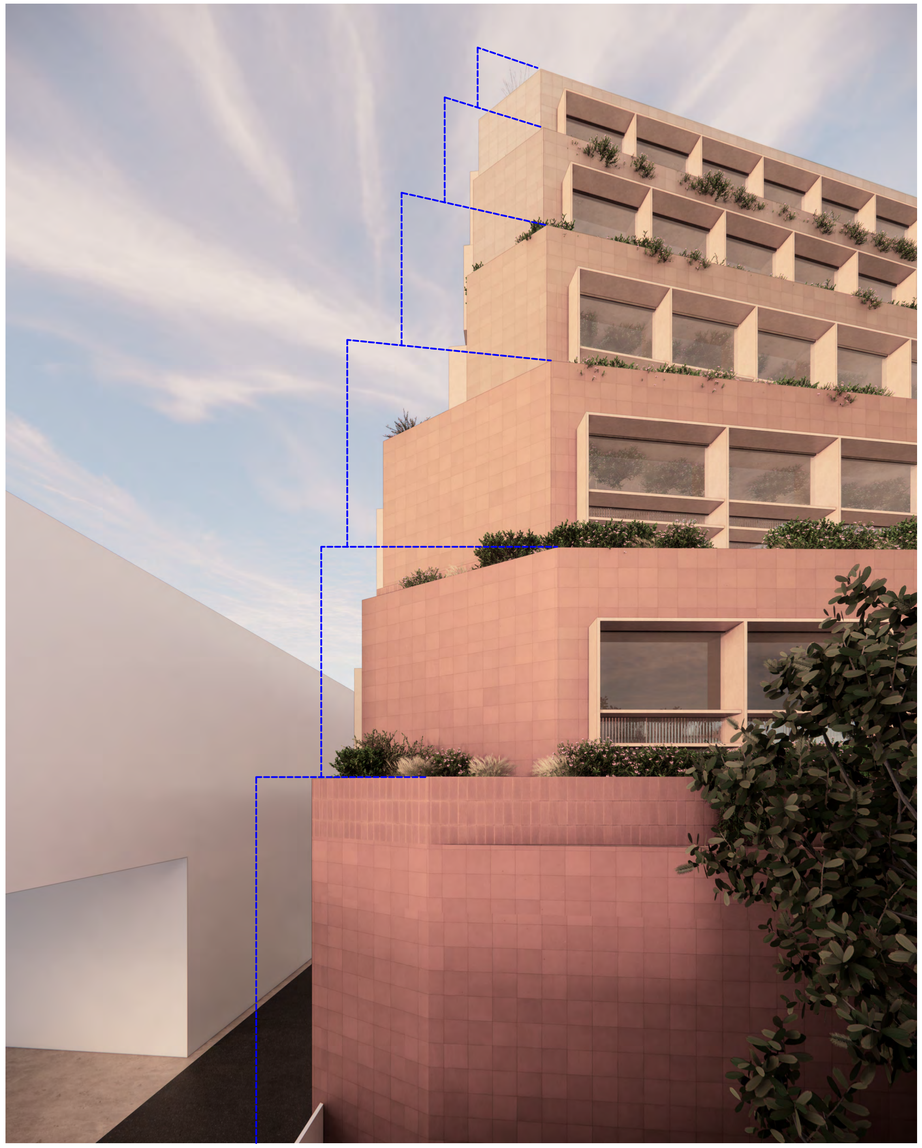
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MASSING STUDIES
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0040
Drawn By	Author Chkd Checker
Rev	A

VIEWS TAKEN FROM NO.42 BRIGHTON STREET

VIEW: **NO. 42**
SECOND STOREY WINDOW



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:

(a) not scale any drawing, use figured dimensions only and verify all dimensions;

(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;

(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;

(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES NOD MASSING

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PERSPECTIVE VIEWS
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0041
Drawn By	Author Chkd Checker Rev A

Conditions of Use

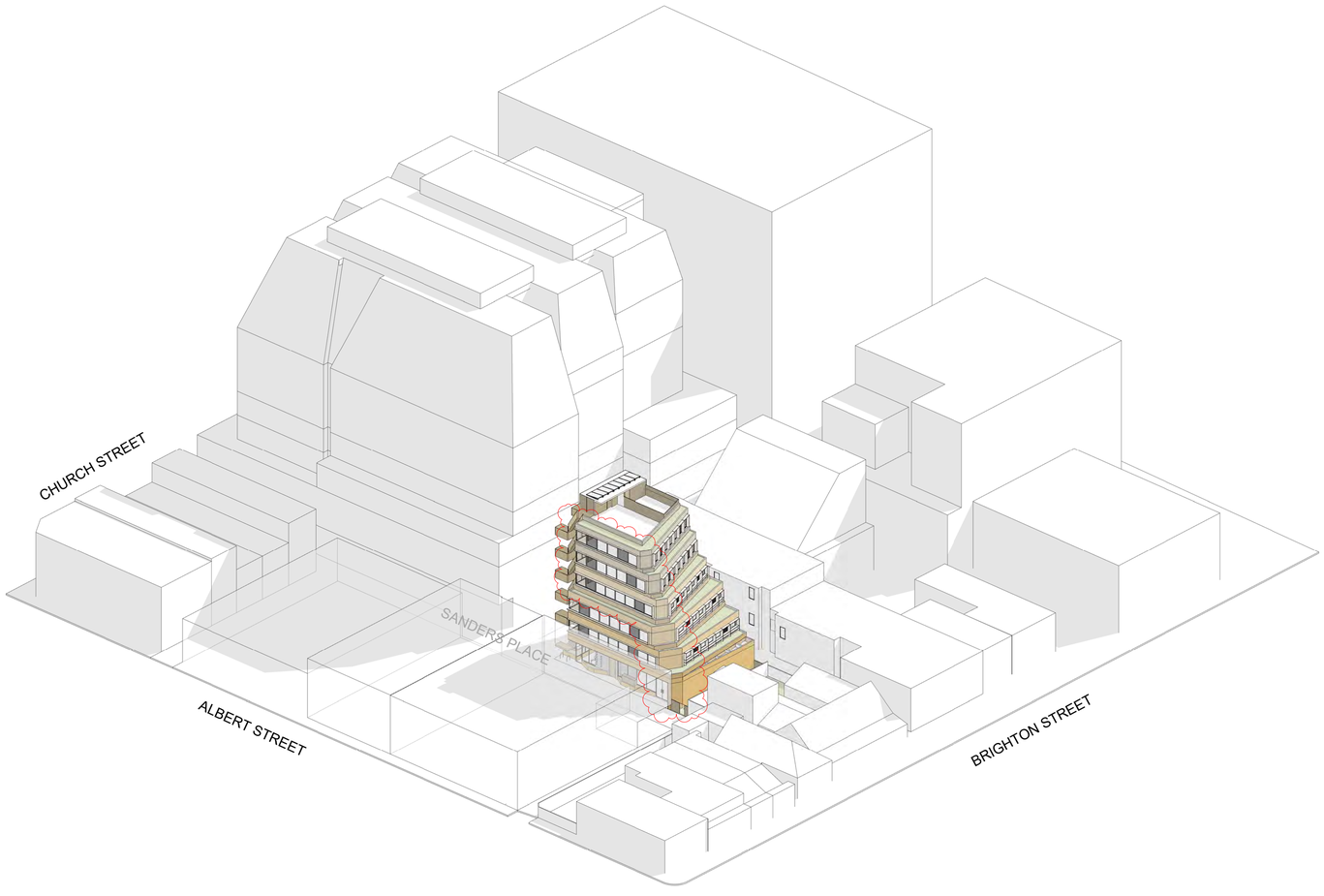
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed
   provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and thereafter carefully check all
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against any loss, damage, cost or liability whatsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
B	28/08/25		FOR VCAT
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

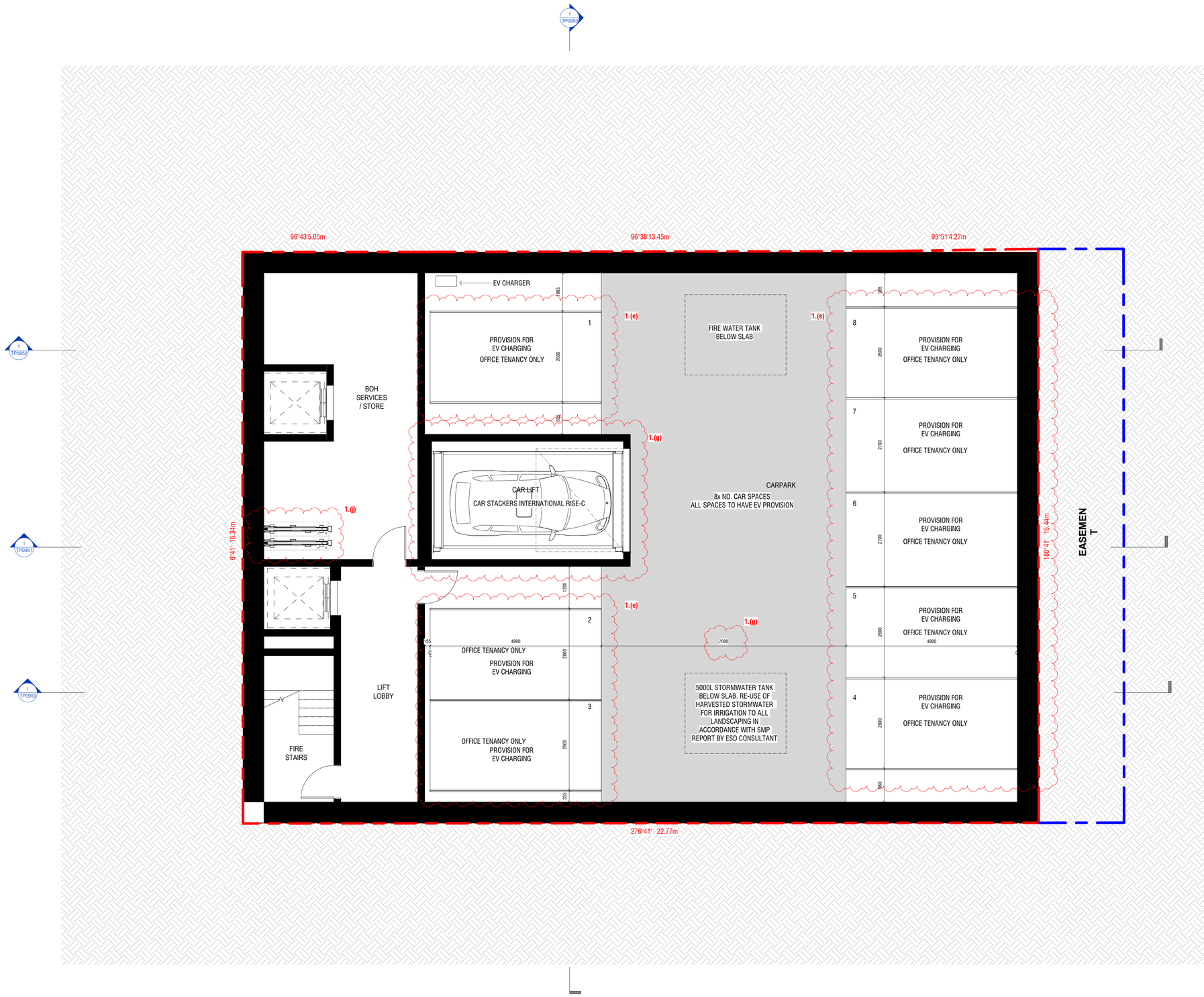
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	AXO
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP0060
Drawn By	Author Chkd Checker
Rev	B



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, copied, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, xue figured dimensions only and verify all dimensions;
(b) use only the document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks for viruses and errors and omissions before use and
(d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

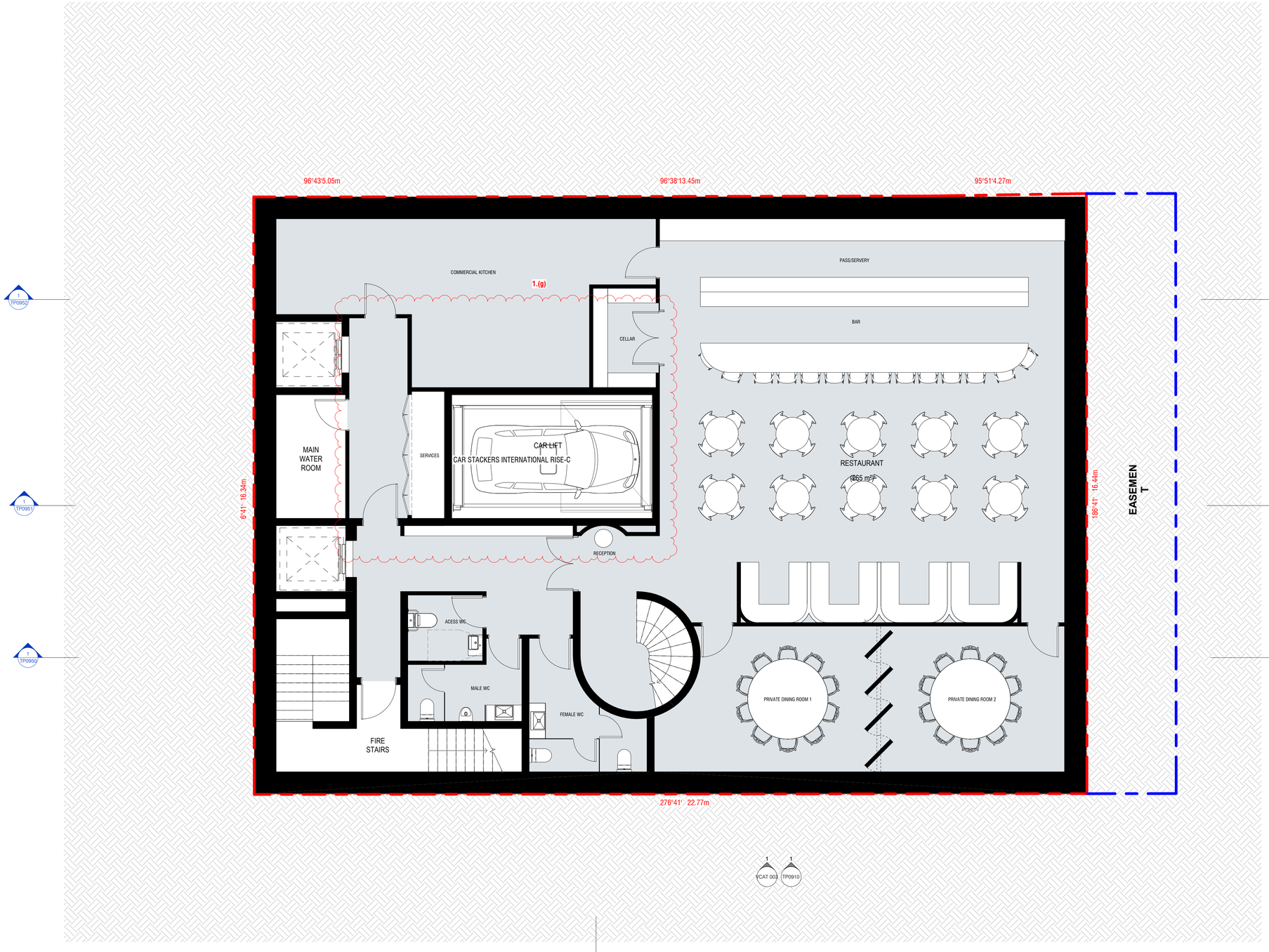
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	BASEMENT 2 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0097
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for its intended purpose and in its intended
circumstances form that user as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	BASEMENT 1 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0099
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, copied or reproduced provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the electronic form of this document;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all damages, losses, costs and liabilities in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

GFA

Area	
BASEMENT 02	371 m²
BASEMENT 01	371 m²
GROUND FLOOR (L00)	330 m²
LEVEL 01	336 m²
LEVEL 02	303 m²
LEVEL 03	237 m²
LEVEL 04	214 m²
LEVEL 05	192 m²
ROOF TERRACE	47 m²
	2400 m²

TERRACE SCHEDULE

Name	Area
ROOF TERRACE	
TERRACE	67 m²
TOTAL	67 m²

NFA

Name	Area
BASEMENT 01	
RESTAURANT	265 m²
GROUND FLOOR (L00)	
SHOP	159 m²
LEVEL 01	
OFFICE	296 m²
LEVEL 02	
OFFICE	263 m²
LEVEL 03	
OFFICE	198 m²
LEVEL 04	
OFFICE	175 m²
LEVEL 05	
OFFICE	155 m²
TOTAL	1511 m²

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	24/11/24		RFI RESPONSE
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	GROUND FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0100
Drawn By	Author
Chkd Checker	
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:

(a) not scale any drawing, use figured dimensions only and verify all dimensions;

(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;

(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;

(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 01 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0101
Drawn By	Author Chkd Checker Rev E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   (a) KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use only this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the form and content of this document;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, liabilities, losses and costs of any kind howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

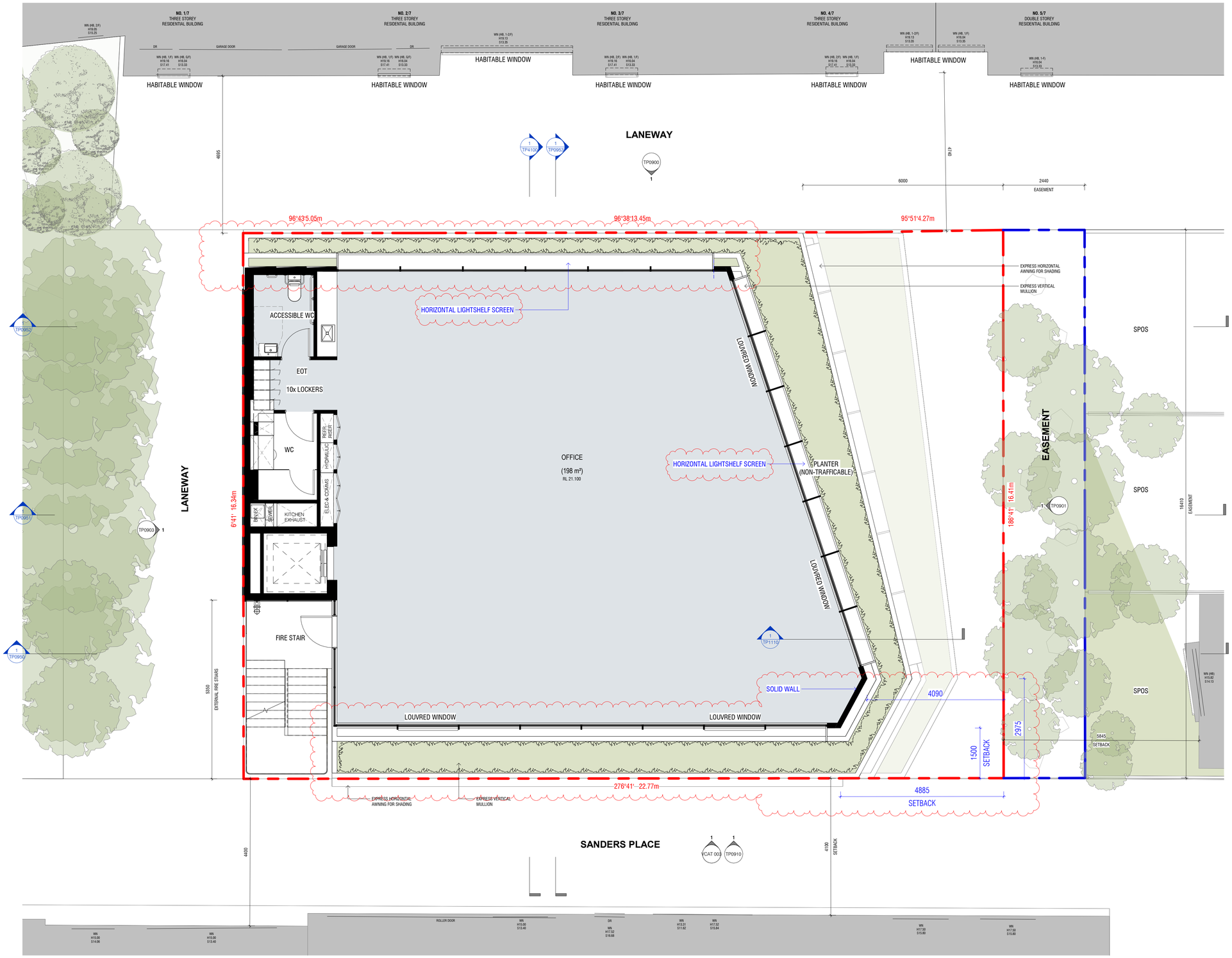
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 02 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0102
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:

(a) not scale any drawing, use figured dimensions only and verify all dimensions;

(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;

(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;

(d) promptly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

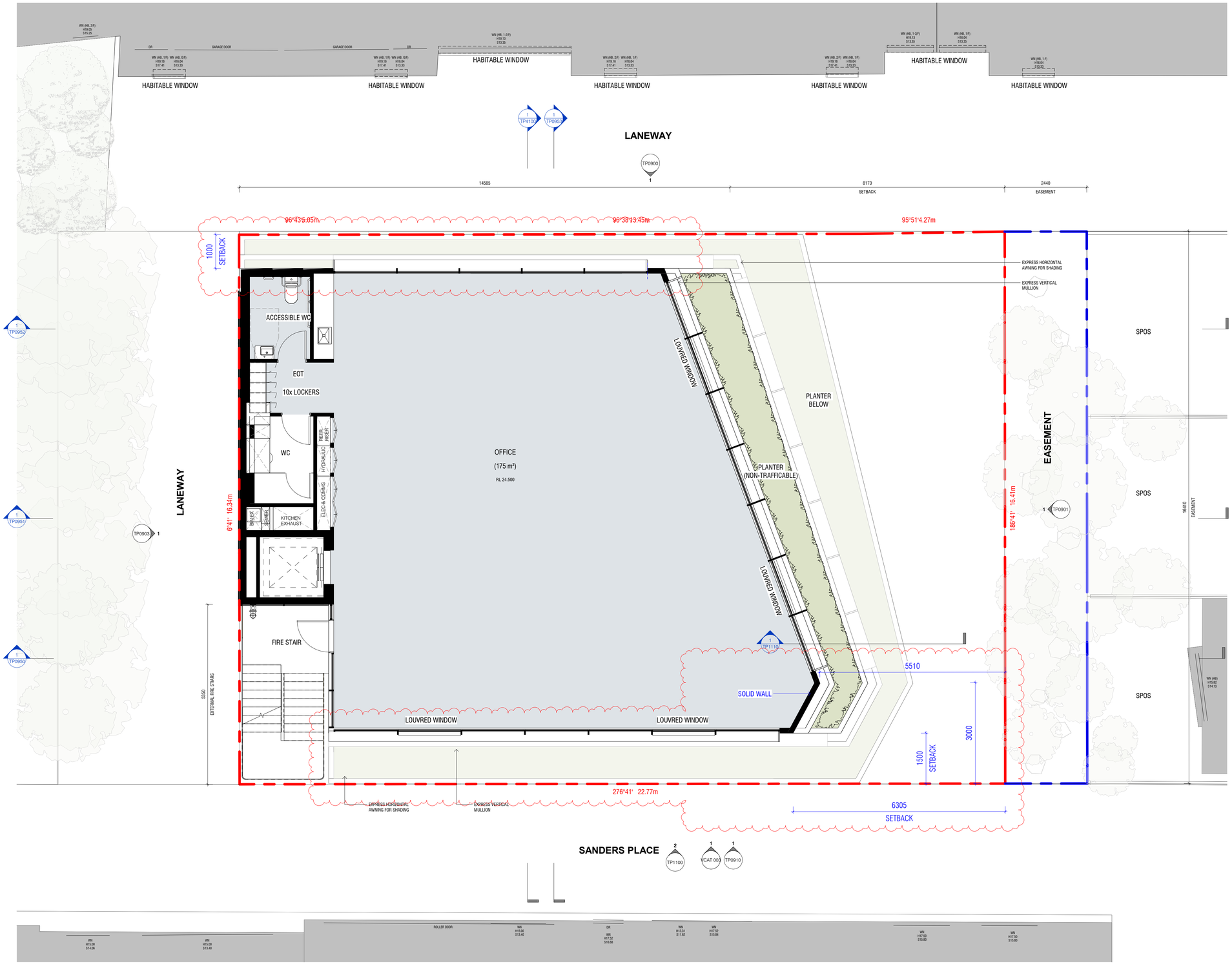
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 03 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0103
Drawn By	Author Chkd Checker Rev E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   (a) KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the electronic form of this document;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, damages, costs and liability (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

E	28/08/25	FOR VCAT
D	13/01/24	RFI RESPONSE
C	24/11/24	RFI RESPONSE
B	25/06/24	RFI RESPONSE
A	02/05/24	TOWN PLANNING SUBMISSION

Rev	Date	Chkd	Reason for Issue

Based on Drawings Received:

NORTH

FOR VCAT

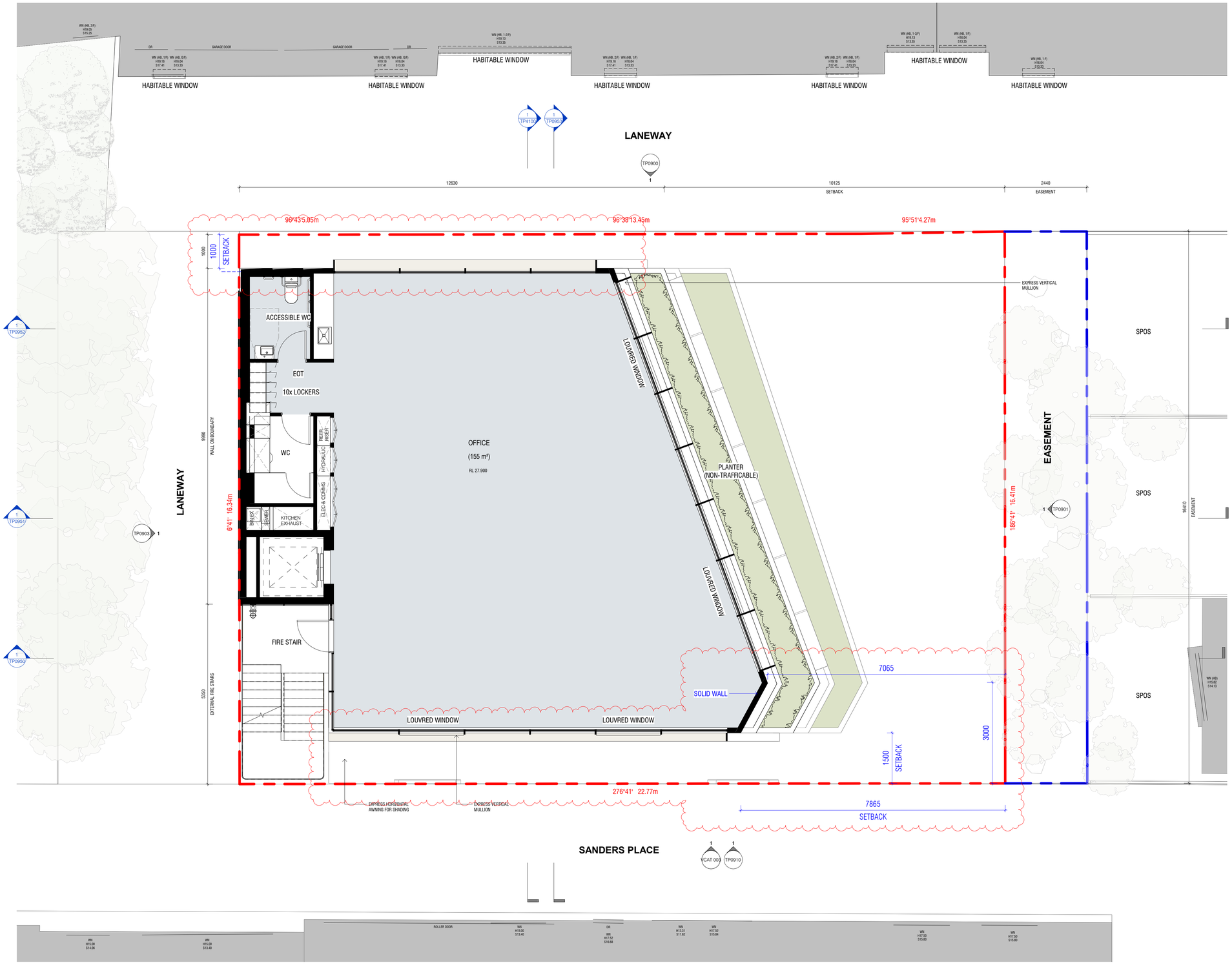
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 04 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0104
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) use only the most recent document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and comply with any boilerplate terms;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, damages, losses and costs (including legal costs) howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

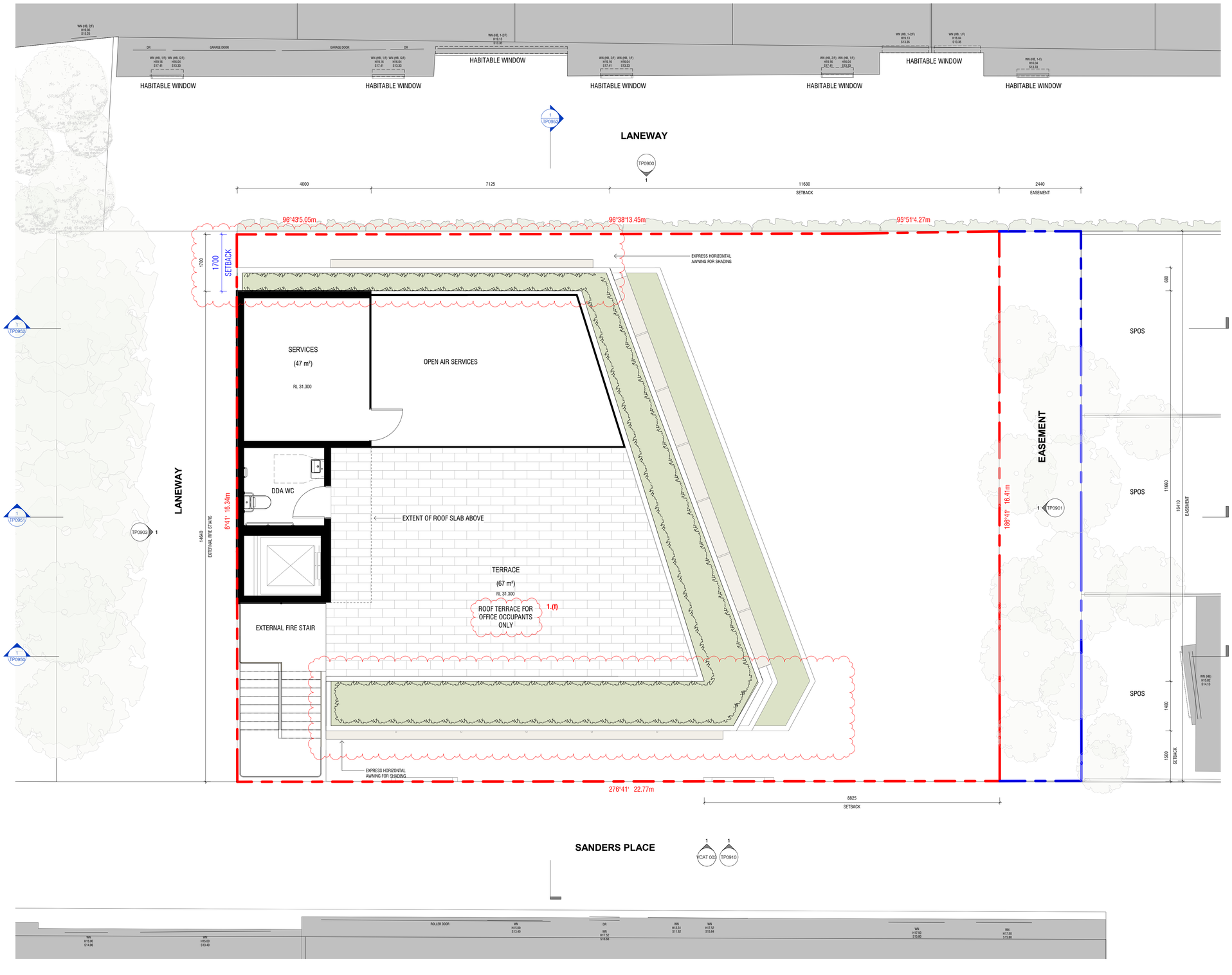
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 05 FLOOR PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0105
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:

(a) not scale any drawing, use figured dimensions only and verify all dimensions;

(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;

(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;

(d) promptly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

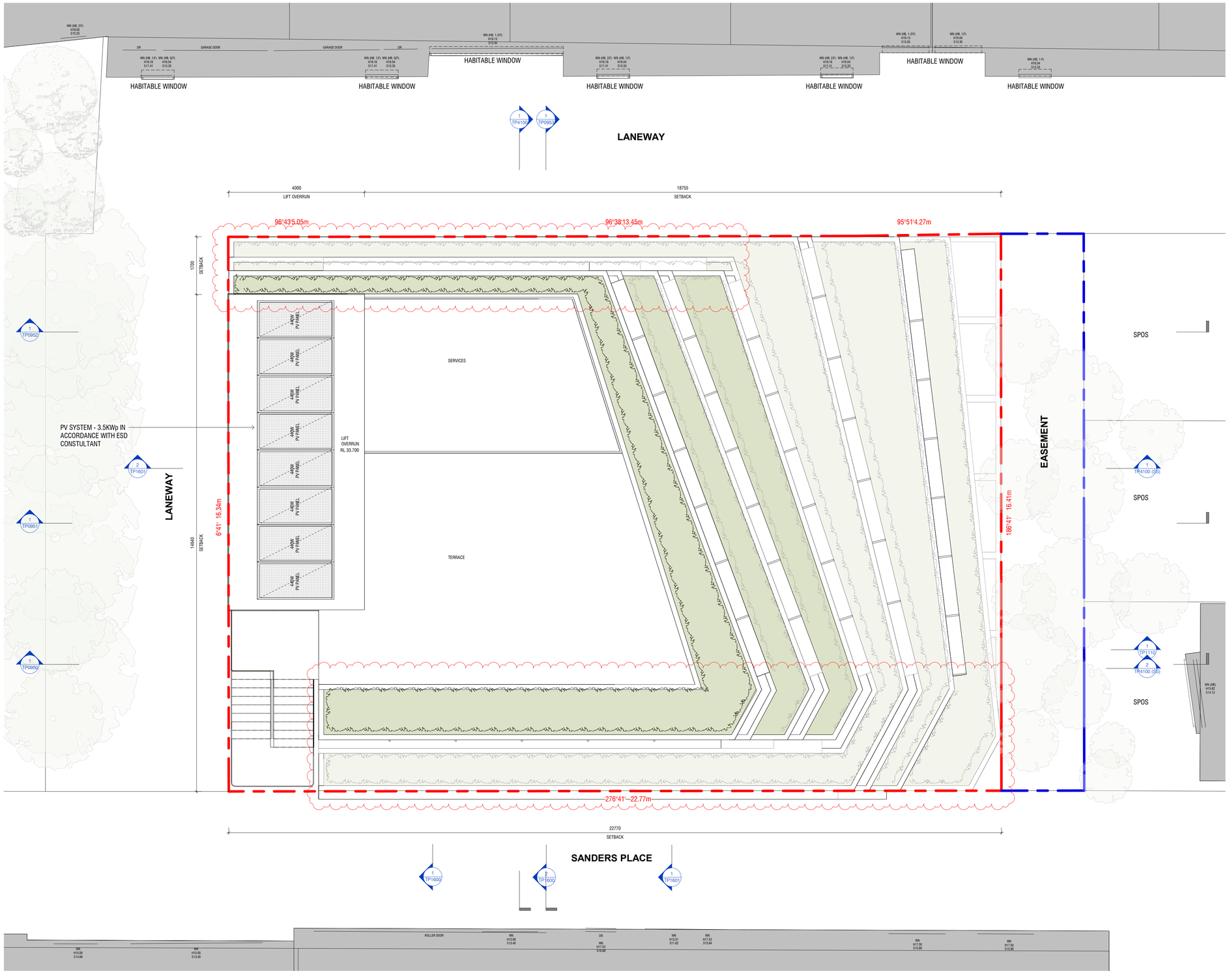
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	ROOF TERRACE
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0107
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
(a) not scale any drawing, xue figured dimensions only and verify all dimensions;
(b) use only this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in other work;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses incurred or arising out of in in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

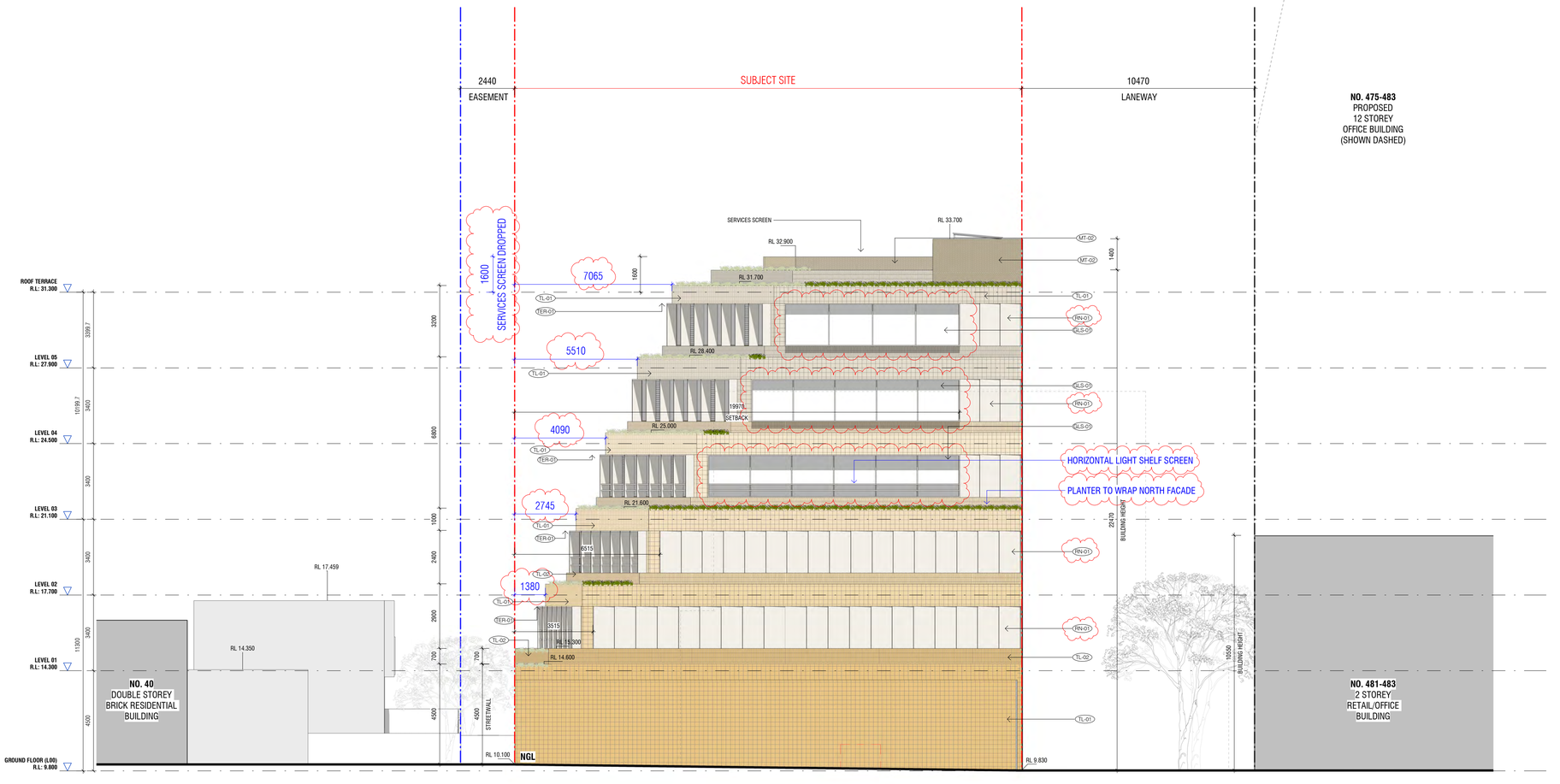
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	ROOF PLAN
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0108
Drawn By	Author
Chkd	Checker
Rev	E



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO LIGHTEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA
RN-01	RENDER

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	NORTH ELEVATION
Date	28/08/25
Project No	2324
Scale @ A1 As indicated	
Dwg No	TP0900
Drawn By	Author Chkd Checker Rev E

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

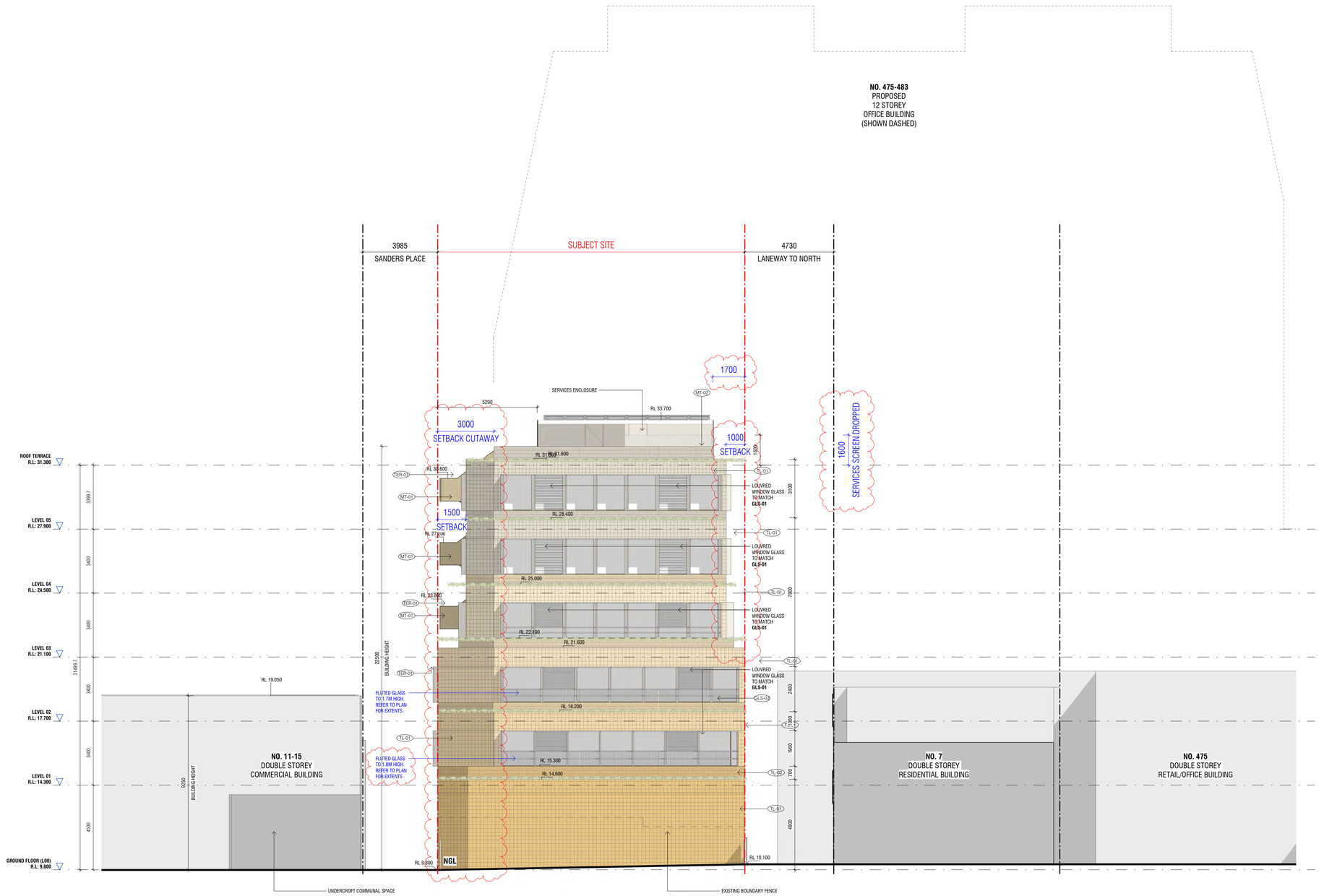
1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, published or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and bear all responsibility for such checks; and
   (d) promptly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO LIGHTEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA
RN-01	RENDER

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)



Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	EAST ELEVATION
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0901
Drawn By	Author
Chkd	Checker
Rev	E

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before adopting it;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liability, loss, claim, cost and expense howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

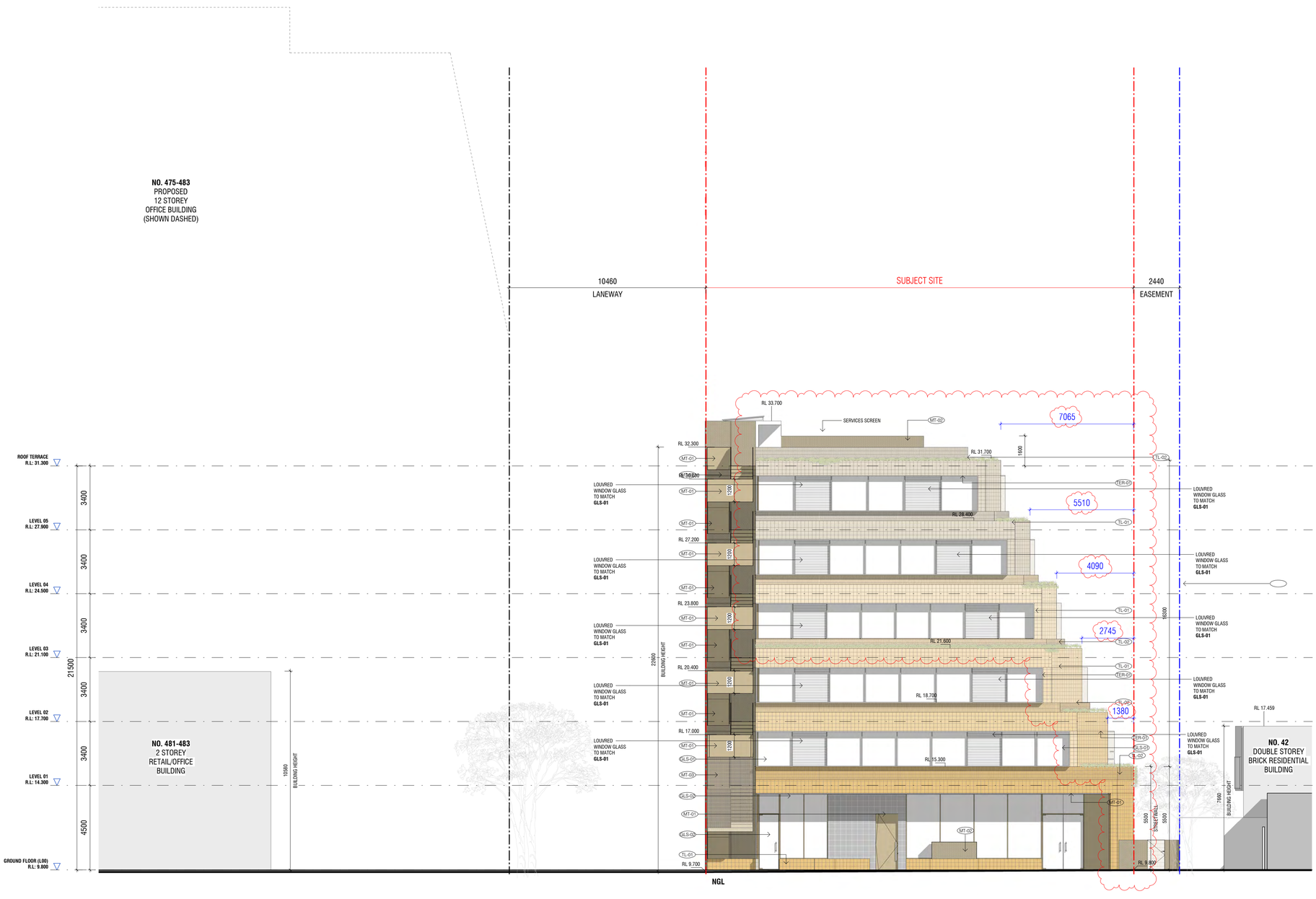
MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE

*PRIMARY TILE TO LIGHTEN RISING UP BUILDING

TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA
RN-01	RENDER

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)



Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SOUTH ELEVATION
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0902
Drawn By	Author
Chkd	Checker
Rev	E

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for its intended purpose and in its intended form;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

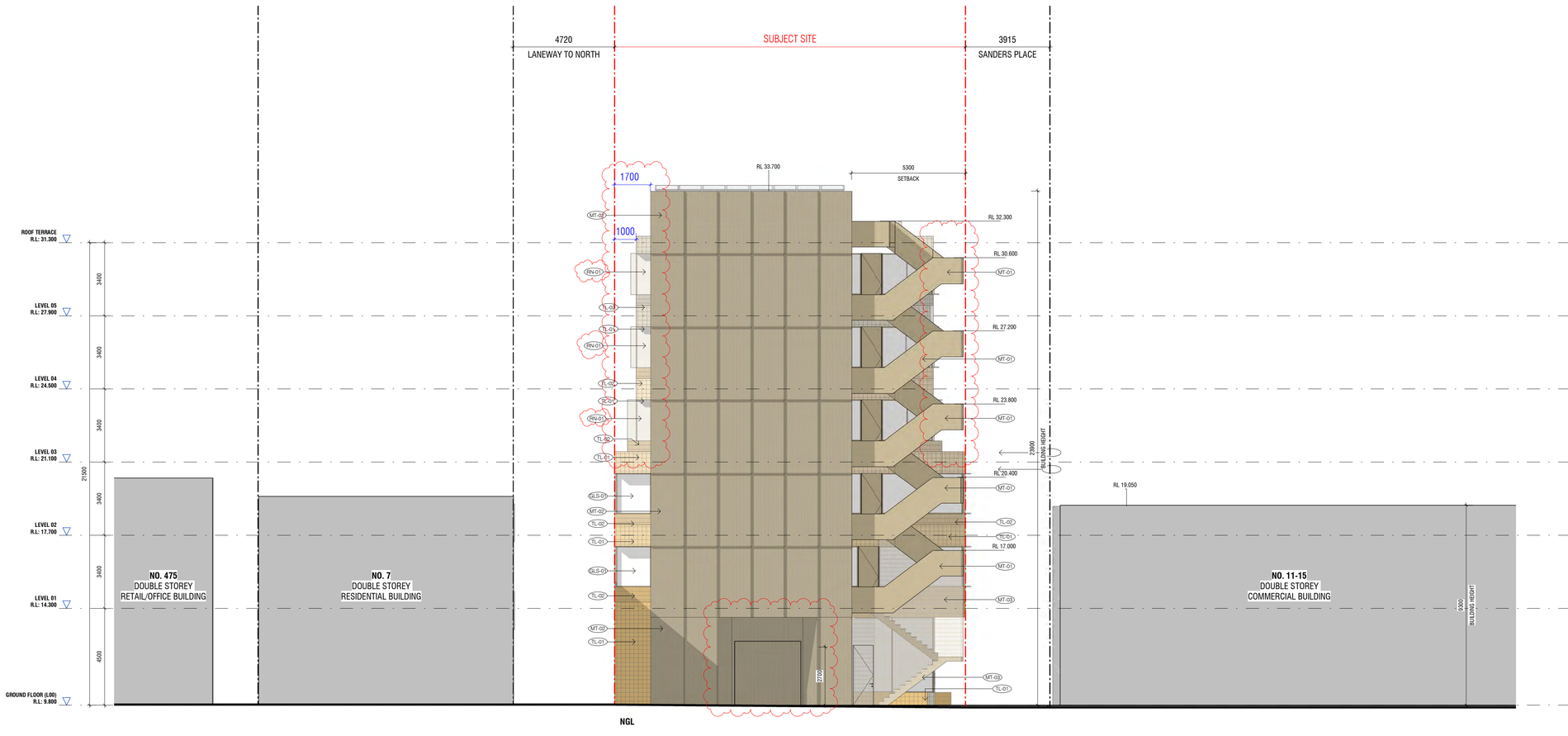
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liability, loss, claim, cost and expense howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO LIGHTEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA
RN-01	RENDER

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)



Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	WEST ELEVATION
Date	28/08/25
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0903
Drawn By / Author / Chkd / Checker	
Rev	E

Conditions of Use

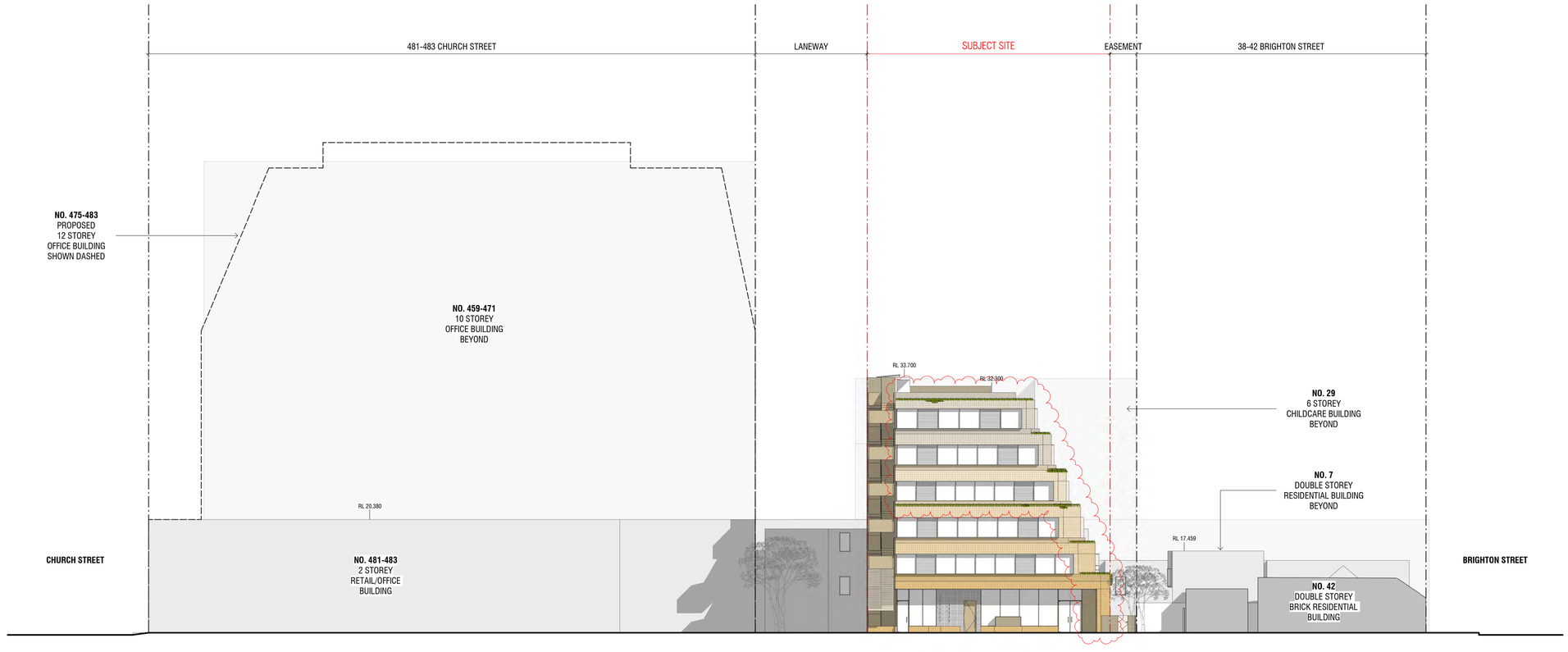
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear all responsibility for such checks;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	STREETSCAPE ELEVATION - SANDERS PLACE
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP0910
Drawn By	Author
Chkd	Checker
Rev	C

Conditions of Use

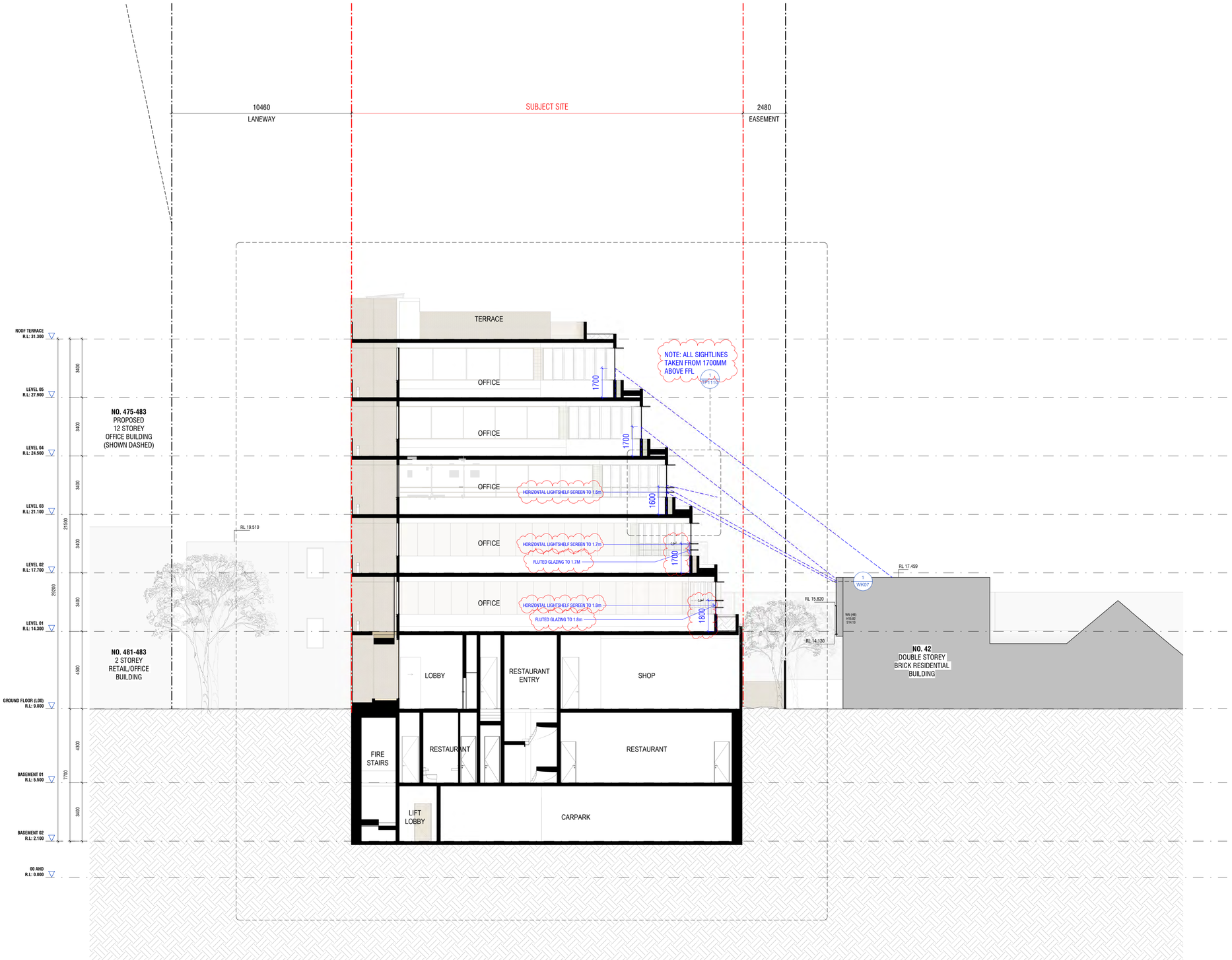
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) use the most recent document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in other work;
(d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, costs and claims howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

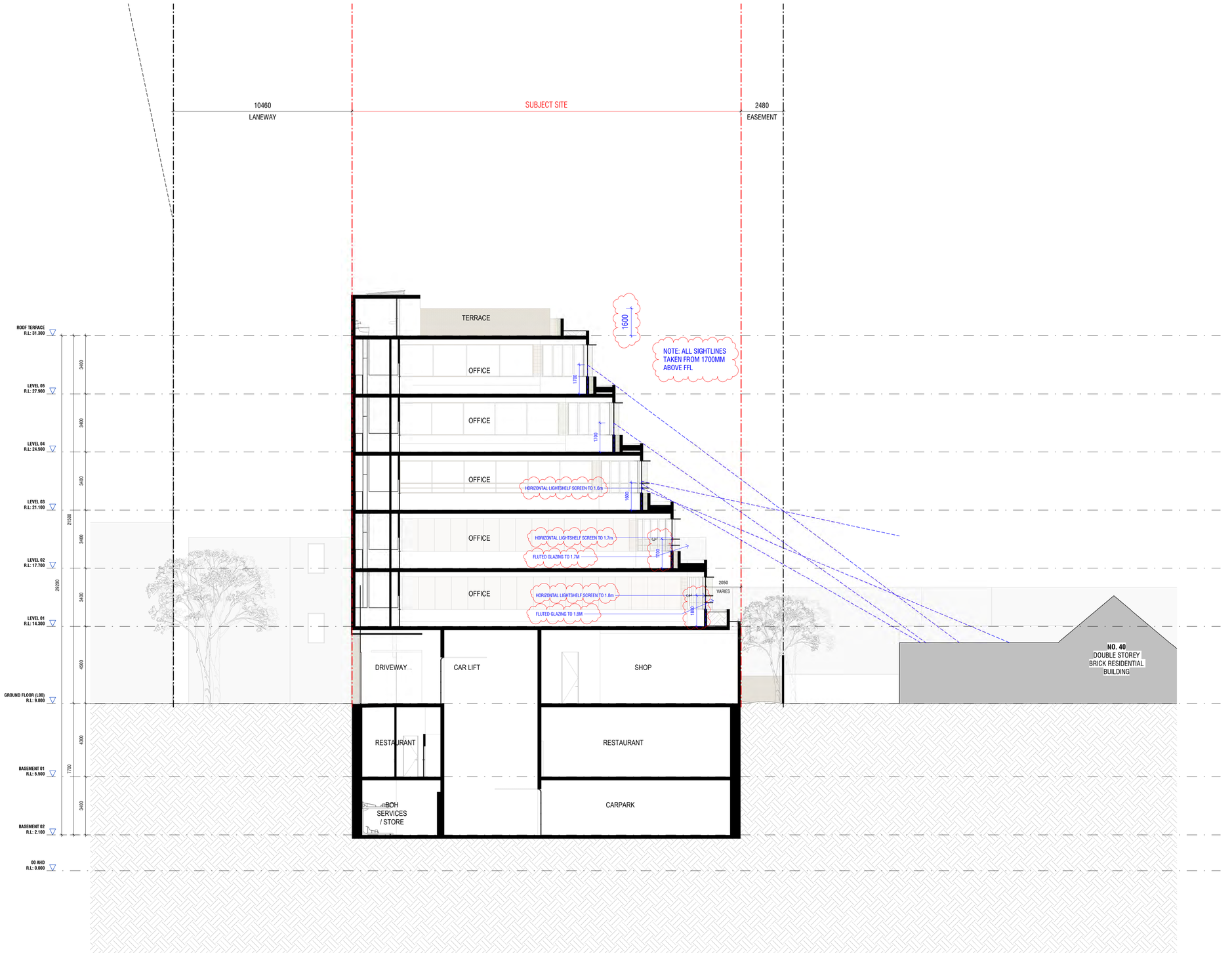
Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION A-A
Date	28/08/25
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0950
Drawn By	Author
Chkd	Checker
Rev	D

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use the most recent document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear sole responsibility for them;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION B-B
Date	28/08/25
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0951
Drawn By	Author
Chkd	Checker
Rev	D

Conditions of Use

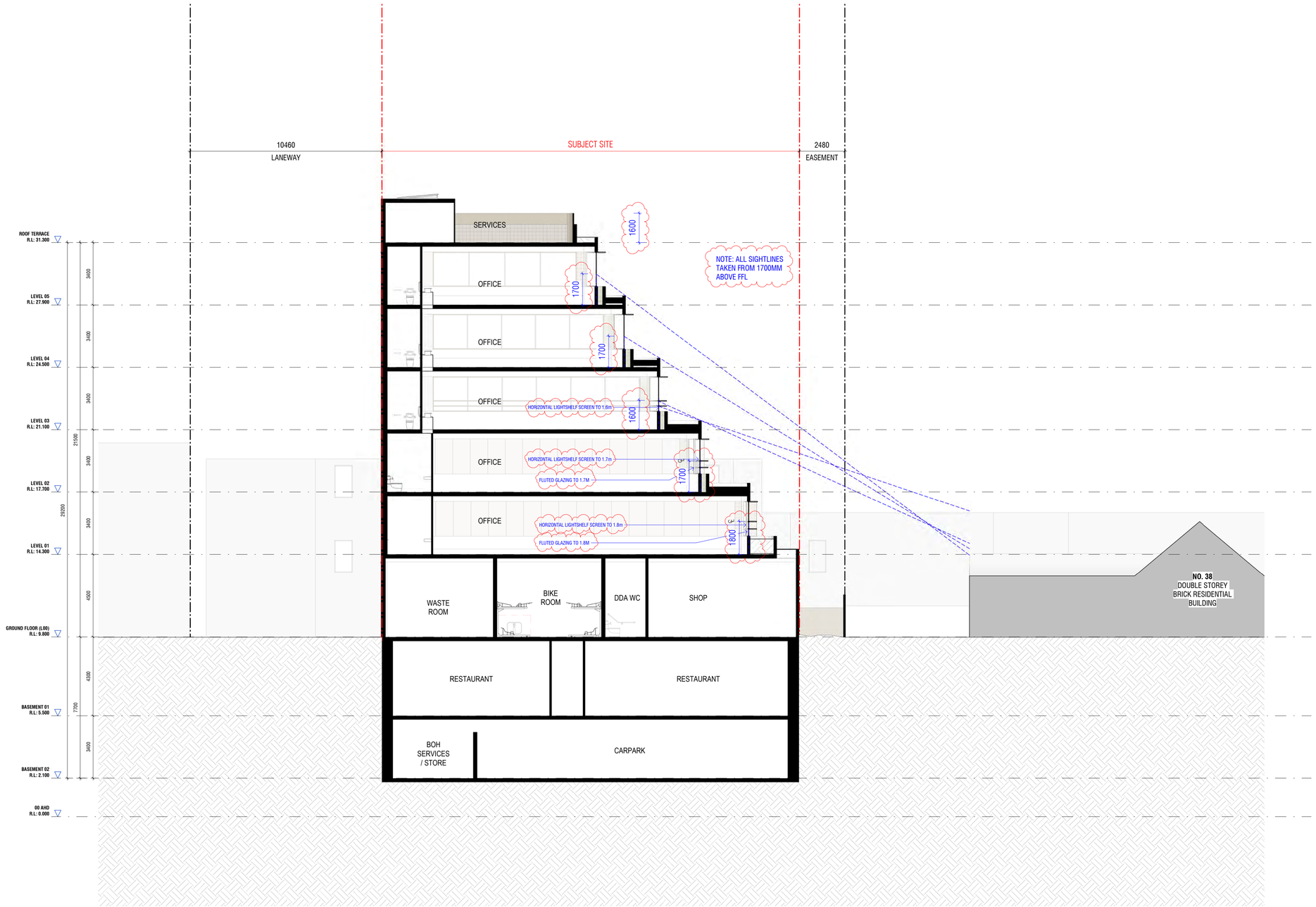
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for its intended purpose; and
(d) promptly form itself satisfied as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION C-C
Date	28/08/25
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0952
Drawn By	Author
Chkd	Checker
Rev	C

Conditions of Use

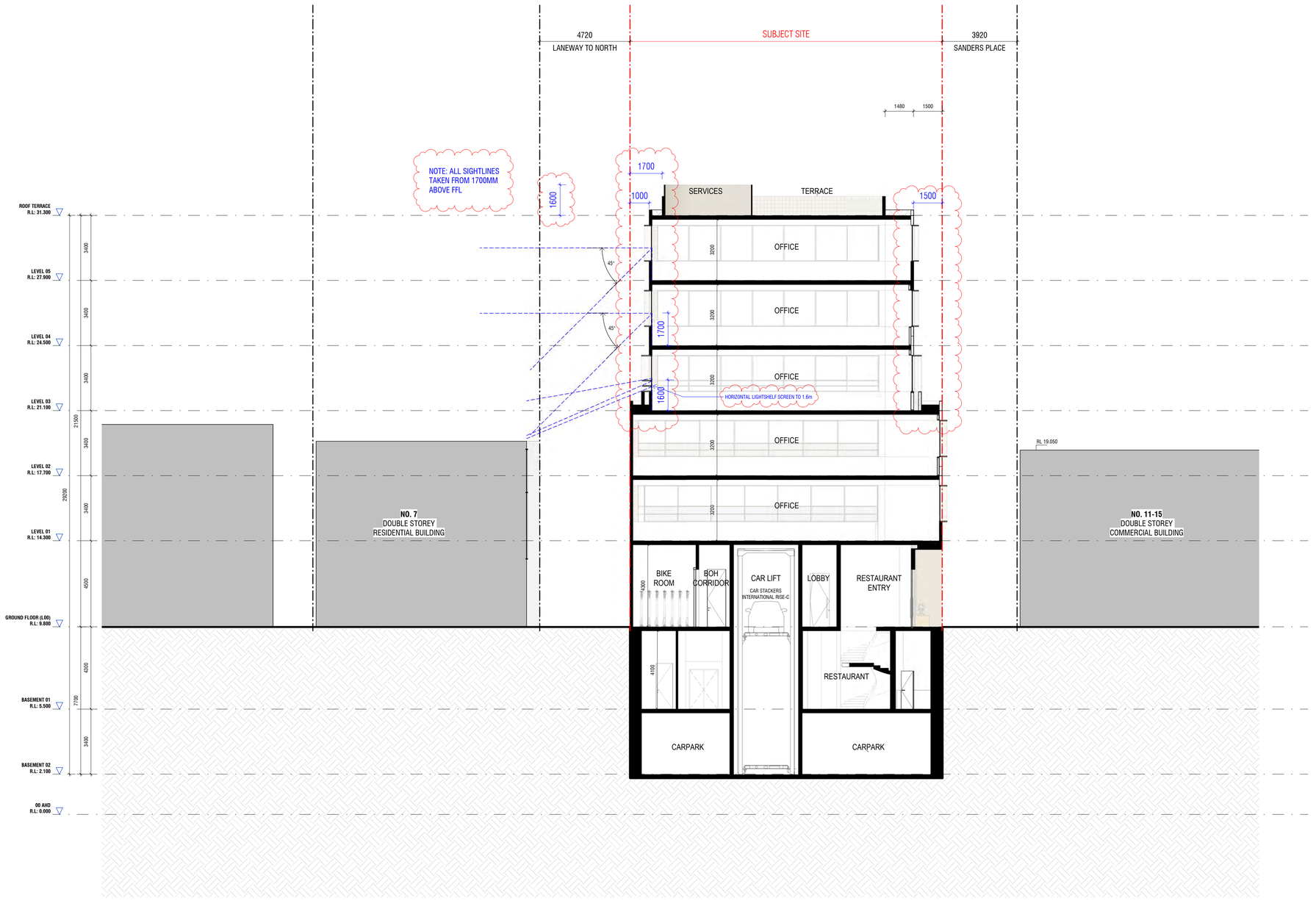
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, published or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear full responsibility for doing so;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, damages, losses, costs and liabilities howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



C	28/08/25	FOR VCAT
B	24/11/24	RFI RESPONSE
A	25/06/24	RFI RESPONSE

Rev	Date	Chkd	Reason for Issue

Based on Drawings Received:

FOR VCAT

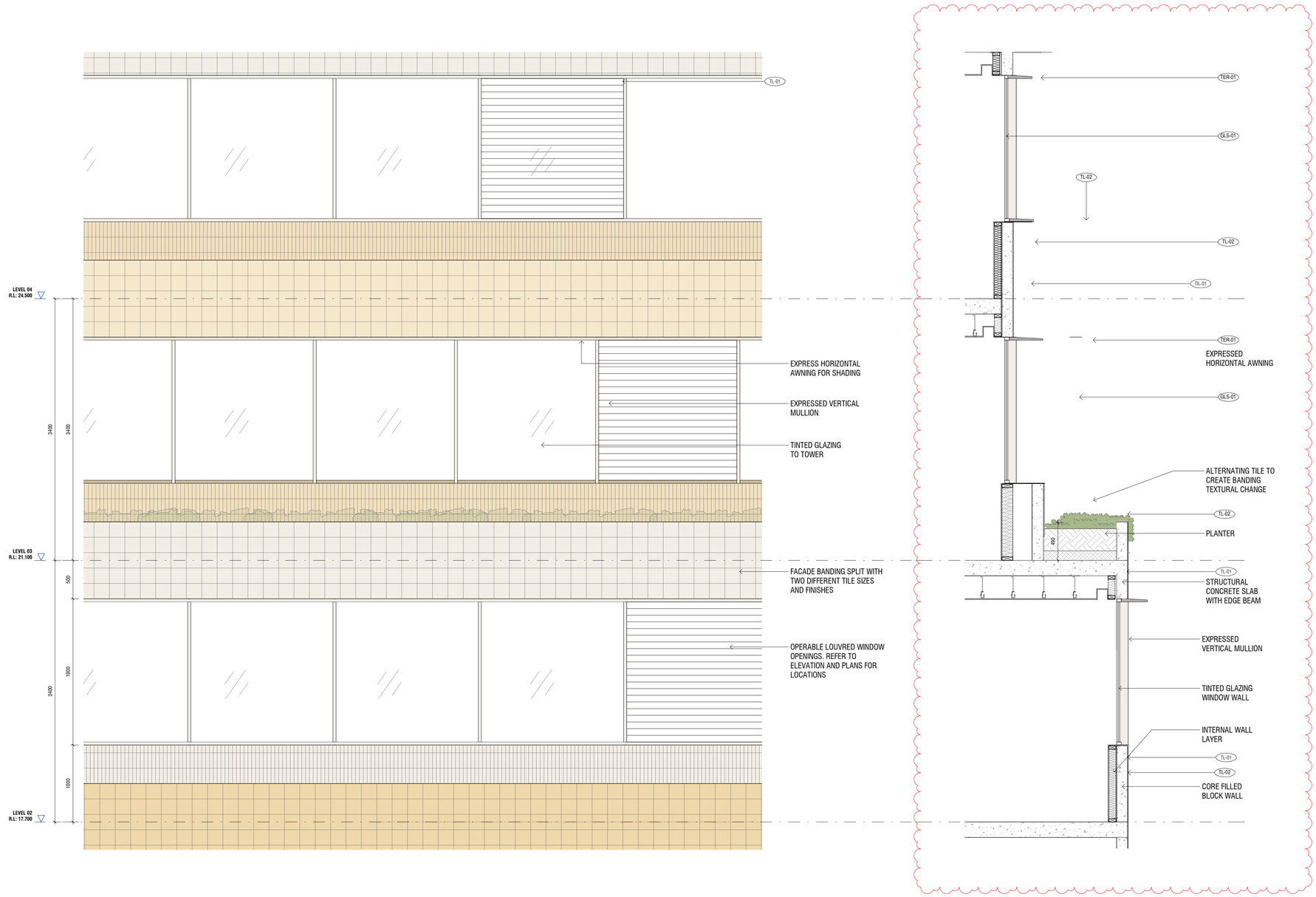
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION D-D
Date	28/08/25
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0953
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use the most recent document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in its work;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, losses and liabilities (including all legal expenses) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

SCALE 1:100

FOR VCAT

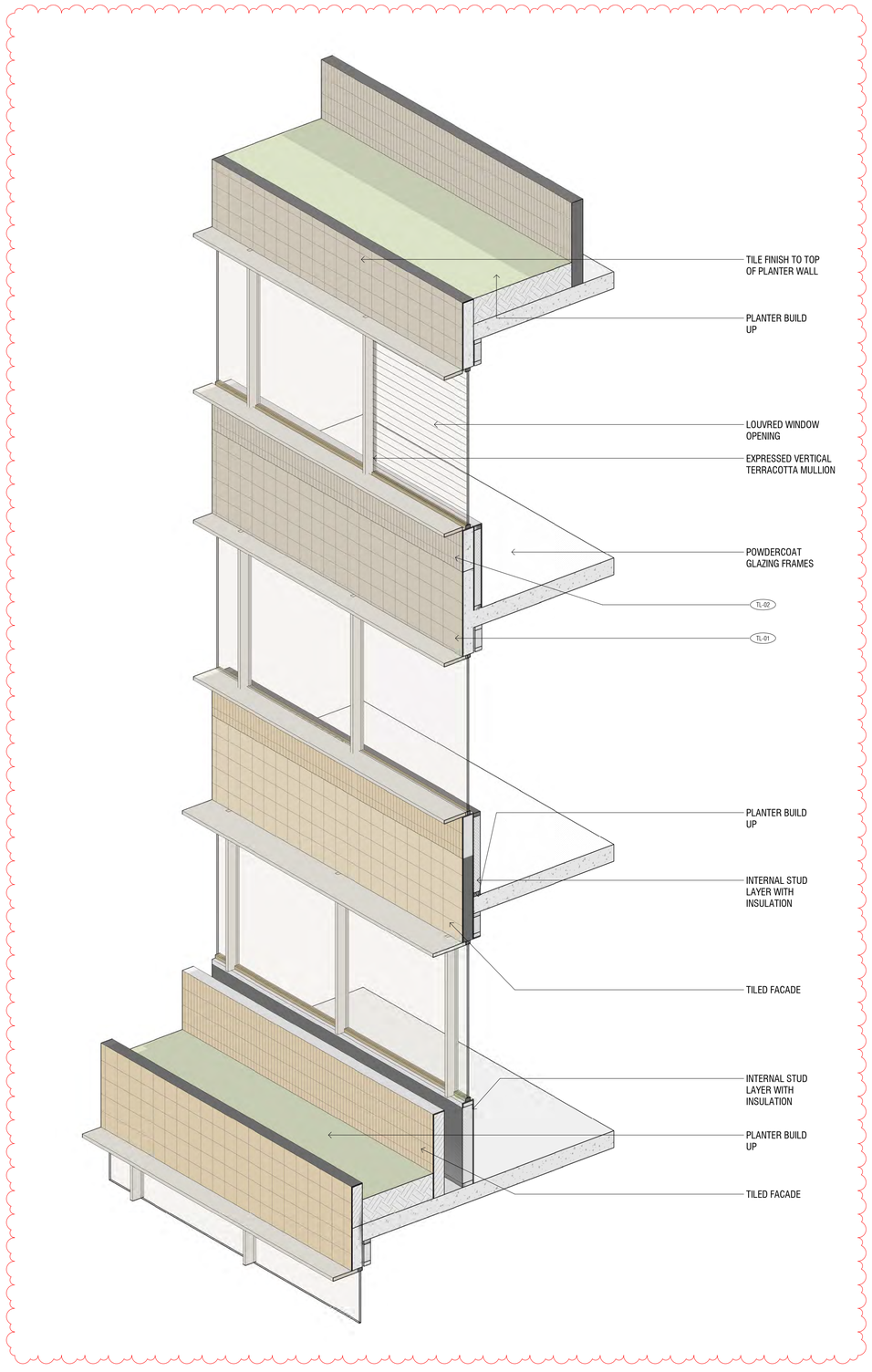
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	FACADE ELEMENTAL
Date	28/08/25
Project No	2324
Scale @ A1	1 : 25
Dwg No	TP1100
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

0 1 2 5m

SCALE 1:100

FOR VCAT

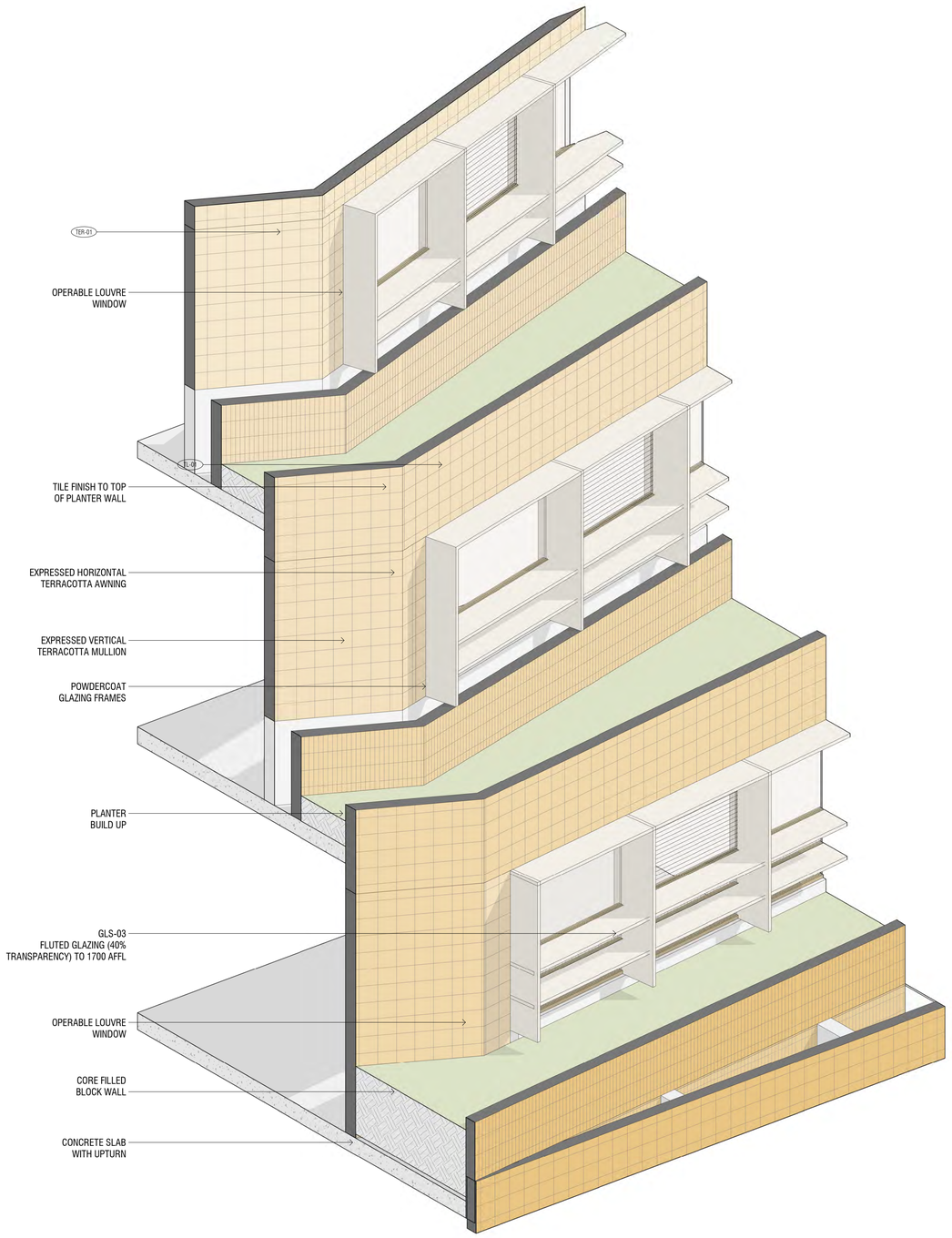
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	FACADE ELEMENTAL
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP1101
Drawn By	Author Chkd Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use and bear all risk in relation to such checks;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses incurred or arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
B	28/08/25		FOR VCAT
A	24/11/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

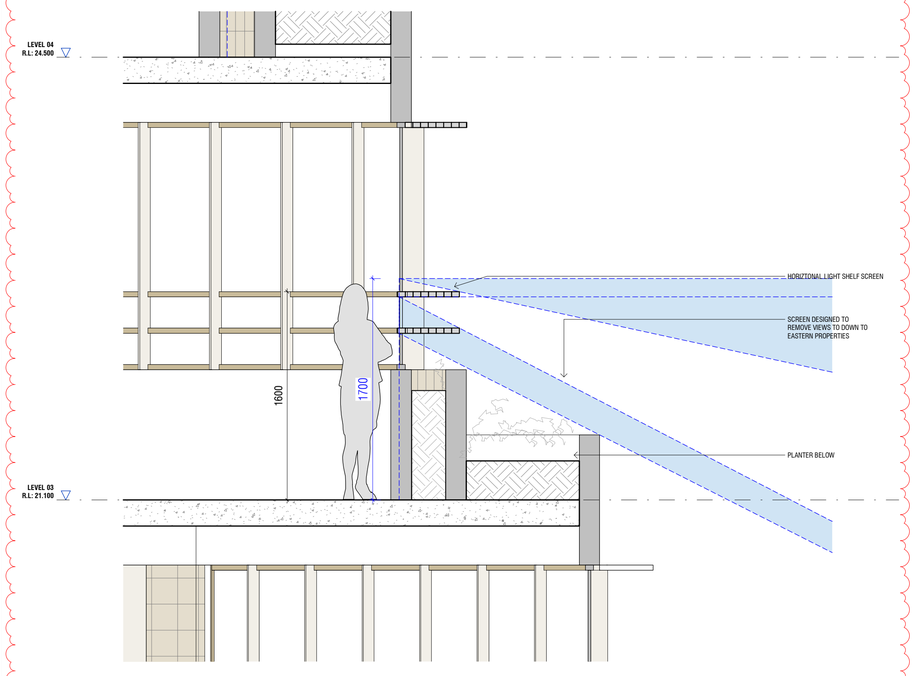
Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	FACADE ELEMENTAL
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP1102
Drawn By / Author / Chkd / Checker	
Rev	B

Conditions of Use

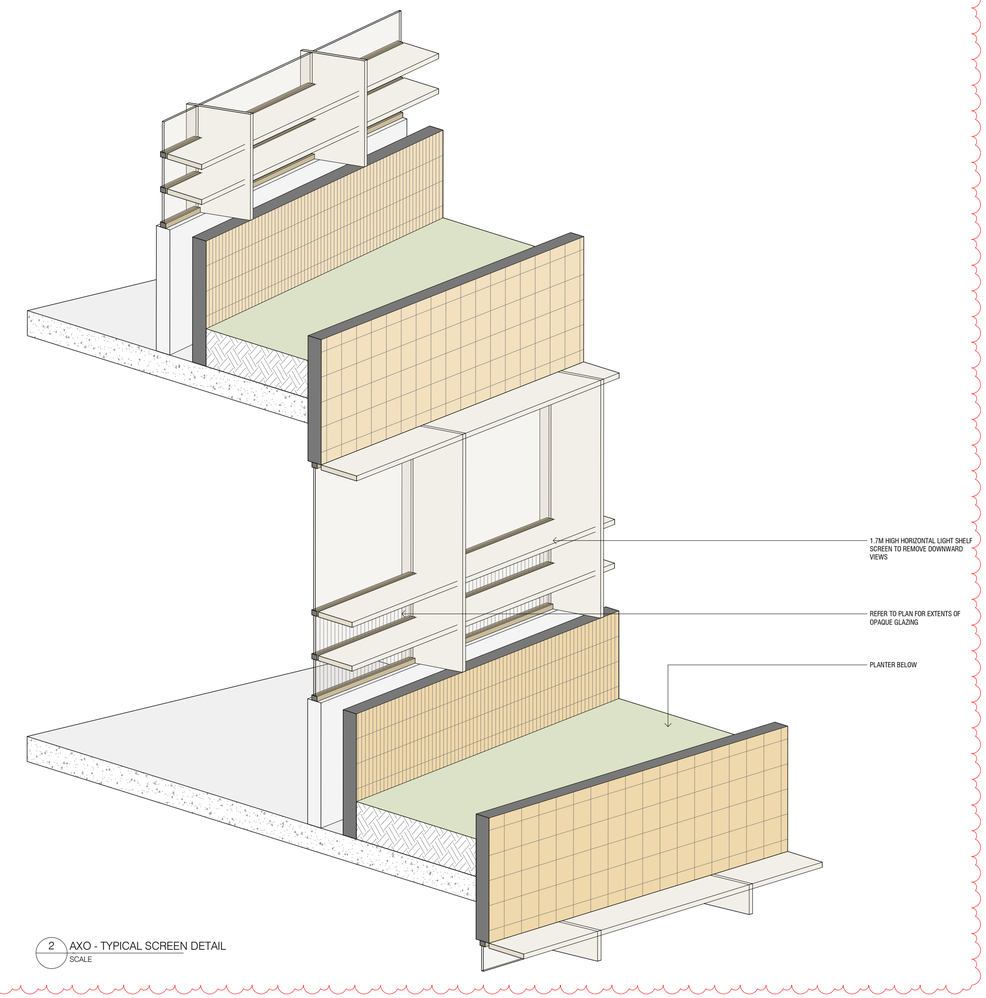
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, copied, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear all responsibility for its use; and
   (d) promptly form itself satisfied as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



1 TP0102 SECTION DETAIL - TYPICAL SCREEN DETAIL
SCALE 1 : 20



2 AXO - TYPICAL SCREEN DETAIL
SCALE

Rev	Date	Chkd	Reason for Issue
A	28/08/25		FOR VCAT

Based on Drawings Received:

NORTH

FOR VCAT

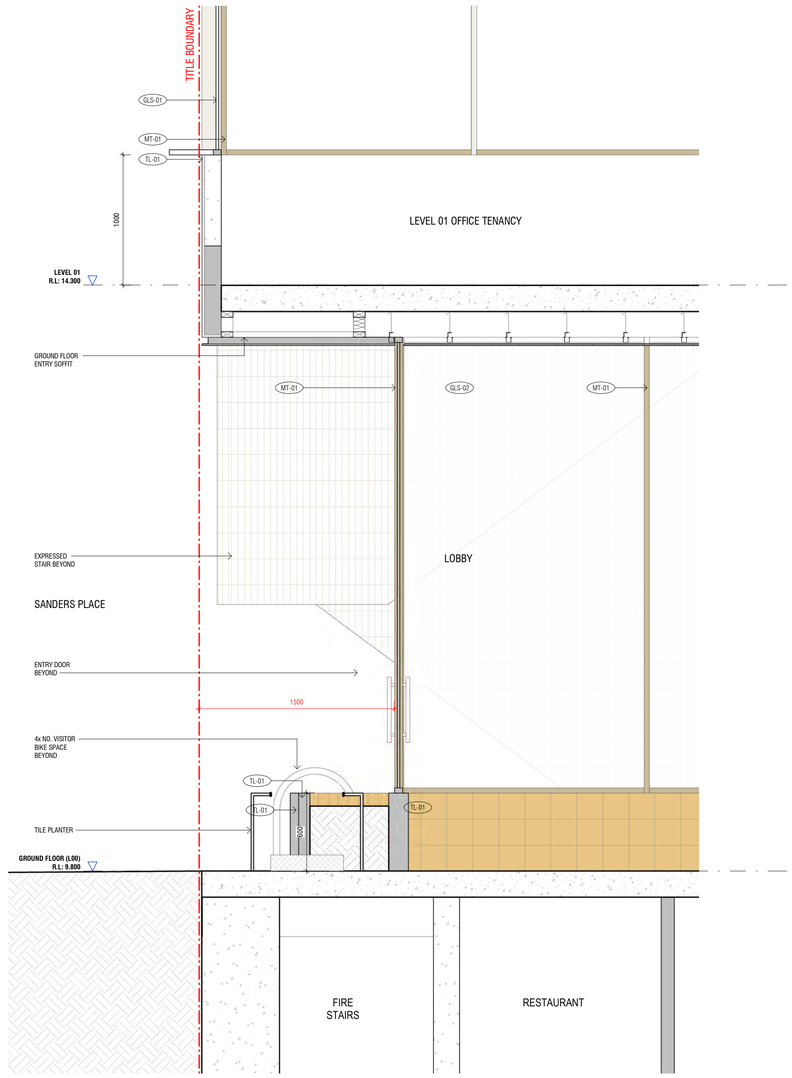
Architect

KENNON

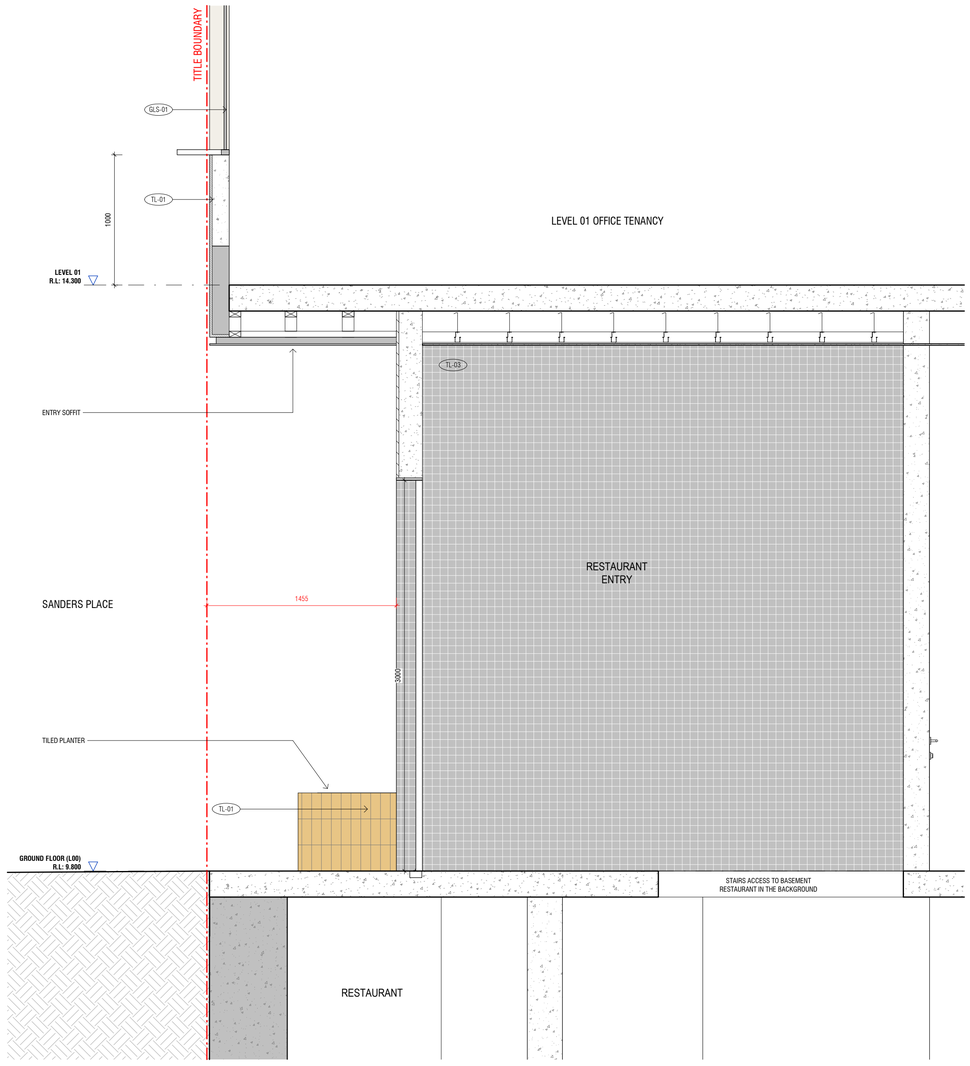
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SCREEN DETAILS
Date	28/08/25
Project No	2324
Scale @ A1	1 : 20
Dwg No	TP1110
Drawn By	Author
Chkd	Checker
Rev	A



1 L00 GROUND FLOOR SANDERS PLACE & OFFICE LOBBY SECTION INTERFACE DETAIL 01
TP1600 SCALE 1 : 20



2 L00 GROUND FLOOR SANDERS PLACE & BASEMENT RESTAURANT ENTRY SECTION INTERFACE DETAIL 02
TP1600 SCALE 1 : 20

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, copied or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) ensure that the user's opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

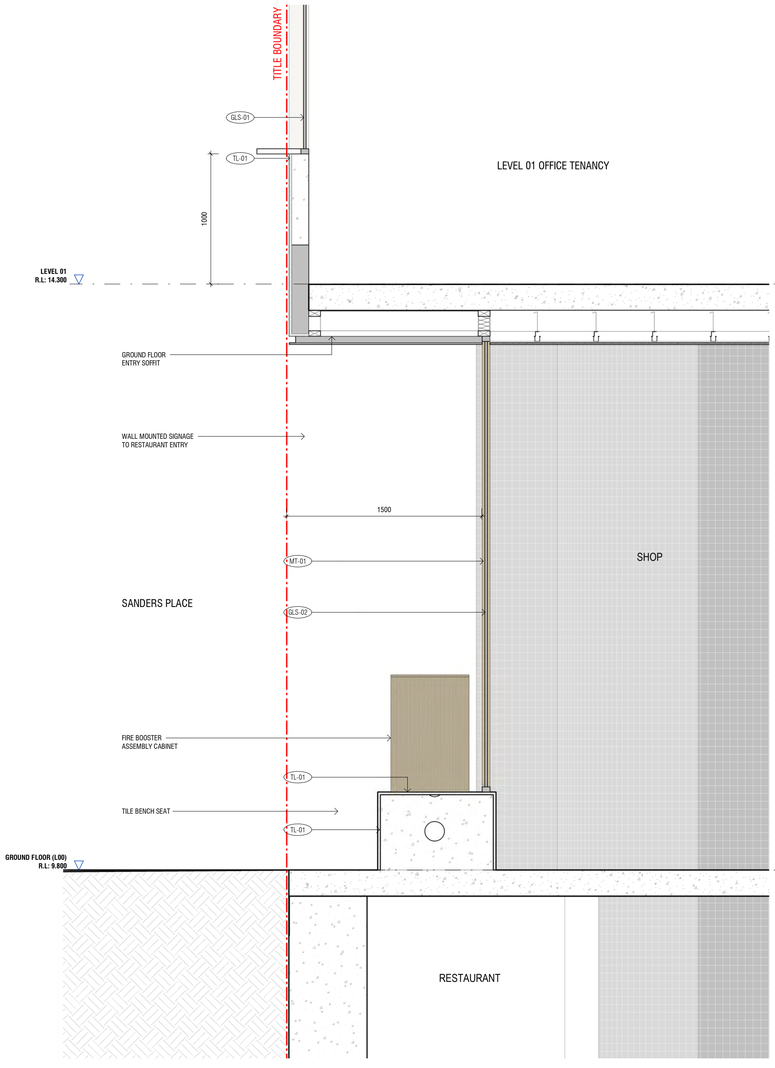
Architect

KENNON

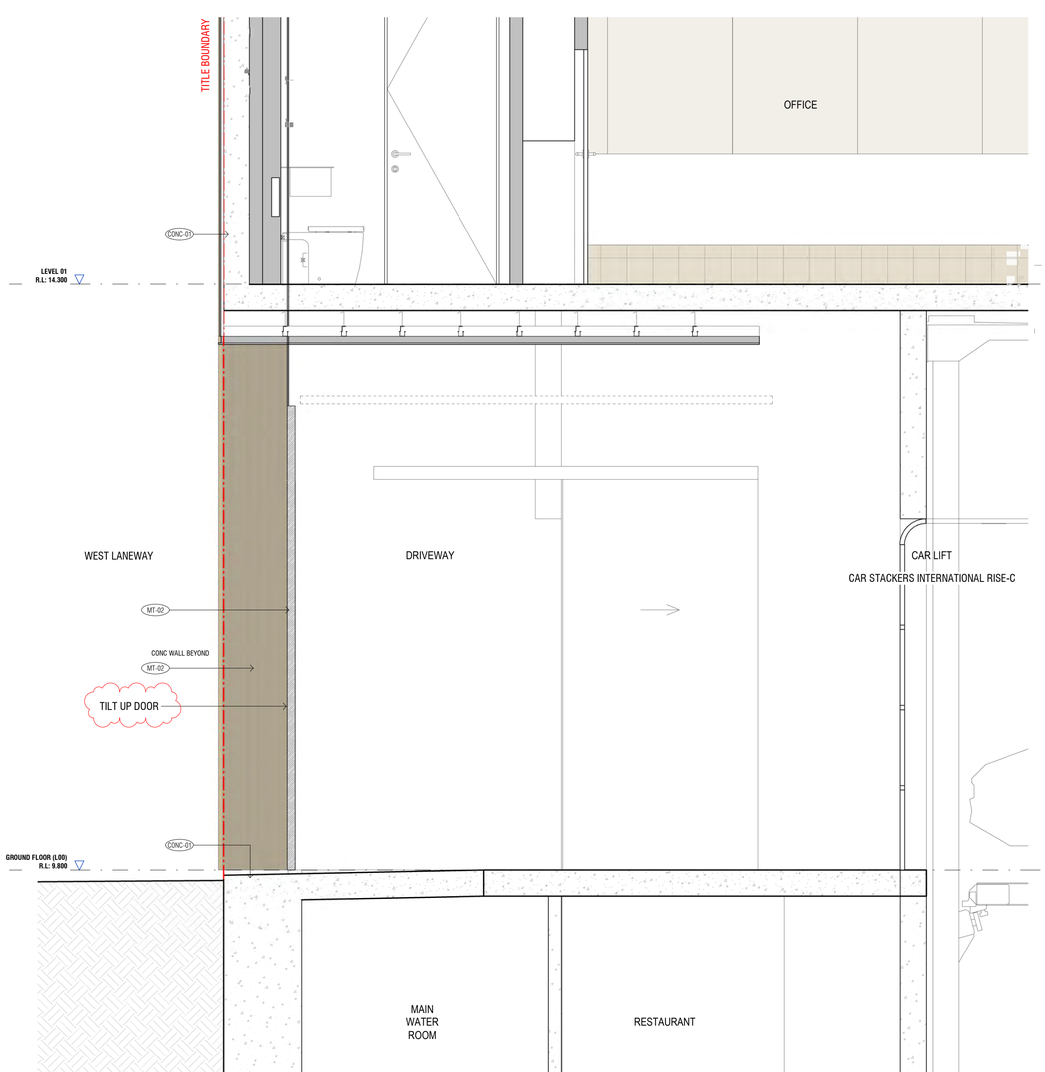
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 20
Dwg No	TP1600
Drawn By	Author Chkd Checker Rev C



1 TP1601 L00 GROUND FLOOR SANDERS & SHOP SECTION INTERFACE DETAIL 03
SCALE 1 : 20



2 TP1601 L00 GROUND FLOOR LANEWAY & DRIVEWAY SECTION INTERFACE DETAIL 04
SCALE 1 : 20

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) use the most recent document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear all risks in relation to its use; and
(d) promptly form itself satisfied as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

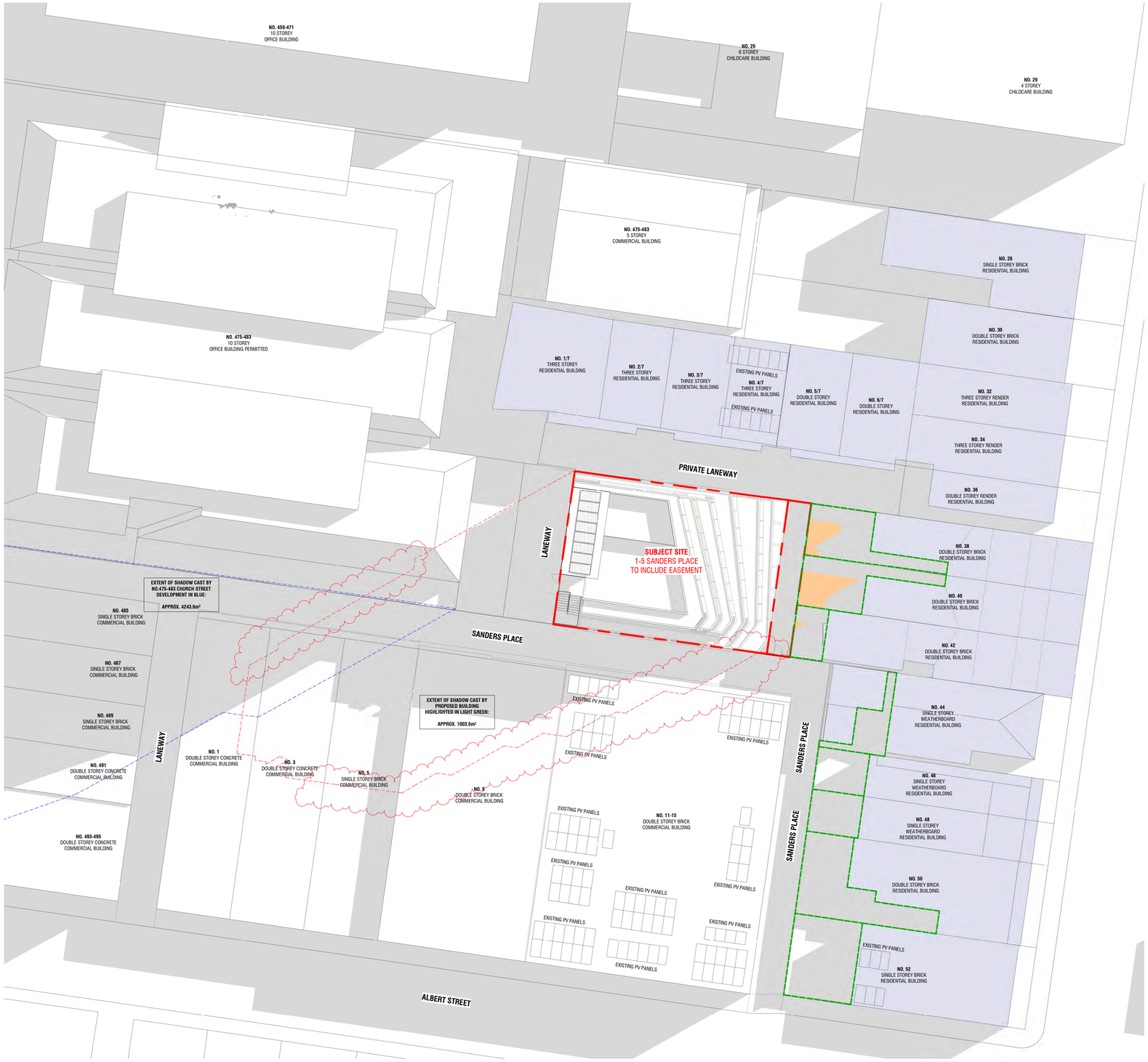
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE & LANEWAY)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 20
Dwg No	TP1601
Drawn By	Author
Chkd	Checker
Rev	C



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 7.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 14.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, xce figured dimensions only and verify all dimensions;
(b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks to ensure that it is free from viruses and other defects; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

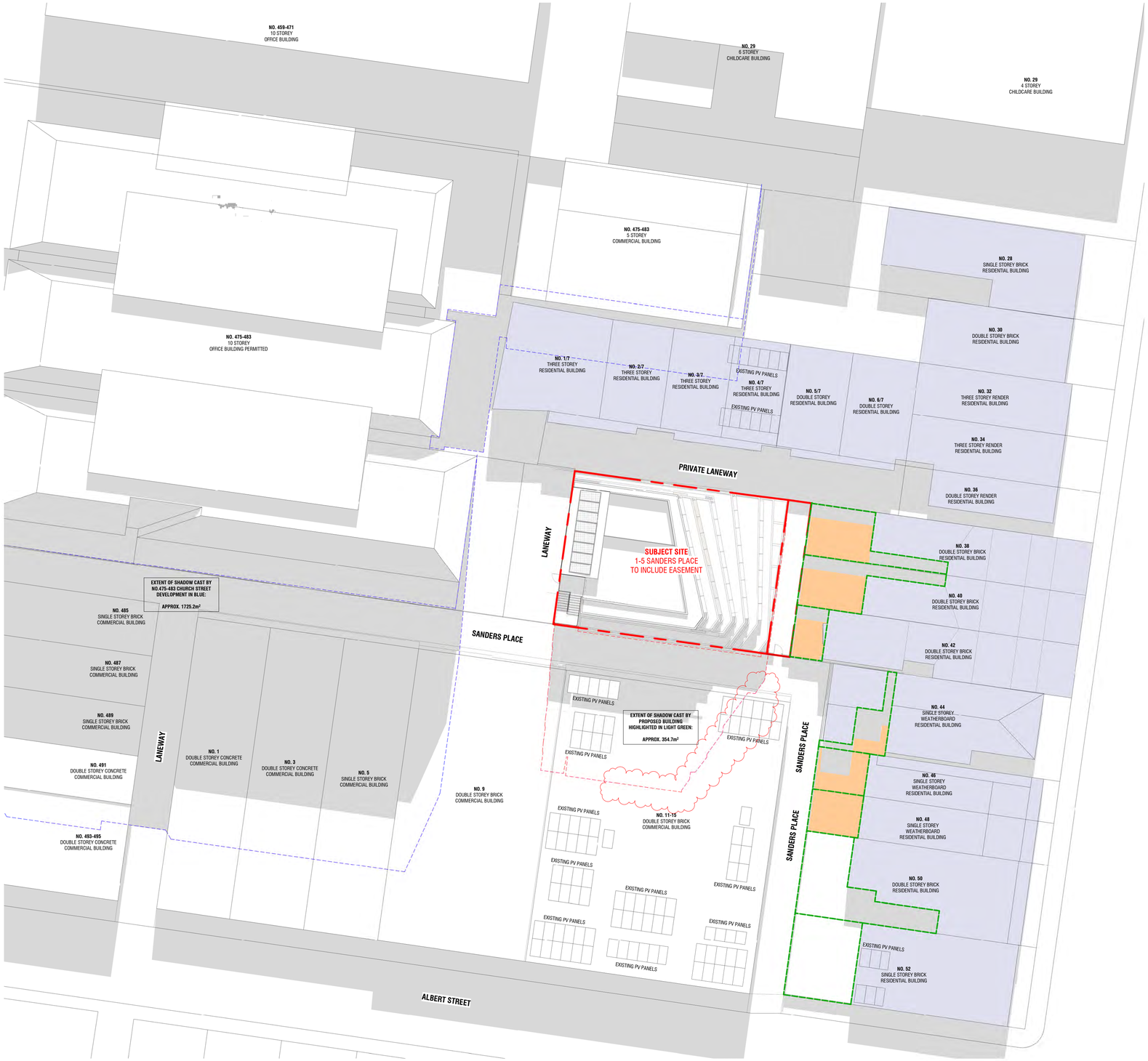
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3000
Drawn By	Author
Chkd	Checker
Rev	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 12.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 6.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 15.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 23.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and promptly report any inconsistency or error;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

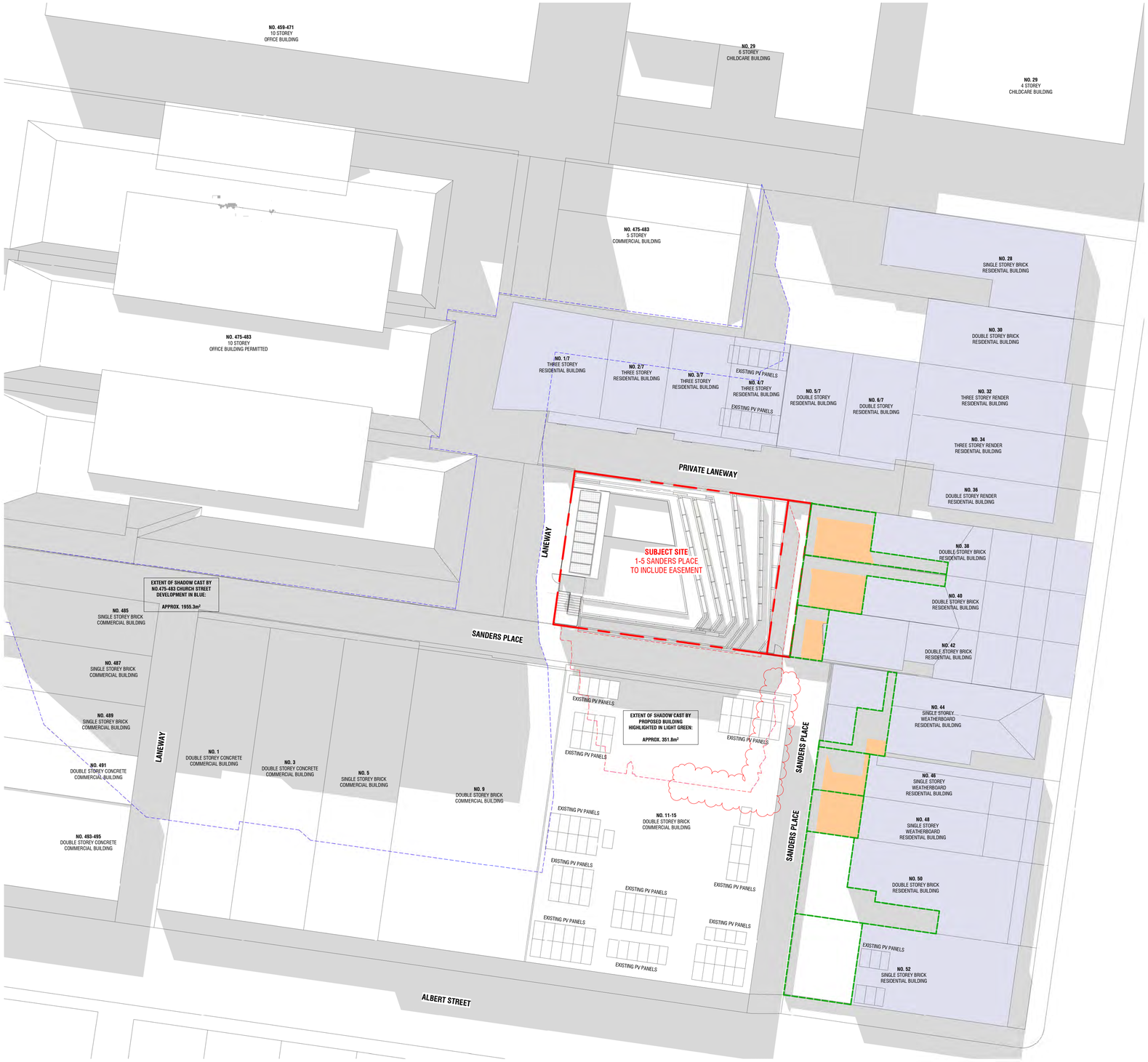
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3001
Drawn By	Author
Chkd	Checker
Rev	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 24.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 22.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 8.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 3.4m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 11.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 20.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks to ensure that it is free from viruses and other defects; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, damages, losses, costs and liability howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3002
Drawn By	Author
Chkd	Checker
Rev	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 22.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 2.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 19.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 4.8m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 4.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 8.6m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 1.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 1.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 5.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 9.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 9.7m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 7.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it for any purpose and before incorporating it in any other document or system from their own data or as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM, PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3003
Drawn By	Author
Chkd	Checker
Rev	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 11.4m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 31.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 19.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 25.0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 23.7m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 2.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the document and its compatibility with
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
E	28/08/25		FOR VCAT
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

FOR VCAT

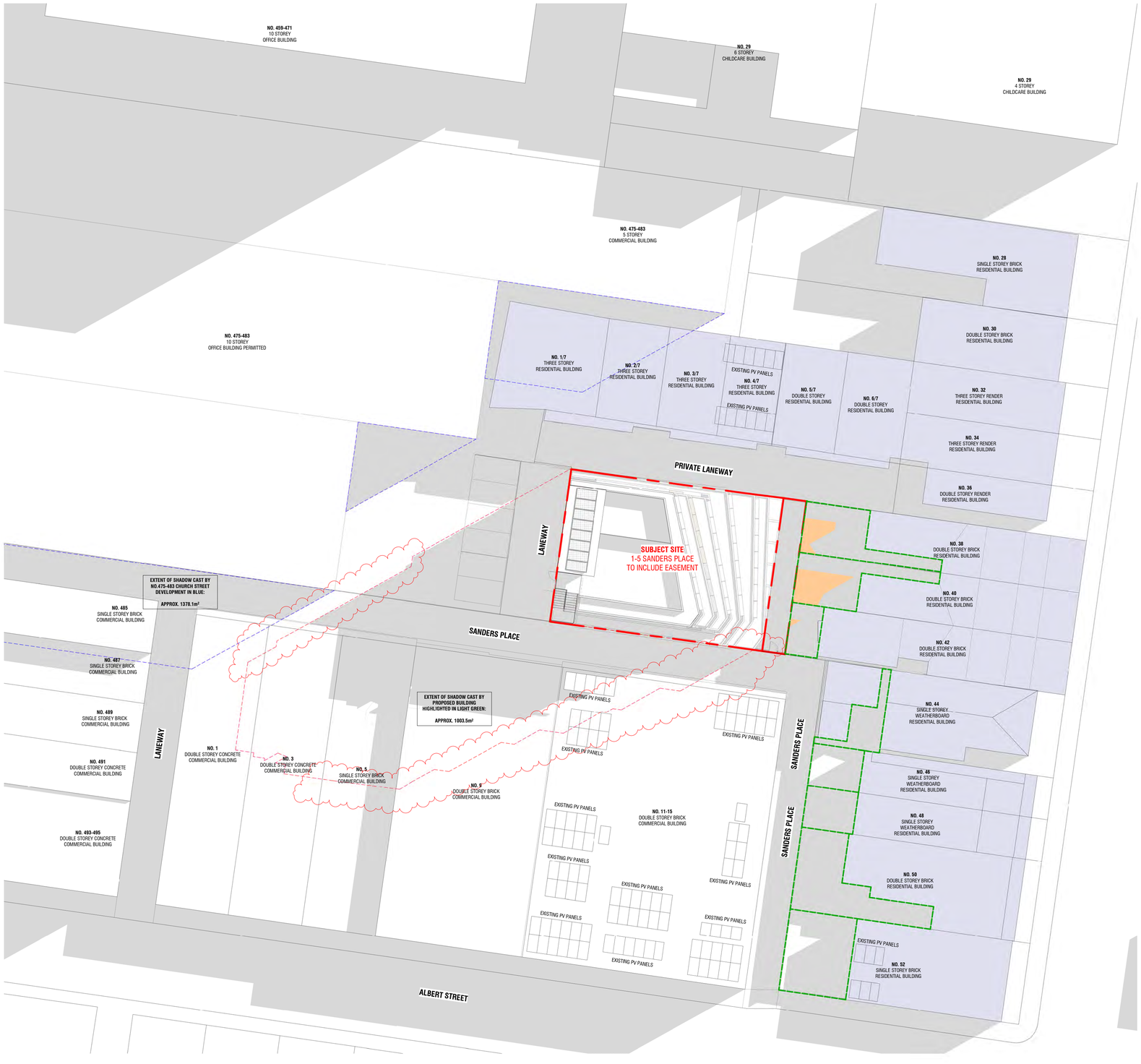
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM, PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3004
Drawn By	Author
Chkd	Checker
Rev	E



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 7.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 14.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the electronic form of this document; and
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

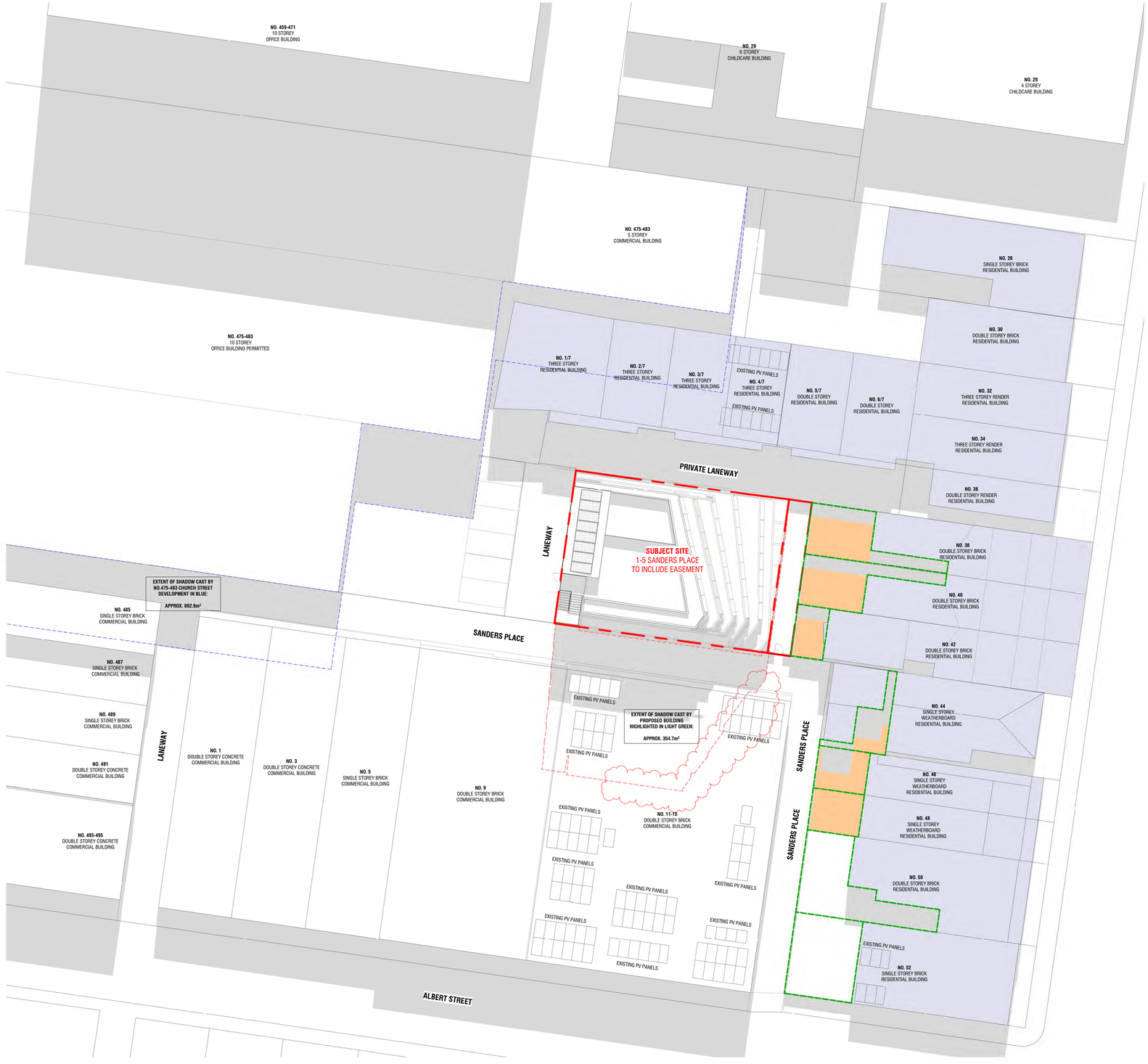
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3010
Drawn By	Author
Chkd	Checker
Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 12.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 6.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 15.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 23.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and must carry out its own virus checks; and
(d) inspect form their own benefit as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all liabilities, losses, damages, costs and expenses (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3011
Drawn By	Author
Chkd	Checker
Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 24.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 22.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 8.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 3.4m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 11.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 20.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and bear all risks in relation to its use; and
(d) prevent form their own officers as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON GROUP PTY LTD against all liabilities, losses, damages, costs and expenses (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

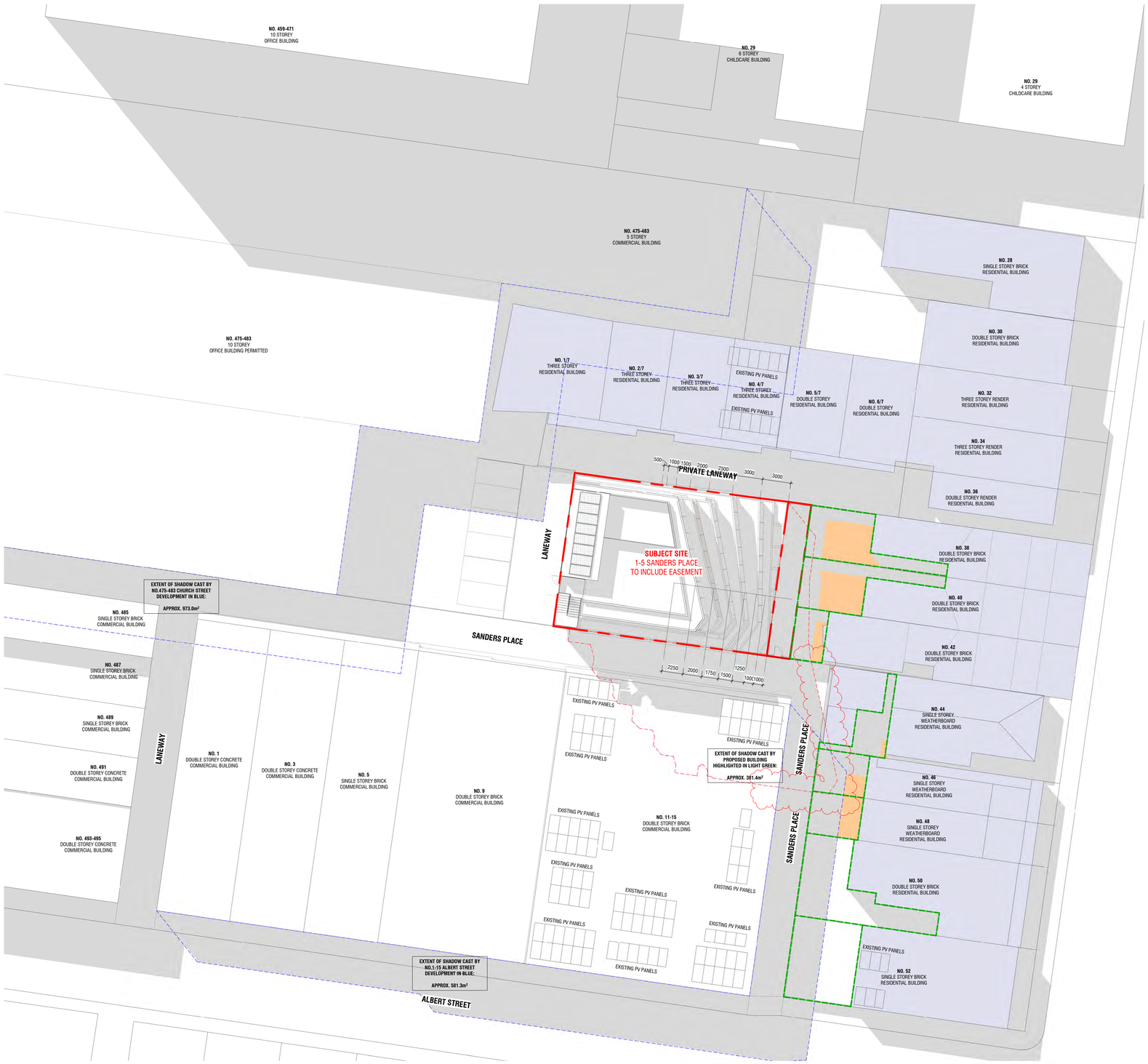
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3012
Drawn By	Author
Chkd	Checker
Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 22.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 2.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 19.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 4.8m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 4.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 8.6m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 1.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 1.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 5.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 9.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 9.7m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 7.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in other documents;
(d) prepare form their own information as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, liabilities, losses and costs (including legal costs) howsoever arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
C	28/08/25		FOR VCAT
B	13/01/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3013
Drawn By	Author
Chkd	Checker
Rev	C



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 16.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 11.4m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 11.7%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 2.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 31.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 79%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 19.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 25.0m²

\PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 23.7m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 2.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in other documents;
(d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses (including legal costs) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)
Date	28/08/25
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3014
Drawn By	Author
Chkd	Checker
Rev	D

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) use only this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use and bear all responsibility for such checks;
(d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from all claims, losses and liabilities (including all consequential losses) arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

1.(m)

MATERIAL SCHEDULE



MT-02
BRONZE PERFORATED METAL

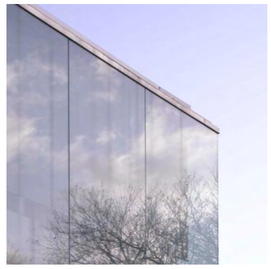


MT-01
POLISHED METAL

1.(m)



RN-01
RENDER FINISH



GLS-01
REFLECTIVE GLASS



GLS-02
CLEAR GLAZING



GLS-03
FLUTED GLASS (40% TRANSPARENCY)

TL-01
GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.

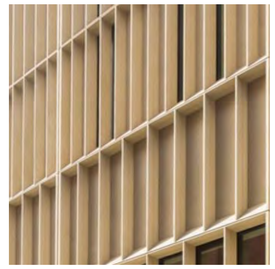
TL-02
MATTE TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-03
GLOSS TILE DARK



PAV-01
STONE PAVER



TER-01
TERRACOTTA

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP4000
Drawn By	Author
Chkd	Checker
Rev	D



MT-02

BRONZE PERFORATED METAL



MT-01

POLISHED METAL



RN-01

RENDER FINISH



TL-01

GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



GLS-01

REFLECTIVE GLASS



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use, and not rely on any electronic data provided in
   circumstances form that user does not do so to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of in in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

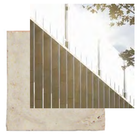
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP4001
Drawn By	Author
Chkd	Checker
Rev	D



TER-01
TERRACOTTA



MT-01
POLISHED METAL



GLS-01
REFLECTIVE GLASS



TL-01
GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-02
MATTE TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on it and before incorporating it in any work;
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP4002
Drawn By	Author
Chkd	Checker
Rev	D



TER-01
TERRACOTTA



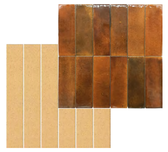
GLS-03
FLUTED GLASS (40% TRANSPARENCY)



GLS-01
REFLECTIVE GLASS



MT-01
POLISHED METAL



TL-02
MATTE TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-01
GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-03
GLOSS TILE DARK



GLS-02
CLEAR GLAZING



PV-01
PAVER



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. The document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) read this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before relying on the document and adapting it for use; and
(d) properly form their own view as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	28/08/25		FOR VCAT
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

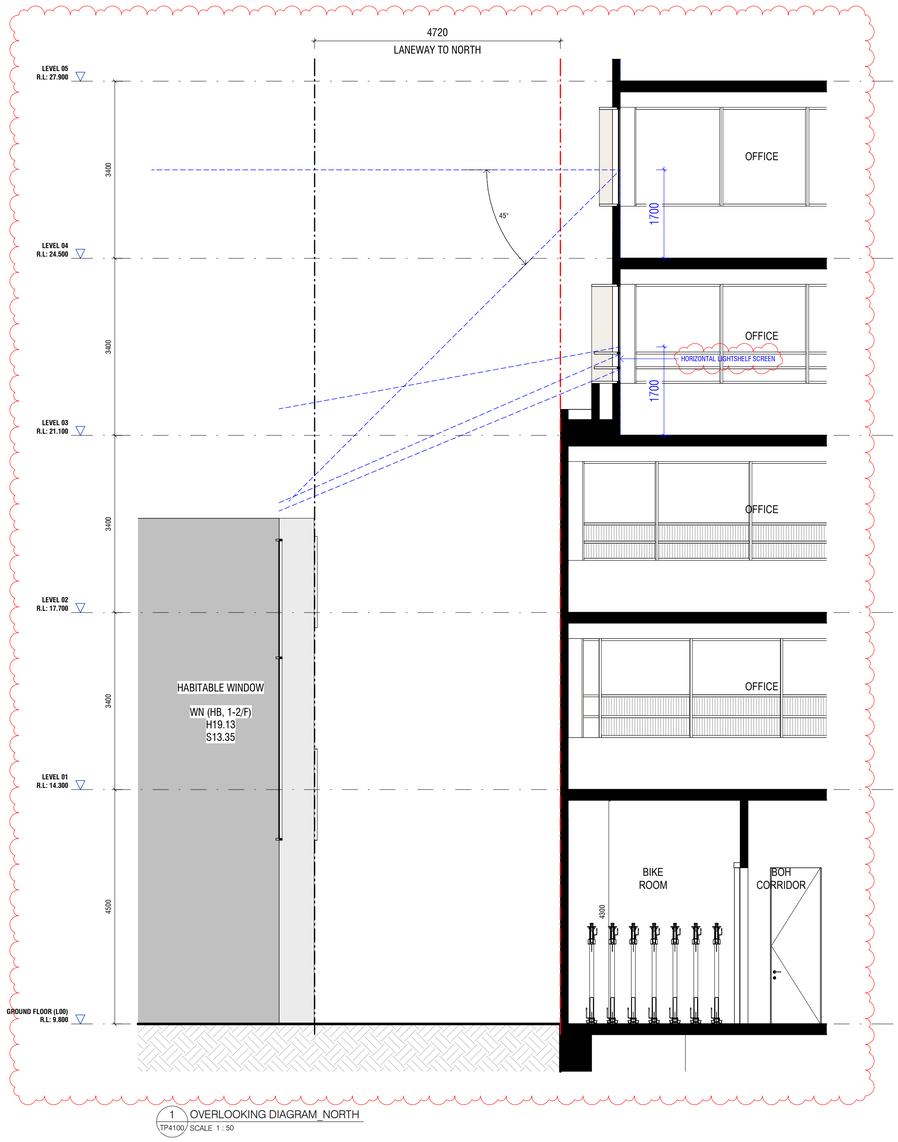
Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	28/08/25
Project No	2324
Scale @ A1	
Dwg No	TP4003
Drawn By	Author
Chkd	Checker
Rev	D

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.
2. Each user must:
   (a) not scale any drawing, xue figured dimensions only and verify all dimensions;
   (b) use the most recent document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks before use and bear all responsibility for any variations; and
   (d) properly form their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.
3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, losses, liabilities, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES



1 OVERLOOKING DIAGRAM_NORTH
TP4100 SCALE 1 : 50

Rev	Date	Chkd	Reason for Issue
B	28/08/25		FOR VCAT
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

FOR VCAT

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	OVERLOOKING DIAGRAM - NORTH
Date	28/08/25
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP4100
Drawn By / Author / Chkd / Checker	Rev B

Statutory Planning

Supplementary DAP Report
Amended Plans / Application for a VCAT Proceeding

Application Information	
Planning Application/Permit	PLN24/0350
VCAT Reference	P486/2025, P491/2025 & P557/2025
VCAT Application Received	17/06/2025
Officer	Katrina Thomas
Delegate	Lara Fiscalini
Address	1 & 3-5 Sanders Pl Richmond VIC 3121
Proposal	VCAT Amended Plans – Construction of a multi-storey, mixed use building (with two basement levels and roof terrace), containing as-of-right Office, permit required for Shop and Food and Drinks Premises and a reduction in the car parking requirements.
Ward	Lennox
Zone	C2Z - Commercial 2 Zone
Overlay	DDO53 – Design and Development Overlay – Schedule 53 DDO5 - Design and Development Overlay - Schedule 5 CLPO - City Link Project Overlay DCPO1 – Development Contribution Plan Overlay – Schedule 1
Aboriginal Cultural Heritage Significance	Not Required
Planning Scheme Amendments	Amendment C317yara and Amendment C318yara
Number of Objector Parties to Appeal	2 (joint)
Amended Plans to be substituted for VCAT Hearing	Yes

Report Preamble

1. This report is to be read in conjunction with this Delegate Report - Download PDC report

2. The objective of this supplementary report is to:
   (a) Provide an assessment of the amended plans to be substituted for the application plans in a Victorian Civil and Administrative Tribunal (VCAT) proceeding.
   (b) Determine whether Council should maintain or amend its decision of support.
   (c) Prepare without prejudice draft permit conditions.

Background (section 82 & 80 appeal)

3. Council issued a Notice of Decision to grant a Permit (NOD) on 29 April 2025.

4. The NOD can be downloaded here: Download NOD

5. Two applications for review have been lodged with VCAT against Council's NOD under section 82 of the *Planning and Environment Act* 1987 (**the Act**). The grounds for review can be summarised as:

   P486/2025 – Nos. 40 & 42 Brighton St Richmond
   - Overshadowing
   - Overlooking

   P491/2025 – Nos. 1, 2, 3 & 6 Sanders Pl Richmond
   - Visual bulk and loss of outlook
   - Unacceptable scale transition at the interface with a residential area
   - Overlooking
   - Vehicle access to unreasonable impact access to No. 7 Sanders Pl
   - Amenity impacts from the proposed licensed restaurant

6. The permit applicant has also lodged an application for review with VCAT against conditions on a permit under section 80 of the Act. The conditions subject to the review are:
   - Conditions 1(a), 1(b), 1(c), 1(d), 1(k), 1(l), 5, 14, 15, 16, 45 and 46

7. A compulsory conference was held at VCAT on 22 August 2025. A 4 day hearing is scheduled to commence on 20 October 2025.

8. On 05 September 2025 the applicant gave notice of amended plans it intends to substitute for the application plans. On 12 September 2025 Jonathon Andersen and Tom Little (P486/2025) advised VCAT and the parties that they no longer oppose the development.

9. This report provides an assessment of the amended plans and recommends Council support the amended proposal, subject to conditions.

Amended Plans / Application

10. Following a compulsory conference held at the VCAT, the applicant gave notice of amended plans on 05 September 2025 in accordance with the Tribunal's Order dated 22 August 2025.

11. The amended plans can be downloaded here: Download VCAT Amended Plans

12. The amended plans were accompanied by a statement of changes which can be downloaded here: Download Statement of Changes

13. The amended plans incorporate the following key changes:

Basements

- Provision for EV charging ports to all car spaces
- 4 bicycle spaces relocated to services area to allow for provision for electric bicycle space on ground floor
- Introduction of 2 charging ports for electric bicycle store
- Carpark aisle and car lift amended to accommodate 5.2m loading bay

Ground Floor

- Carpark aisle and car lift amended to accommodate 5.2m loading bay with DDA WC relocated to the north
- Amended location of roller door

Level 1

- Eastern setback increased from 1015mm to 1380mm and introduction of south-east corner chamfer
- Introduction of 1.8m high horizontal shelf screening to east facing windows
- Introduction of fluted glass (max. 25% transparency) to 1.8m high above FFL across entirety of east facing windows

Level 2

- Eastern setback increased from 2150mm to 2745mm and introduction of south-east corner chamfer
- Introduction of 1.7m high horizontal shelf screening to east facing windows
- Introduction of fluted glass (max. 25% transparency) to 1.7m high above FFL across entirety of east facing windows

Level 3

- Eastern setback increased from 3425mm to 4090mm and introduction of south-east corner chamfer
- Southern setback increased from 500mm to 1500mm
- Northern setback increased from 0mm to 1000mm
- Introduction of 1.6m high horizontal shelf screening to east facing windows
- Introduction of 1.6m high horizontal shelf screen to the north facing windows

Level 4

- Eastern setback increased from 4940mm to 5510mm and introduction of south-east corner chamfer
- Southern setback increased from 1000mm to 1500mm
- Northern setback increased from 0mm to 1000mm
- Introduction of glazing to the northern façade

Level 5

- Eastern setback increased from 6695mm to 7065mm and introduction of south-east corner chamfer
- Northern setback increased from 0m to 1000mm

Roof Terrace

- Services screen lowered in height from 1.8m to 1.6m high and setback from north boundary increased from 1200mm to 1700mm
- Notation added 'Roof terrace for office occupants only'

External materials and finishes

- Material on solid wall amended to be RN-01 (render finish) from TER-01 (terracotta)

Relevant Legislation

14. Pursuant to Clause 64 of Schedule 1 of the *Victorian Civil and Administrative Tribunal Act* 1998, the VCAT has the power to 'substitute' amended plans for the application plans. The process for seeking substitution of plans is outlined under the VCAT Practice Note PNPE9 – *Amendment of Plans and Applications*. It is understood that the permit applicant will make a formal application to substitute the amended plans for the application plans at the outset of the upcoming hearing.

Subject site and surrounds

15. Refer to Delegate report.

Planning Scheme Provisions

Planning Controls

16. Refer to Delegate Report except for the following:

<u>Design and Development Overlay – Schedule 53</u>

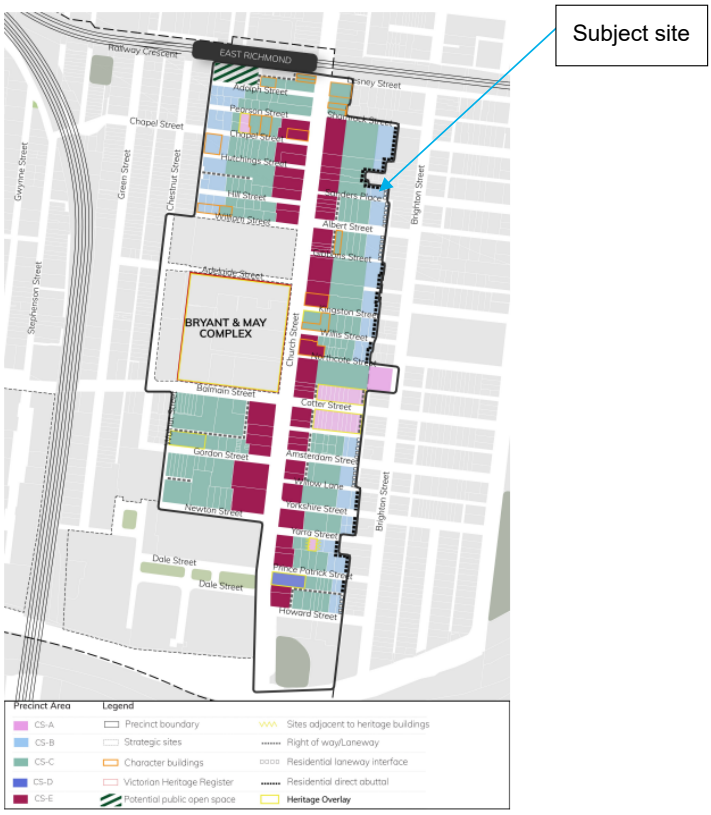
17. Amendment C317yara was approved on 25 September 2025 and introduced DDO53 (Cremorne Enterprise Precinct – Church Street Precinct) into the Scheme on an interim basis.

18. A permit is required:
    - Pursuant to Clause 43.02-2 of the Scheme, to construct a building and to construct or carry out works.

19. The design objectives of DDO53 are:
    - *To create a thriving commercial and retail precinct which delivers high quality, innovative and environmentally sustainable development to support commercial and employment opportunities.*
    - *To support mid-rise built form with taller built form on Church Street and transitioning down in scale to a lower built form on narrow east-west side streets and adjoining low rise residential interface areas.*

- *To reinforce the high street character and vibrancy of Church Street and fine grain industrial character of side streets through a mix of well designed new buildings and protection and adaptation of heritage and character buildings.*
- *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 Church and Balmain Streets and open spaces, comfortable wind conditions, and street setbacks at ground level.*
- *To ensure development responds to interfaces with residential precincts to minimise amenity impacts such as visual bulk, overlooking and overshadowing through appropriate scaling and transition in built form.*

20. DDO53 provides comprehensive design guidelines and built form controls. The site is located within Precinct CS-B.



21. The key quantitative built controls for Precinct CS-B are outlined in the following table:

Item	DDO53 Built form Controls
Preferred maximum building height	20m
Preferred maximum street wall height	12m
Preferred minimum upper level setback	3m
Preferred maximum boundary wall height	20m

Preferred minimum setback from common property boundary or laneway centreline	3m (1-3 levels above boundary wall height) 4.5m (4 or more levels above boundary wall height)
Preferred Residential Direct Abuttal: • Maximum interface wall height • Minimum interface wall setback • Minimum upper level setback	 8m 3m from property boundary See Figure 1
Preferred Residential Laneway Interface: • Maximum interface wall height • Minimum interface wall setback • Minimum upper level setback	 8m 0m from property boundary See Figure 2

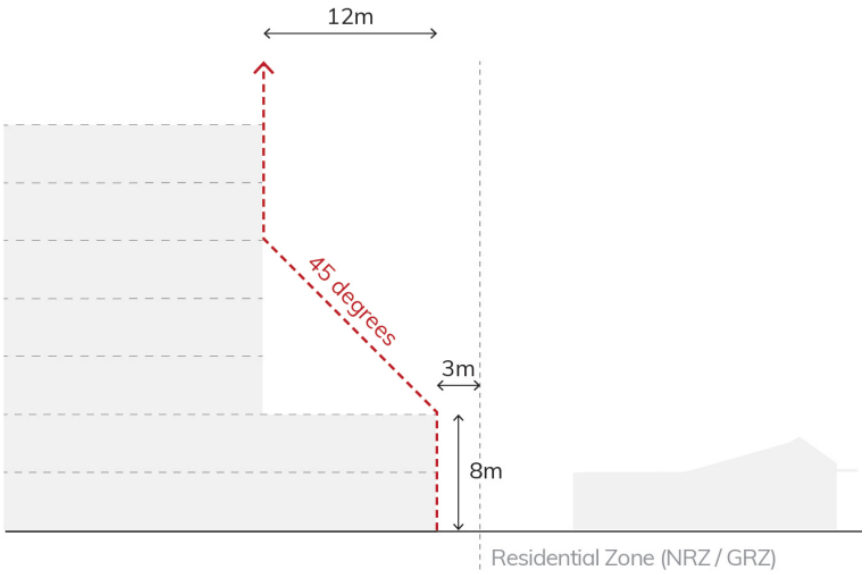


Figure 1: Residential Interface – Direct Abuttal

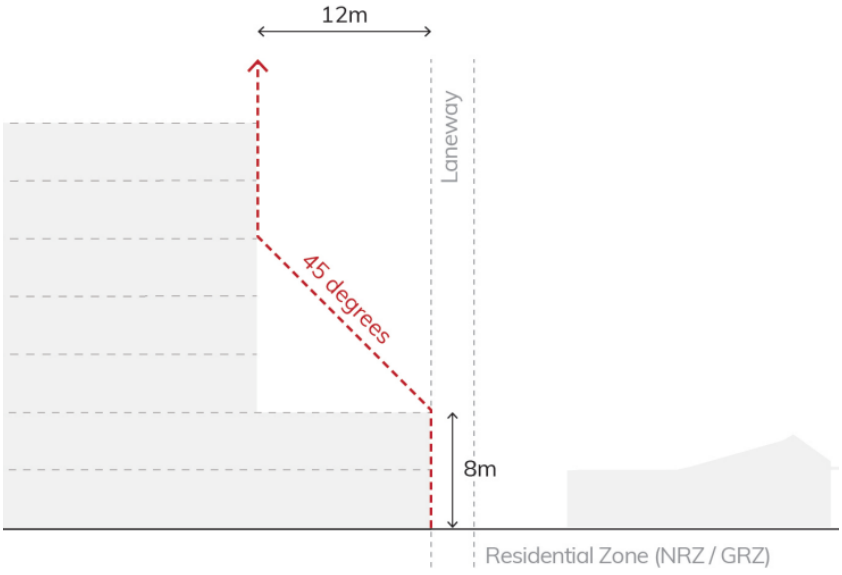


Figure 2: Residential Interface – Laneway Abuttal

22. An assessment of the proposal against DDO53 is provided later in this report.

Sale and Consumption of Liquor

23. Amendment VC286 deleted Clause 52.27 from the Scheme on 1 July 2025 therefore a planning permit is no longer required to sell or consume liquor.

Car Parking

24. The amended plans have resulted in a reduction in floor area of the development. The following table sets out car parking requirements that now apply pursuant to Clause 52.06-5:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated	Reduction Sought
Office	1,087 m^2	3 spaces to each 100 m^2 of net floor area	32	8	24
Restaurant	265 m^2	3.5 spaces to each 100 m^2 of leasable floor area	9	0	0
Shop	159 m^2	3.5 spaces to each 100 $m^2$of leasable floor area	5	0	0
		Total	**46 spaces**	**8 spaces**	**38 spaces**

25. The reduction in floor area reduces the car parking requirement by 4 office car spaces. A permit is required for a total reduction of 38 car spaces.

Planning Scheme Amendments

Amendment C318yara

26. 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 Urban Design Framework by:

- applying DDOs to C2Z areas of the Cremorne West Precinct (DDO51), Railway Precinct (DDO52) and Church Street Precinct (DDO53)
- applying the Schedule to 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.

27. Draft Amendment C318yara is due to go out on exhibition in early November, along with the revised UDF. Following exhibition Council will consider submissions early next year and decide on Council's preferred version for the Yarra Activity Centre Standing Advisory Committee to consider.

Planning Policy Framework

28. Refer to Delegate report

Notice of Amended Plans / Application

29. The permit applicant gave notice of the amended plans in accordance with the Tribunal's Order dated 22 August 2025.

Referrals

Internal Referrals

30. The amended plans were referred to the following internal departments and their recommendations are contained below:

    Development Engineering
    - Support, subject to conditions
    - Key comments:
        - Dimension the length of the 1 in 50 ramp grade at the car park entrance.
        - Dimension the internal width of the car lift.
        - Provide a 1 in 20 scale cross-sectional diagram for the vehicle access via the laneway consistent with the laneway diagram and taken along the centre of the car park entrance.
    - Download comments: Download referral comments

External Referrals

31. The amended plans were not required to be referred to external authorities.

32. The permit applicant has given notice of the amended plans to Head, Transport for Victoria pursuant to Clause 45.07-6. An amended statement of grounds has not been received at the time of writing this report.

Assessment

Introduction

33. The amended plans raise the following matters for determination:

    - whether the amended plans comply with requirements of DDO53;
    - whether the amended plans comply with the condition 1 requirements on the NOD;
    - whether the amended plans give rise to any new issues; and
    - what draft permit conditions are appropriate, if a permit is to issue in accordance with the amended plans.

Assessment against DDO53 requirements

34. The following table provides an assessment of the proposal's compliance with the built form requirements of DDO53 with the non-compliances discussed in greater detail below.

Built Form Requirements	Proposed DDO53	Amended Plans	Compliance with DDO53
Building height	Maximum 20m (preferred).	23.9m	The proposed maximum building height **does not comply**.
Street wall height	Street wall height Maximum 12m (preferred). Street wall setback None specified	Street wall height 11.9m Street wall setback 0 - 1.5m	The proposed street wall height and setback **complies.**
Upper-level setback	Minimum upper-level setback 3m (preferred).	1.5m	The proposed minimum upper-level setback **does not comply**. **Recommendation:** Condition 1(b) requires a minimum setback from Sanders Place of 3m from Level 3 and above which would bring the building into compliance with the minimum upper-level setback requirement.
Boundary wall height	Maximum 20m (preferred).	West: 23.9m North: 11.8m East: 4.8m	The proposed west boundary wall **does not comply.**
Building separation	Levels 1 – 3 above the boundary wall Minimum 3m from boundary or laneway centreline (preferred). Level 4 and above the boundary wall Minimum of 4.5m (preferred).	North Levels 1-3: 1.0m East Level 1: 2.6m – 4.22m Level 2: 3.965m Level 3::5.31m Level 4: 6.73m Level 5: 8.285m	The proposed building separation from the northern boundary **does not comply.** The proposed building separation from the residential eastern boundary **generally complies.**
Overshadowing	*Not applicable.*	*Not applicable.*	*Not applicable.*
Residential Interface	North 8m wall height 3m setback from property boundary Upper level setback of 45 degrees over distance of 12m East	North 11m wall height 0m setback property boundary Upper-level setback (see Figure x) East	The proposed residential interface to the north and east **does not comply**.

	8m wall height 0m setback from property boundary Upper level setback of 45 degrees over distance of 12m	4.8m wall height 0m setback from property boundary Upper-level setback (See Figure x)	
Character Buildings	Not applicable.		Not applicable.
Building Design and Quality	*See DDO53 for Building Design and Quality.*	See below comments	The application **complies**
Vehicle Access and Laneways	See *DDO53 for vehicle access and laneway requirements.*	See below comments	The application **complies**
Pedestrian and Bicycle Design	*See DDO53 for Pedestrian and Bicycle Design requirements.*	See below comments	The application **complies**

Building Height

35. The amended plans exceed the preferred 20m maximum building height by having a maximum building height of 23.9m. DDO53 specifies:

> *Service equipment and/or structures including balustrades, unenclosed pergolas for communal areas, shading devices, plant rooms, lift overruns, stair wells, structures associated with pedestrian access, green roof areas and other such equipment may exceed the preferred height provided that each of the following criteria are met for the equipment or structure:*
>
> - *Less than 50 per cent of the roof area is occupied by equipment or structures (other than solar panels and green roofs).*
> - *The equipment and/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.*

36. The WC toilet, lift overrun and enclosed services on the roof terrace exceed 20m by more than 3.6m (ie. maximum height of 23.9m) and therefore do not comply with the preferred maximum height requirements. The treatment of the west elevation results in a 23.9m high boundary wall over a length of approximately 9.35m, which also does not comply with the maximum Boundary Wall Height Requirement of 20m under Table 1: Heights and Setbacks.

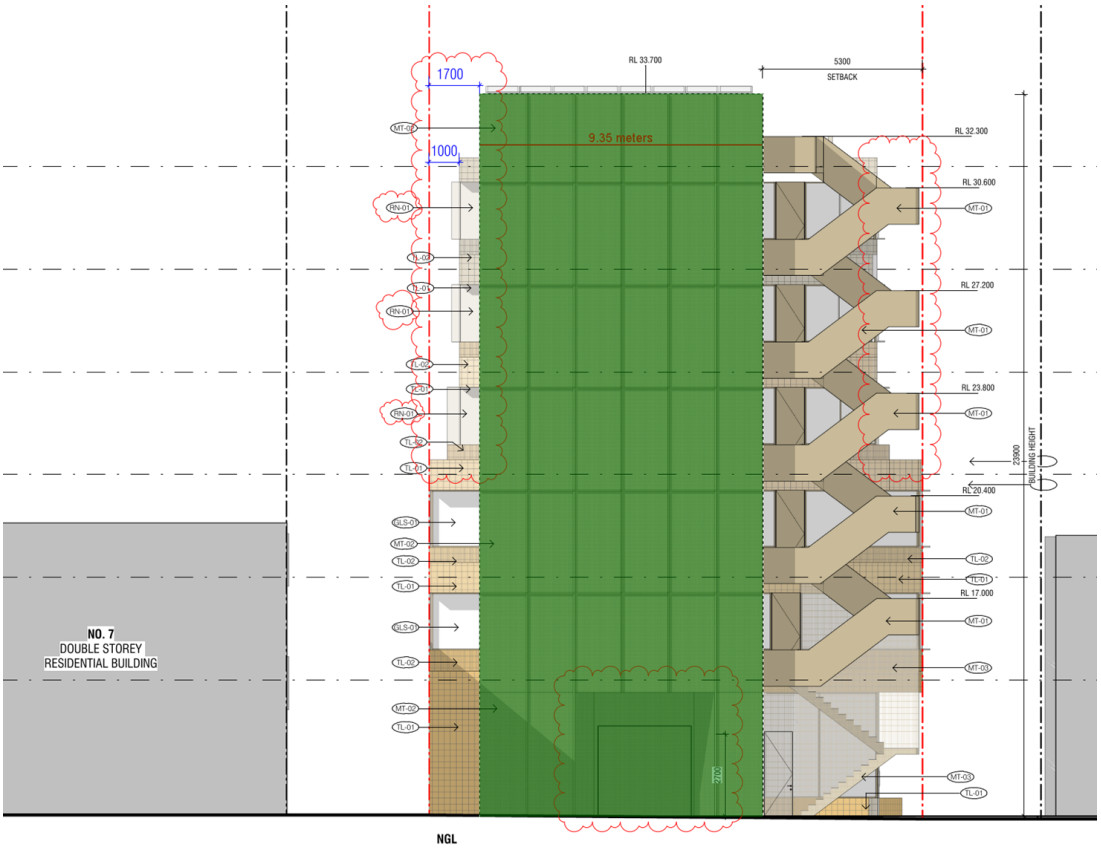


Figure 3: Proposed West Elevation boundary wall marked up in green by officer

37. The Building Height Requirements stipulate that a permit should only be granted to construct a building which exceeds the preferred building height if the following criteria are met:

    - *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.*
        - *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.*
        - *Where a site contains a character building it should be retained and incorporated within the design of a future building.*

38. The proposal does not adequately satisfy the general design objective in Clause 1.0 to provide a suitable transition with residential precincts. The proposal falls short of complying with the residential interface height and setback requirements in relation to 7 Sanders Place and 38 – 42 Brighton St (see assessment below). The proposal also

does not comply with the building separation requirements with No. 7 Sanders Place (see assessment below). The stepped massing profile helps to reduce the visual bulk, overshadowing and overlooking impacts to the east but is insufficient to address the visual bulk impacts on No. 7 Sanders Place to the north.

39. Council previously found the building height should be reduced by one level and an upper level setback of 3m should be provided from the northern boundary to address scale transition (conditions 1a and 1b on the NOD). It is recommended that if a permit is to issue, conditions 1a and 1b should be retained.

40. In relation to whether the proposal achieves design excellence:

- The proposal does not achieve greater building separation than the minimum requirement, nor does it comply with the minimum requirement.
- The proposal provides a 1.5m ground level setback to Sanders Place. It is considered the 1.5m setback is “adequate” but cannot be categorised as “generous” because the 4x visitor bike spaces, fire booster assembly, planter and bench seat all encroach into the 1.5m setback.
- There is no additional overshadowing of residentially zoned properties beyond that which would be generated by the proposal if it complied with the preferred building height.
- The site does not contain a character building.

41. For reasons that follow, the maximum building height in combination with inadequate upper-level setbacks from the northern and southern boundary result in a building massing that will visually overwhelm the residential interface to the north and the pedestrian environment in Sanders Place to the south. Conditions 1(a) and 1(b) on the NOD are required to achieve the building height objectives under DDO53.

Upper-level Setback

42. The amended plans have increased the upper-level setback (level 3 and above) to 1.5m, which falls short of the preferred minimum setback of 3m.

43. Clause 2.5 Upper Level Setback Requirements stipulate:

Development should:

- *Provide upper level setbacks above the street wall to reduce the visual impact of buildings experienced from the street.*
- *Incorporate architectural expression at upper levels distinct from but complementary to the street wall.*
- *Contain upper level setbacks above the street wall within a maximum of two steps to minimise repetitive stepping of the built form.*
- *Be setback from heritage buildings to ensure their visual prominence is maintained when viewed directly or obliquely along the street.*
- *Be setback to ensure architectural features of heritage buildings are visible.*

44. Council previously resolved that due to the narrow width of Sander’s Place and the overall scale of the development, a 3m upper-level setback should be provided to provide a meaningful distinction between the street wall and upper levels to reduce the visual dominance of the upper levels and to ensure a pedestrian scaled environment

is achieved at street level. Condition 1(b) on the NOD requires a 3m setback at Levels 3 and above and should therefore be retained if a permit issues.

Building Separation

45. Clause 2.7 Building Separation Requirements stipulates:

Development above the street wall should be appropriately spaced and sited to minimise visual bulk and provide an outlook, good daylight, sunlight penetration and views to the sky.

Development above the boundary wall height for sites with a frontage of less than 20 metres should be setback as shown in Table 2 and may be built to the boundary, limited to one side of the site.

For sites with a frontage of 20 metres or more, upper level development on common side and rear boundaries should be setback above the boundary wall height as shown in Table 2.

Where a site adjoins an existing blank boundary wall, development may be constructed on the boundary to the height of that existing wall.

Where development is proposed on the boundary above the boundary wall height, it should:

- *Be well articulated if visible from the street.*
- *Not be constructed along the entire length of the boundary.*
- *Not result in a continuous wall of buildings when viewed from the street.*

Development with multiple buildings on a site should be setback at upper levels above the boundary wall height as shown in Table 2.

Where the common boundary is a laneway shown on Plans 1, the setback is measured from the centre of the laneway.

Table 2 - Building separation distance

Overall height of the building	Minimum setback from common property boundary or laneway centreline	Minimum separation between buildings where there are multiple buildings on a site
1-3 levels above boundary wall height	3m	6m
4 or more levels above boundary wall height	4.5m	9m

46. The amended plans have introduced a 1.0m upper-level setback (Levels 3 and above) from the northern boundary which is significantly less than the preferred minimum setback of 3m. While the upper levels do not run the full length of the northern boundary, Council previously resolved that the visual bulk impacts of the north elevation were unreasonable presenting to No. 7 Sanders Place and a 3m upper-level setback is required via condition 1(b) on the NOD. It is therefore recommended that condition 1(b) be retained if a permit issues.

Residential Interface Heights and Setbacks

47. The DDO53 *Plan 1: Height, Setbacks and Interface Plan* shows a residential direct abuttal with No. 7 Sanders Place to the north and a residential laneway interface with Nos. 38 – 42 Brighton St to the east.

48. Clause 2.9 Interface to properties in Neighbourhood Residential Zone or General Residential Zone Requirements stipulates:

> *Development should protect the amenity of existing residential zones in terms of visual bulk, overshadowing of private open space and overlooking.*
>
> *Development with an interface to a residential zone as shown in Plans 1 should not exceed the maximum heights and setbacks set out in Table 3 and Figures 1 and 2.*
>
> *Development should provide a maximum of two steps in building form to avoid overly stepped outcomes.*

49. Figure 1 applies to the northern interface. The diagram below shows the proposal's level of non-compliance with the preferred interface requirements:

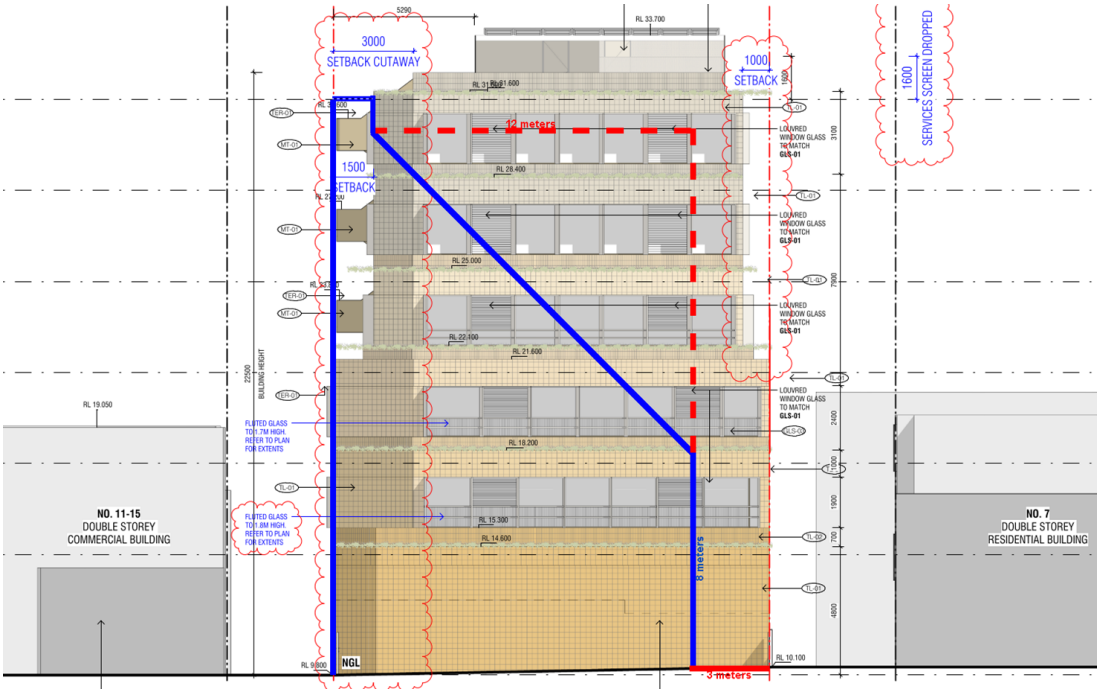


Figure 4: Preferred interface requirement to residential direct abuttal shown in blue (Source: Proposed East Elevation marked up by Officer)

50. Figure 2 applies to the eastern interface. The diagram below shows the proposal's level of non-compliance with the preferred interface requirements:

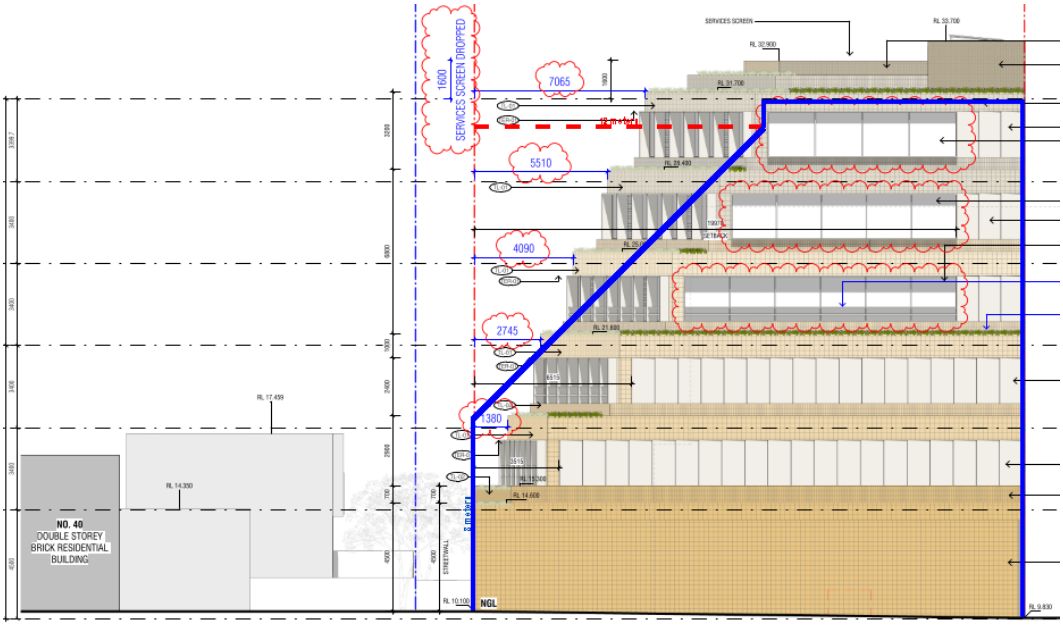


Figure 5: Preferred interface requirement to residential laneway interface shown in blue (Source: Proposed North Elevation marked up by Officer)

51. Council previously considered the above recommended envelopes which form part of the Draft Cremorne UDF. Council resolved that compliance with both residential interface requirements would significantly compromise the development potential of the site and would be at odds with the strategic directions for the area which encourage more mid-rise development owing to the site's location within a major employment precinct.

52. To address the amenity impacts from the massing of the building, Council instead required:
    - a reduction in building height by one level (condition 1(a) on the NOD)
    - introduction of a 3.0m upper-level setback (Levels 3 and above) from the northern boundary

53. Council was satisfied the stepped profile of the building away from the eastern boundary adequately ameliorates the visual bulk and overshadowing impacts of the building opposite the rear secluded private open space areas of Nos. 38 – 42 Brighton St. While DDO53 specifies '*development should provide a maximum of two steps in building form to avoid overly stepped outcomes'* there is precedent for this massing response within the Church St hinterland and it directly responds to the DDO53 design objective '*To ensure development responds to interfaces with residential precincts to minimise amenity impacts such as visual bulk, overlooking and overshadowing through appropriate scaling and transition in built form'.*

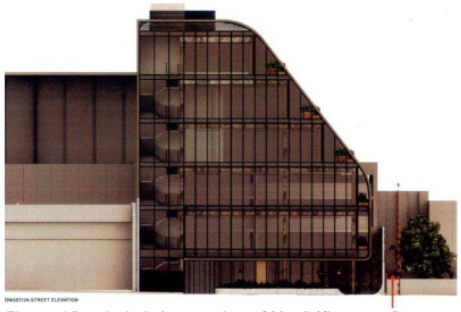


Figure 13 - Artist's impression of No. 9 Kingston Street (source: PLN19/0025 advertised design report))



Figure 14 - Photo of No. 12-18 Albert Street (Planning Officer, August 2024)

Figure 6: Recently approved / constructed developments in Church St hinterland (Source: Delegate Report)

54. It is considered conditions 1(a) and 1(b) on the NOD adequately address the residential interface requirements and should be retained if a permit issues.

Building Design and Quality Requirements

55. Clause 2.11 to DDO53 specifies development should achieve a number of building design and quality requirements. These requirements, where relevant, were considered by Council previously and were found to be acceptable. Refer to Delegate Report under Architectural Expression (paragraphs 141 - 151), Public Realm (paragraphs 152 – 163), Wind (paragraphs 168 – 172), Landscaping (paragraphs 174 – 176) and Services and equipment (paragraphs 177-178). The amended plans continue to achieve these outcomes.

Vehicle Access and Laneways Requirements

56. Clause 2.12 to DDO53 specifies requirements for locating vehicle access, including (but not limited to):

- *Vehicle access should be achieved from a right of way, laneway or side street (in that order of preference).*
- *Where access is required from a street, right of way or laneway of 6 metres or less, include a setback at ground floor, to facilitate the ongoing function of the laneway and allow for building services and car park access. The setback in the laneway should provide a minimum width between walls of 6.1 metres (including the existing laneway). Between ground level and first floor, a headroom clearance of 4 metres minimum should be achieved.*
- *Car parking should be located within a basement or concealed from the public realm (in that order of preference).*
- *Separate entries for car parking entries and loading bays is discouraged*
- *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.*
  - *Ensuring adequate spacing between crossovers.*

57. Vehicle access is provided off the carriageway, light and air and drainage easement which abuts the full length of the subject site's western boundary. The car park entry is shared with the loading bay entry. While a setback is not provided to the laneway to provide a minimum laneway width of 6.1m, Council's Engineering Unit have assessed the amended plans and advised the vehicle access is satisfactory. It is further noted that the traffic assessment supporting the original application stated in relation to vehicle movements and queuing on page 28:

    In the rare case within the 60-min peak hour period where a second vehicle arrives when a vehicle is entering the basement, there is sufficient area for a vehicle to prop while waiting along the laneway, whilst staying clear of Sanders Place.

58. It is considered the vehicle access and laneways requirements are met.

Pedestrian and Bicycle Design Requirements

59. Clause 2.13 to DDO53 specifies:
    - *Development should ensure pedestrian entrances are clearly visible, secure and have an identifiable sense of address.*
    - *Development should provide well-designed bicycle infrastructure and end-of-trip facilities.*
    - *Visitor and staff bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses.*

60. It is considered these requirements were assessed by Council previously and were found to be acceptable. Refer to Delegate Report under Public Realm (paragraphs 152 – 163) and Bicycle facilities (paragraphs 254 – 261).

Response to condition 1 requirements

61. The amended plans address the condition 1 requirements as set out in the table below:

Condition	Comment	Complies
Condition 1(a) *The deletion of 1 storey.*	The building height remains unchanged	No
Condition 1(b) *The setback of the building from Sanders Place and from the northern boundary increased to a minimum of 3m from Level 3 and above.*	To Sanders Place, the upper level setback has been increased from 0.5m to 1.5m and therefore does not comply. To the northern boundary, the upper level setback has been increased from 0m to 1.0m and therefore does not comply.	No
Condition 1(c) *The deletion of the sale and consumption of liquor.*	This condition is now redundant as a result of the removal of Clause 52.27 from the Scheme.	Yes

Condition 1(d) *Provision of a further reduction of 4 on-site car parking spaces.*	The number of car spaces remains unchanged. This condition was included to address the consequential reduction in floor area under conditions 1(a) and 1(b).	No
Condition 1(e) *Electric vehicle charging infrastructure provided to all car parking spaces.*	Shown on Basement 2 Floor Plan	Yes
Condition 1(f) *A notation on the roof terrace plan confirming it will be accessible only to office tenants.*	Shown on Roof Terrace Floor Plan	Yes
Condition 1(g) *The loading bay / driveway depth increased to a minimum of 5.2m, with subsequent changes to the location of the car lift and layout of ground floor/basement levels.*	Shown on Basement 2 and 1 Floor Plans and Ground Floor Plan. Council's Development Engineering Unit has advised the layout is satisfactory.	Yes
Condition 1(h) *The minimum width of the driveway dimensioned;*	Shown on Ground Floor Plan.	Yes
Condition 1(i) *The location of the roller door on the ground floor plan*;	Shown on Ground Floor Plan.	Yes
Condition 1(j) *Provision of a minimum of one charging point for electric bicycles.*	Shown on the Ground Floor plan in the bike room	Yes
Condition 1(k) *The east elevation to show obscure glazing up to a minimum 1.7m above floor level on Level 2*	The Level 2 plan and east elevation shows fluted glass (max. 25% transparency) to 1.7m high above FFL across entirety of east facing windows.	Yes
Condition 1(l) *The east-facing windows above Level 2 to be screened in a similar manner to Levels 1 and 2.*	Levels 1 and 2 east facing windows are screened with fluted glazing and horizontal shelf screening. Level 3 has horizontal shelf screening only and Levels 4 and 5 has no screening. While the condition is not met, the plans demonstrate there are no direct views into neighbouring secluded private open space or habitable room windows over a horizontal distance of 9m. Given that the drafting of the condition was amended at the Planning Development Committee meeting to address the concerns of Jonathon Andersen and Tom Litte and they are parties to the VCAT	Complies with intent of condition

	proceeding and have advised they do not object to the amended plans, it is considered the intent of the condition to address their privacy concerns have been met.	
Condition 1(m) *A materials and finishes schedule, including sample images provided as a single page within the drawing set.*	Shown on Material Schedule Plan	Yes

62. Based on the above assessment, the following conditions in the conditions appeal remain in dispute:
    - Conditions 1(a), 1(b), 1(d).

New Matters

63. The amended plans have introduced glazing to the upper-levels of the north elevation. Section D-D demonstrates that there is no unreasonable overlooking of No. 7 Sanders Place.

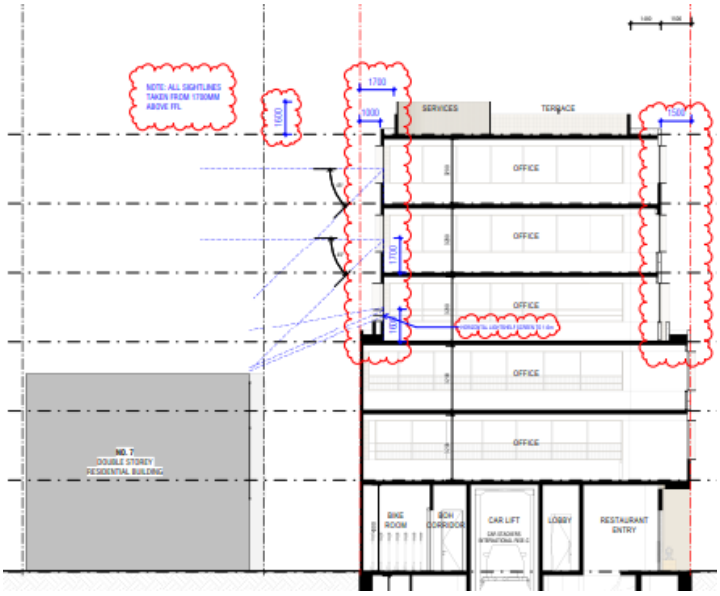


Figure 7: Section D-D showing restricted viewlines to No. 7 Sanders Place (Source: TP093)

Without prejudice permit conditions

64. The draft permit conditions are based on the NOD and this Supplementary Report.

Permit Preamble

Planning Scheme Clause	Matter for which the permit has been granted

Clause 34.02-1	• To use land for a Shop and Food and Drinks Premises (Restaurant)
Clause 34.02-4	• To construct a building and construct and carry out works
Clause 52.06-3	• A reduction in the car parking requirements for the Office, Shop and Food and Drink Premises uses

Conditions

Development 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 Kennon Architects, Drawings TP0030 REV D, TP0097 Rev C, TP0099 Rev D, TP0100 to TP0105 Rev E, TP0107 Rev D, TP0108 Rev E, TP0900 to TP0903 Rev E, TP0910 Rev C, TP0950 to TP0951 Rev D, TP0952 to TP0953 Rev C, TP1100 to TP1102 Rev C, TP1110 Rev A, TP1600 to TP1601 Rev C, TP4000 Rev D, TP4100 Rev B, all dated 28/08/25, but modified to show:
   (a) The deletion of 1 storey;
   (b) The setback of the building from Sanders Place and from the northern boundary increased to a minimum of 3m from Level 3 and above;
   (c) Provision of a further reduction of 4 on-site car parking spaces;
   (d) Dimension the length of the 1 in 50 ramp grade at the car park entrance.
   (e) Dimension the internal width of the car lift.
   (f) Provide a 1 in 20 scale cross-sectional diagram for the vehicle access via the laneway consistent with the laneway diagram and taken along the centre of the car park entrance.
   (g) Any changes as a result of the Façade Strategy (Condition 4);
   (h) Any changes as a result of the Landscape Plan (Condition 6);
   (i) Any changes as a result of the amended Acoustic Report (Condition 8); and
   (j) Any changes as a result of the amended Wind Impact Assessment (Condition 14).
2. The uses and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
3. Prior to the commencement of the development the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

Façade Strategy

4. In conjunction with the submission of development plans under Condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:

(a) 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) Details to demonstrate that the materials will not result in unreasonable glare;

(d) Information about how the façade will be maintained, including any vegetation; and

(e) Detailed drawings outlining colours, materials and finishes.

5. As part of the ongoing consultant team, Kennon Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

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

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

Landscape Plan

6. Concurrent with the submission of Condition 1 Plans, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:

(a) Show the type, location, quantity, height at maturity and botanical names of all Proposed plants;

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

(c) Clarification on how above ground planting areas (such as rooftop and window planters) are to be safely accessed for maintenance purposes. If rope access is required to access planting areas outside windows or balustrades, anchor points must be integrated into the building design;

(d) Details on the ongoing maintenance of landscaping, including task details and frequence;

(e) Details on how plant growth will be maintained to ensure view lines are maximised;

(f) Use of a wind proof mulch to above-ground planted areas (roof terrace and window planters); and

(g) Provide a specification of works to be undertaken prior to planting,

To the satisfaction of the Responsible Authority.

7. 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.

Acoustic Reports

8. Concurrent with the submission of Condition 1 Plans, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Marshall Day Acoustics and dated 26 July 2024 but modified to include (or show, or address):

   (a) Graphs or tables of the hourly background noise monitoring results;

   (b) Confirmation that the future acoustic review of the mechanical services design should be conducted by a suitably qualified acoustic consultant; and

   (c) The day and time of the measurement used as the background level for the calculated of the night period music noise limit presented.

9. Before the building is occupied, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must demonstrate compliance of the mechanical plant, car park roller door, driveway/loading bay/vehicle holding area and car lift 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.

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

11. 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.

Wind Impact Assessment

12. 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 Vipac Engineers and Scientists Ltd and dated 23 July 2024 but modified to include (or show):

   (a) The assessment updated for consistency with the plans required under Condition 1; and

   (b) Further elaboration and clarification on the wind impacts to the private outdoor areas at Nos. 38, 40 and 42 Brighton Street.

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

Sustainability Management Plan

14. 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

15. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

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

Loading Management Plan

17. Concurrent with the Submission of Condition 1 Plans, a Loading Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Loading Management Plan will be endorsed and will form part of this permit. The Loading Management Plan must address, but not be limited to, the following:

    (a) Confirmation that vehicles no larger than a B99-design vehicle will be permitted to undertaken loading / unloading within the designated loading bay;

    (b) Details regarding the management of loading and unloading of goods and materials, including the management of conflicts between loading vehicles and tenants' vehicles as well as other vehicles who rely on the carriageway easement for access; and

    (c) The collection of waste, including the separate collection of organic waste and recycling waste, in accordance with the approved Waste Management Plan (Condition 18).

Use Conditions

18. Except with the prior written consent of the Responsible Authority, the Shop as authorised by this permit may only operate between the hours of 7am – 10pm, Monday to Sunday.

19. Except with the prior written consent of the Responsible Authority, the Restaurant as authorised by this permit may only operate between the following hours:

    (a) Sunday to Thursday: 11am – 11pm; and

    (b) Fridays & Saturdays: 11am – 12 midnight.

20. No more than 100 patrons are permitted in the Restaurant at any one time.

21. The provision of music and entertainment on the land must be at a background noise level.

22. Speakers external to the building must not be erected or used.

23. 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.

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

25. 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.
26. 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.

Engineering

27. Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a 1:20 scale cross-sectional diagram with a B99 vehicle ground clearance template must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate satisfactory ground clearance and include the following spot levels:
    (a) The reduced level 2m inside the property boundary;
    (b) The 40mm bullnose along the western edge of the internal slab;
    (c) The level of the eastern and western edge of the laneway (easement); and
    (d) The level at the invert/centre of the laneway.

    Refer to Notes (below) for lodgement details.
28. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
29. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
    (a) At the permit holder's cost; and
    (b) To the satisfaction of the Responsible Authority.
30. 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.
31. 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.

32. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

DTP conditions

33. Prior to the endorsement of any development plans, excluding demolition works, an Engineering report from a suitably qualified Engineer outlining the design, management and construction techniques to be implemented prior, during and following excavation to prevent any impact of the City Link assets and infrastructure is to be submitted to the Head, Transport for Victoria and City Link for approval. Once approved, the Engineering Report will form part of the planning permit. Without limiting the scope of the report, it must consider all relevant structural and geotechnical issues, and provide both Structural and Geotechnical Proof Engineer review comments and certification of all above engineering design reports and associated drawings including temporary works including but not limited to, demonstrating:

    (a) That the building footings (and overall development including excavation and construction of basements and foundations etc.) will not compromise the structural integrity of the CityLink / Burnley Tunnel;

    (b) The effect of foundation design (most probably piling) must be considered for the impact assessment of the CityLink / Burnley Tunnel;

    (c) The load and ground stress effected by the development;

    (d) That the development will not result in temporary or permanent drawdown of the regional groundwater table; and

    (e) The tunnel rock bolt anchor lengths must be considered in analysis for the Construction Impact Assessment Studies. Any holding points requiring the Head, Transport for Victoria inspection and approval prior to releasing hold permits.

34. In addition to Condition 36 above, Head, Transport for Victoria and CityLink must be informed of the following:

    (a) Initial ground water level;

    (b) The reduced level temporary dewatering during basement excavation is intended to lower the table to, the extraction rate and duration of dewatering, and the expected recharge duration after cessation of dewatering;

    (c) If the completed basement is tanked or drained; and

    (d) If drained, confirm flow rate into the basement and the height and extent of the permanent lowering of the water table.

35. The permit holder is to bear all costs associated with CityLink undertaking dilapidation surveys before and after the development, including crack mapping and installing crack pins to allow crack opening to be accurately measured. The intention of these surveys is to allow any adverse impacts on CityLink during construction to be identified.

36. Prior to the commencement of the development, the applicant must provide the Head, Transport for Victoria and CityLink with a plume dispersal study to satisfy the Head, Transport for Victoria, CityLink and the Responsible Authority that, consistent with the design objectives set out in Clause 43.02 of the Design and Development Overlay, Schedule 5 of the Yarra Planning Scheme:

(a) The development around the Burnley Tunnel exhaust stack will not be adversely affected by the operation of the stack; and

(b) The development around the Burnley Tunnel exhaust stack will not adversely affect the operation of the stack.

The development must reimburse CityLink for costs it incurs for having the plume dispersion study reviewed by its external consultants.

Construction Management Plan

37. 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

(q) any site-specific requirements.

During the construction:

(r) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(s) Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;

(t) Vehicle borne material must not accumulate on the roads abutting the land;

(u) The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(v) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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.

38. 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

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

40. 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.

41. 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.
42. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
43. 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.
44. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, pedestrian walkway and ground level frontage 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.
45. 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.
46. This permit will expire if:
    (a) The development is not commenced within two years of the date of this permit; or
    (b) The development is not completed within four years of the date of this permit; or
    (c) The Shop and Restaurant uses are 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.

END OF CONDITIONS

Conclusion

Maintain position, amend permit conditions

65. The amended plans improve the proposal and will continue to achieve an acceptable planning outcome, subject to conditions.

66. It is recommended that Council maintain its position of support, subject to amended permit conditions.

Recommendation

67. That, for VCAT proceedings P486/2025, P491/2025 and P557/2025, Council advise the VCAT and parties that it supports the grant of a permit in accordance with the amended plans, subject to the following permit conditions which can be downloaded here: Download Draft Conditions

Declaration of conflict of interest

68. No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.
    - No conflict declared by Planner: Katrina Thomas
    - No conflict declared by Delegate: Lara Fiscalini

Planner: **Katrina Thomas** Signature:
Date: 02/10/2025



Delegate: **Lara Fiscalini** Signature:
Date: 02/10/2025

Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra. We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra. We pay our respects to Elders from all nations and to their Elders past, present and future.

Yarra City Council
ABN 98 394 086 520

PO Box 168
Richmond VIC 3121

03 9205 5555
info@yarracity.vic.gov.au
yarracity.vic.gov.au

02 October 2025

Email: admin@vcat.vic.gov.au
VCAT & Council Reference: P486/2025, P491/2025 and P557/2025
Address: 1 & 3-5 Sanders Pl Richmond VIC 3121

Dear Registrar and Parties,

I refer to the above application for review and the amended plans circulated by the permit applicant on 05 September 2025.

Council has considered the amended plans and resolved that it supports the grant of a permit in accordance with the amended plans, subject to conditions.

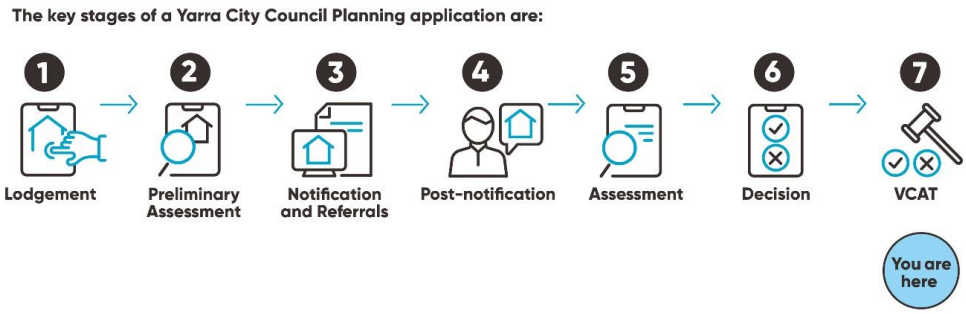
Please click on the following link to view a copy of the draft permit conditions: Download Draft Permit Conditions

Please click on the following link to view a copy of the officer report assessing the amended plans: Download Supplementary Report

There is no need for you to contact Council in response to this correspondence. However, if you have any queries in relation to this correspondence, the most efficient method is by **clicking here.**

Yours sincerely,

Statutory Planning Branch
Email: admin@vcat.vic.gov.au, Katrina.Thomas@yarracity.vic.gov.au, jonathonandersen@gmail.com, info@peterenglish.com.au, rdavidov@besthooper.com.au



National Relay Service
TTY 133 677 then (03) 9205 5555

Languages
العربية 9280 1930
中文 9280 1937
Ελληνικά 9280 1934
Italiano 9280 1931
Español 9280 1935
Tiếng Việt 9280 1939
Other 9280 1940

10 October 2025

Yarra City Council
ABN 98 394 086 520

PO Box 168
Richmond VIC 3121

03 9205 5555
info@yarracity.vic.gov.au
yarracity.vic.gov.au

Email: admin@vcat.vic.gov.au
VCAT & Council Reference: P486/2025
Address: 1 & 3-5 Sanders Pl Richmond VIC 3121

Dear Registrar and Parties,

I refer to the above application for review.

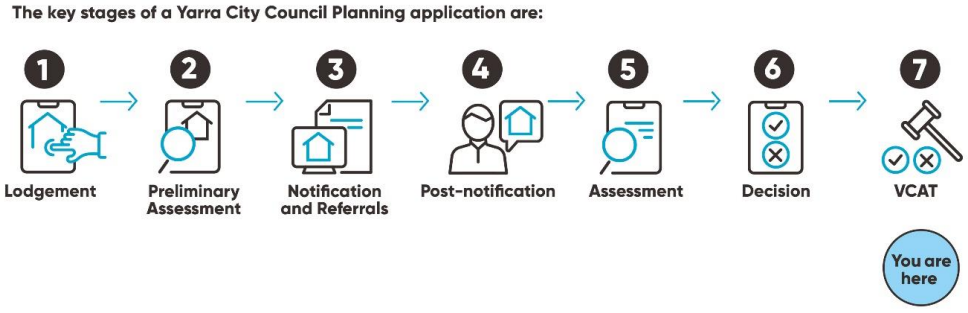
Council has prepared draft permit conditions based on the amended plans circulated by the permit applicant for the upcoming VCAT hearing.

Click here to view the draft conditions: Download Draft Conditions

There is no need for you to contact Council in response to this correspondence. However, if you have any queries in relation to this correspondence, the most efficient method is by **clicking here.**

Yours sincerely,

Statutory Planning Branch
Email: admin@vcat.vic.gov.au, Katrina.Thomas@yarracity.vic.gov.au, jonathonandersen@gmail.com, info@peterenglish.com.au, rdavidov@besthooper.com.au



National Relay Service
TTY 133 677 then (03) 9205 5555

Languages
العربية 9280 1930
中文 9280 1937
Ελληνικά 9280 1934
Italiano 9280 1931
Español 9280 1935
Tiếng Việt 9280 1939
Other 9280 1940

1-5 SANDERS PLACE, RICHMOND

DRAWING LIST

PROJECT STAGE	SHEET NO.	SHEET NAME	REV
TP	TP0000	COVER SHEET	D
TP	TP0001	CONTEXT PLAN	C
TP	TP0002	SURVEY PLAN	B
TP	TP0010	PROPOSED SITE PLAN	C
TP	TP0020	DEMOLITION PLAN	C
TP	TP0097	BASEMENT 2 FLOOR PLAN	B
TP	TP0099	BASEMENT 1 FLOOR PLAN	C
TP	TP0100	GROUND FLOOR PLAN	D
TP	TP0101	LEVEL 01 FLOOR PLAN	D
TP	TP0102	LEVEL 02 FLOOR PLAN	D
TP	TP0103	LEVEL 03 FLOOR PLAN	D
TP	TP0104	LEVEL 04 FLOOR PLAN	D
TP	TP0105	LEVEL 05 FLOOR PLAN	D
TP	TP0107	ROOF TERRACE	D
TP	TP0108	ROOF PLAN	D
TP	TP0900	NORTH ELEVATION	D
TP	TP0901	EAST ELEVATION	D
TP	TP0902	SOUTH ELEVATION	D
TP	TP0903	WEST ELEVATION	D
TP	TP0910	STREETSCAPE ELEVATION - SANDERS PLACE	B
TP	TP0950	SECTION A-A	C
TP	TP0951	SECTION B-B	C
TP	TP0952	SECTION C-C	B
TP	TP1600	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE)	B
TP	TP1601	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE & LANEWAY)	B
TP	TP3000	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)	D
TP	TP3001	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)	D
TP	TP3002	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)	D
TP	TP3003	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)	D
TP	TP3004	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)	D
TP	TP3010	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)	C
TP	TP3011	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)	C
TP	TP3012	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)	C
TP	TP3013	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)	B
TP	TP3014	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)	C
TP	TP4000	MATERIAL SCHEDULE	C
TP	TP4001	MATERIAL SCHEDULE	C
TP	TP4002	MATERIAL SCHEDULE	C
TP	TP4100	OVERLOOKING DIAGRAM - EAST	A
TP	TP4101	OVERLOOKING DIAGRAM - NORTH	B
TP	TP4200	BASEMENT 01 - SERVICE OF ALCOHOL	B



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, altered or
   provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information provided by KENNON;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) promptly report any errors, omissions or inconsistencies in this document of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

GFA

	Area
BASEMENT 02	371 m²
BASEMENT 01	371 m²
GROUND FLOOR (L00)	339 m²
LEVEL 01	371 m²
LEVEL 02	339 m²
LEVEL 03	306 m²
LEVEL 04	268 m²
LEVEL 05	235 m²
ROOF TERRACE	177 m²
	2778 m²

TERRACE SCHEDULE

Name	Area
LEVEL 01	
TERRACE	29 m²
LEVEL 02	
TERRACE	23 m²
LEVEL 03	
TERRACE	28 m²
LEVEL 04	
TERRACE	23 m²
LEVEL 05	
TERRACE	19 m²
ROOF TERRACE	
TERRACE	67 m²
TOTAL	189 m²

NFA

Name	Area
BASEMENT 01	
RESTAURANT	269 m²
GROUND FLOOR (L00)	
SHOP	163 m²
LEVEL 01	
OFFICE	298 m²
LEVEL 02	
OFFICE	266 m²
LEVEL 03	
OFFICE	229 m²
LEVEL 04	
OFFICE	196 m²
LEVEL 05	
OFFICE	166 m²
TOTAL	1589 m²

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	COVER SHEET
Date	02/05/24
Project No	2324
Scale @ A1	
Dwg No	TP0000
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, rue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information and not in isolation;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements
(d) indemnify and keep indemnified KENNON GROUP PTY LTD against any use of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

LEGEND

EASEMENT - EAST

EASEMENT - A1

EASEMENT - A2

Rev	Date	Chkd	Reason for Issue
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

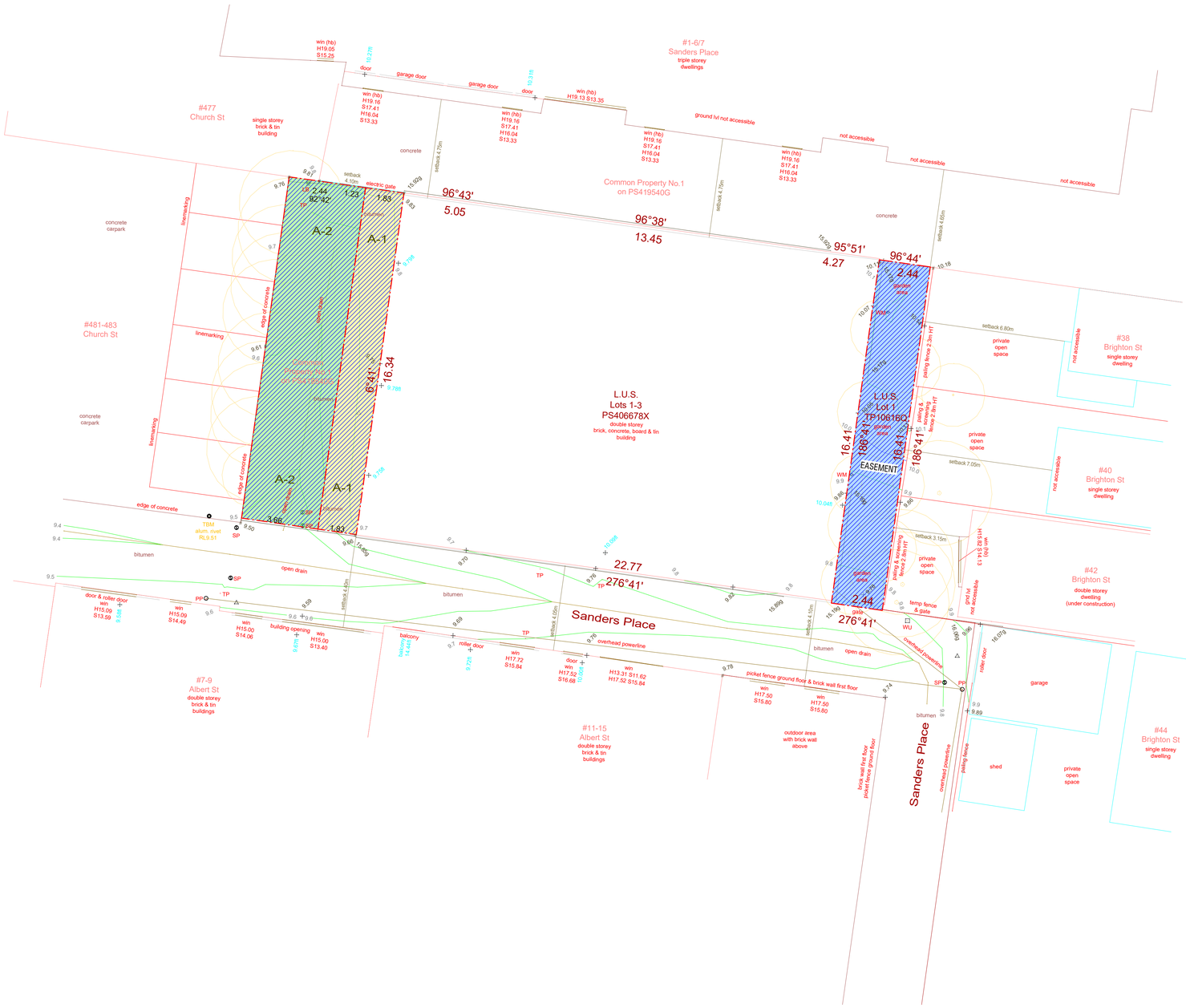
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	CONTEXT PLAN
Date	02/05/24
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0001
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or transmitted by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) properly form the user opinion as to the correctness and efficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
B	28/08/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SURVEY PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0002
Drawn By	Author
Chkd	Checker
Rev	B



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
   provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
   (a) not scale any drawing, rue figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information and not in isolation;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements
   (d) indemnify KENNON GROUP PTY LTD against all claims arising from any use of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

LEGEND

EASEMENT - EAST

EASEMENT - A1

EASEMENT - A2

Rev	Date	Chkd	Reason for Issue
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

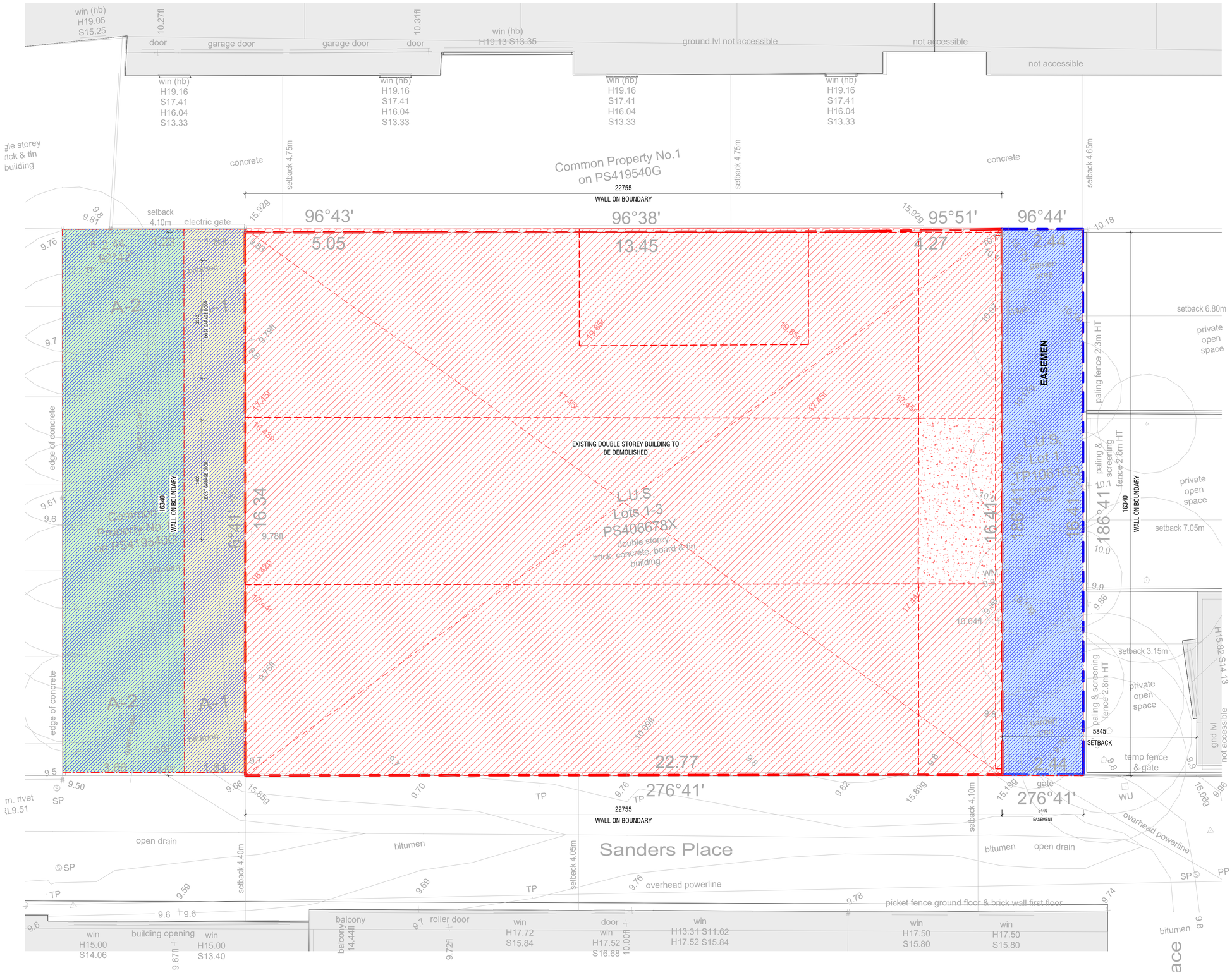
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	PROPOSED SITE PLAN
Date	02/05/24
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0010
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, published or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, rue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information provided;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) not modify this document and use only the unmodified version of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	28/08/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

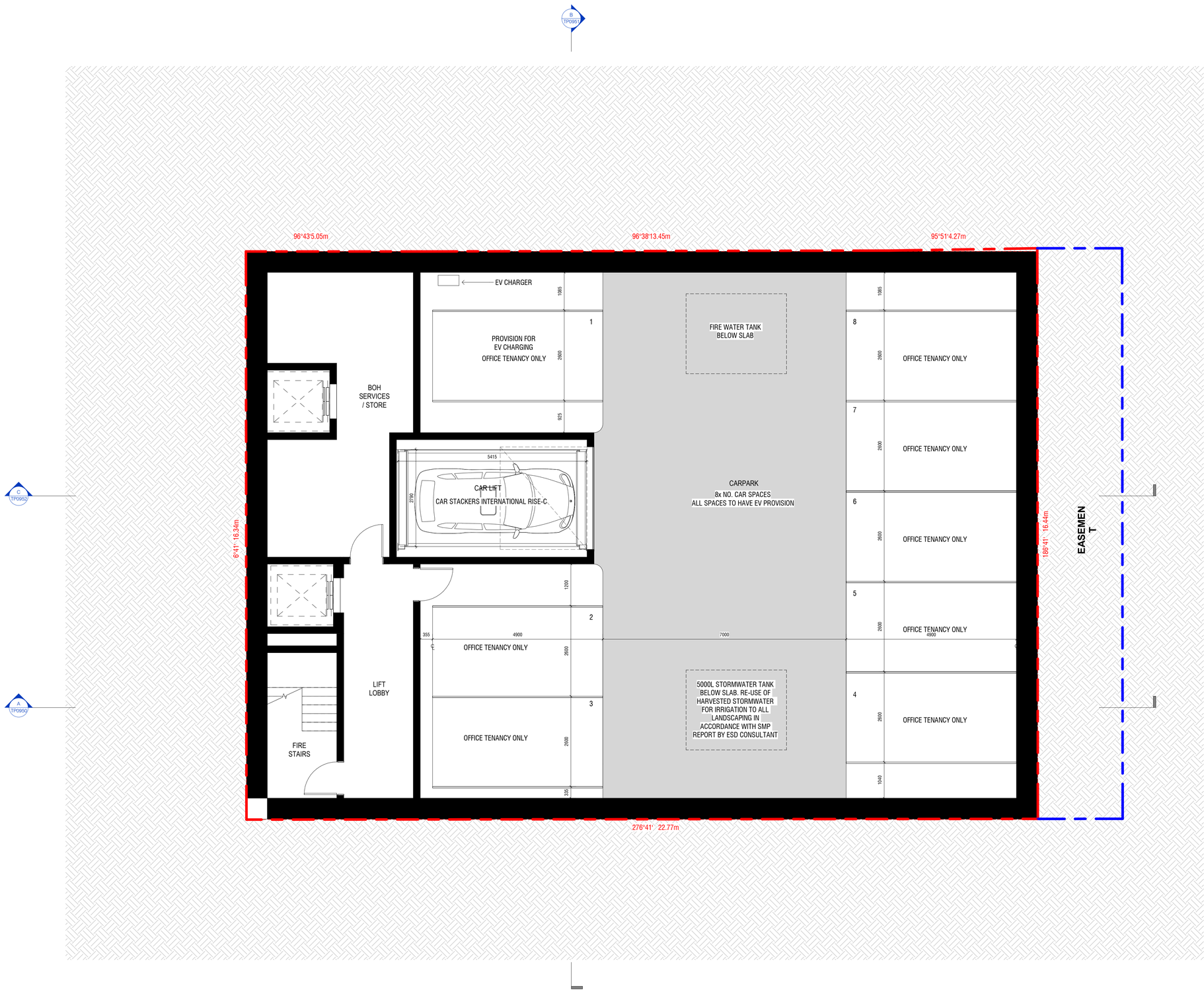
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	DEMOLITION PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0020
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:

(a) not scale any drawing, use figured dimensions only and verify all dimensions;

(b) only use this document in conjunction with all other relevant Project documents, specifications and information (the any person);

(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;

(d) conform to the other user, opinion or to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

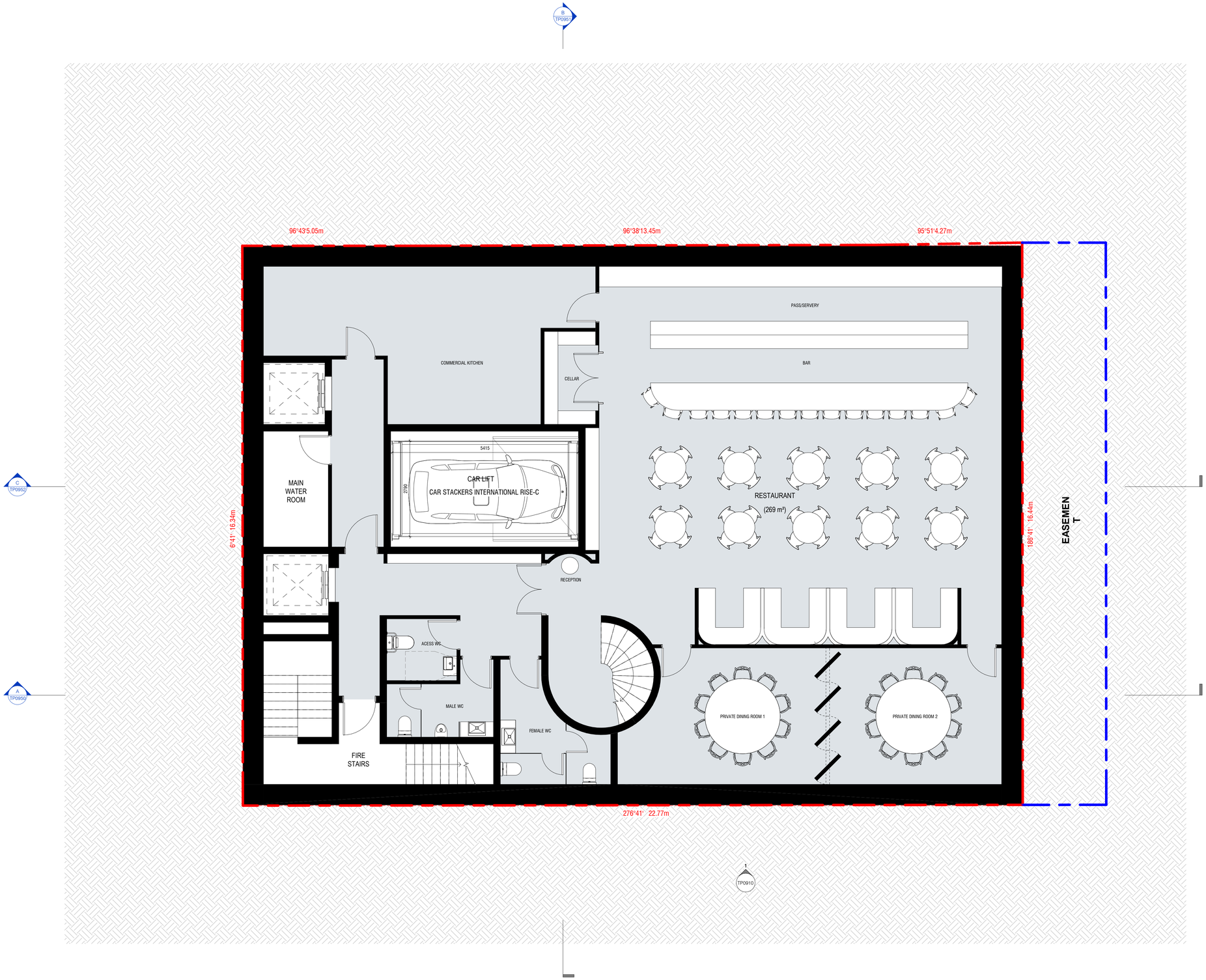
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	BASEMENT 2 FLOOR PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0097
Drawn By	Author
Chkd	Checker
Rev	B



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:

(a) not scale any drawing, use figured dimensions only and verify all dimensions;

(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;

(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements

(d) indicate, in the other case, the use of the document and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	BASEMENT 1 FLOOR PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0099
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorised persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or copied in any way or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, rue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information issued by KENNON;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) promptly notify KENNON of any error or omission in this document or any part of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

GFA

Area
BASEMENT 02
371 m²
BASEMENT 01
371 m²
GROUND FLOOR (L00)
339 m²
LEVEL 01
371 m²
LEVEL 02
339 m²
LEVEL 03
306 m²
LEVEL 04
268 m²
LEVEL 05
235 m²
ROOF TERRACE
177 m²
2778 m²

TERRACE SCHEDULE

Name	Area
LEVEL 01	
TERRACE	29 m²
LEVEL 02	
TERRACE	23 m²
LEVEL 03	
TERRACE	28 m²
LEVEL 04	
TERRACE	23 m²
LEVEL 05	
TERRACE	19 m²
ROOF TERRACE	
TERRACE	67 m²
TOTAL	189 m²

NFA

Name	Area
BASEMENT 01	
RESTAURANT	269 m²
GROUND FLOOR (L00)	
SHOP	163 m²
LEVEL 01	
OFFICE	298 m²
LEVEL 02	
OFFICE	266 m²
LEVEL 03	
OFFICE	229 m²
LEVEL 04	
OFFICE	196 m²
LEVEL 05	
OFFICE	166 m²
TOTAL	1589 m²

D	24/11/24	RFI RESPONSE
C	28/08/24	RFI RESPONSE
B	25/06/24	RFI RESPONSE
A	02/05/24	TOWN PLANNING SUBMISSION

Rev	Date	Chkd	Reason for Issue

Based on Drawings Received:

NORTH

PRELIMINARY

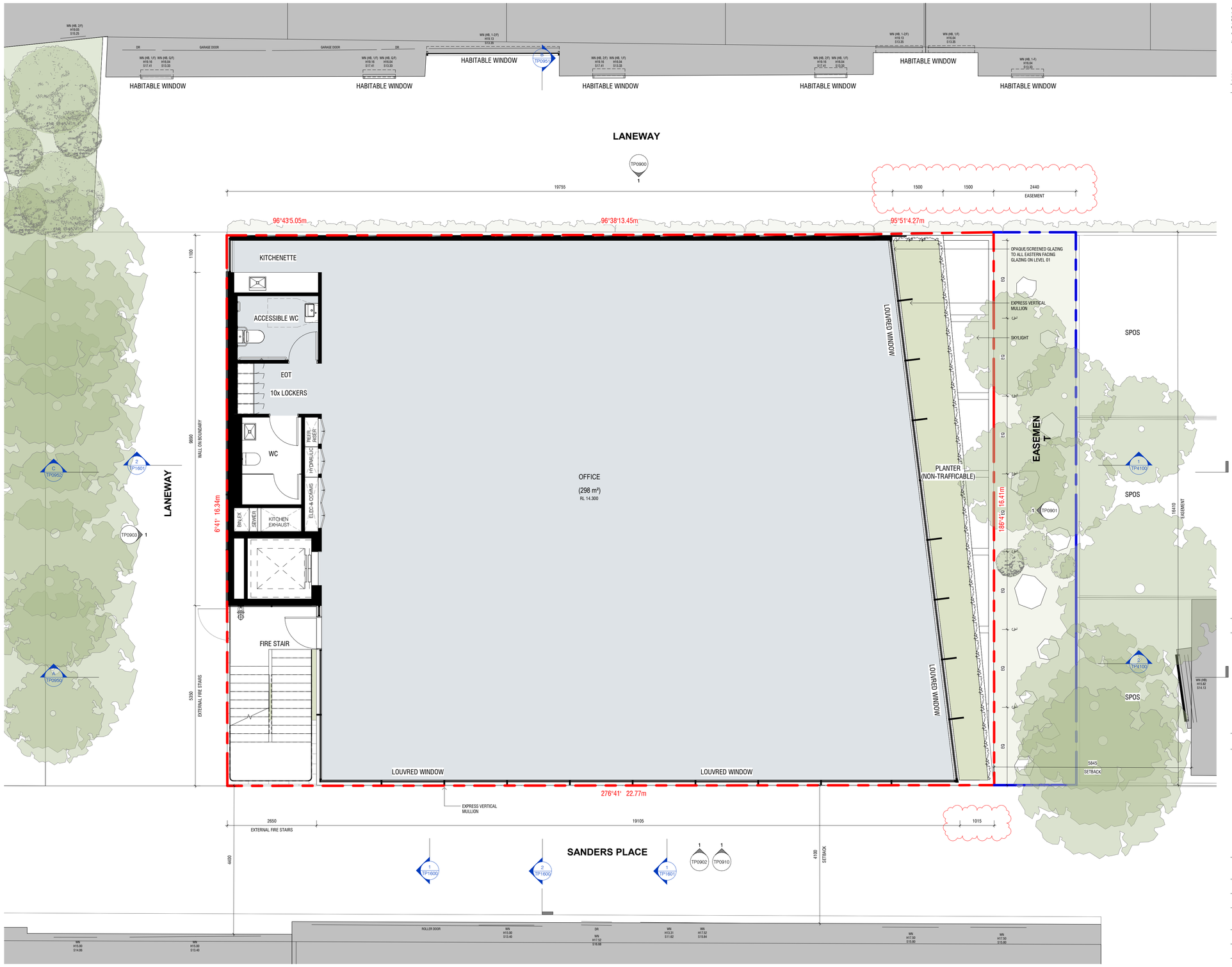
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	GROUND FLOOR PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0100
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements
(d) cancel, turn over, and cease all use of the contents and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

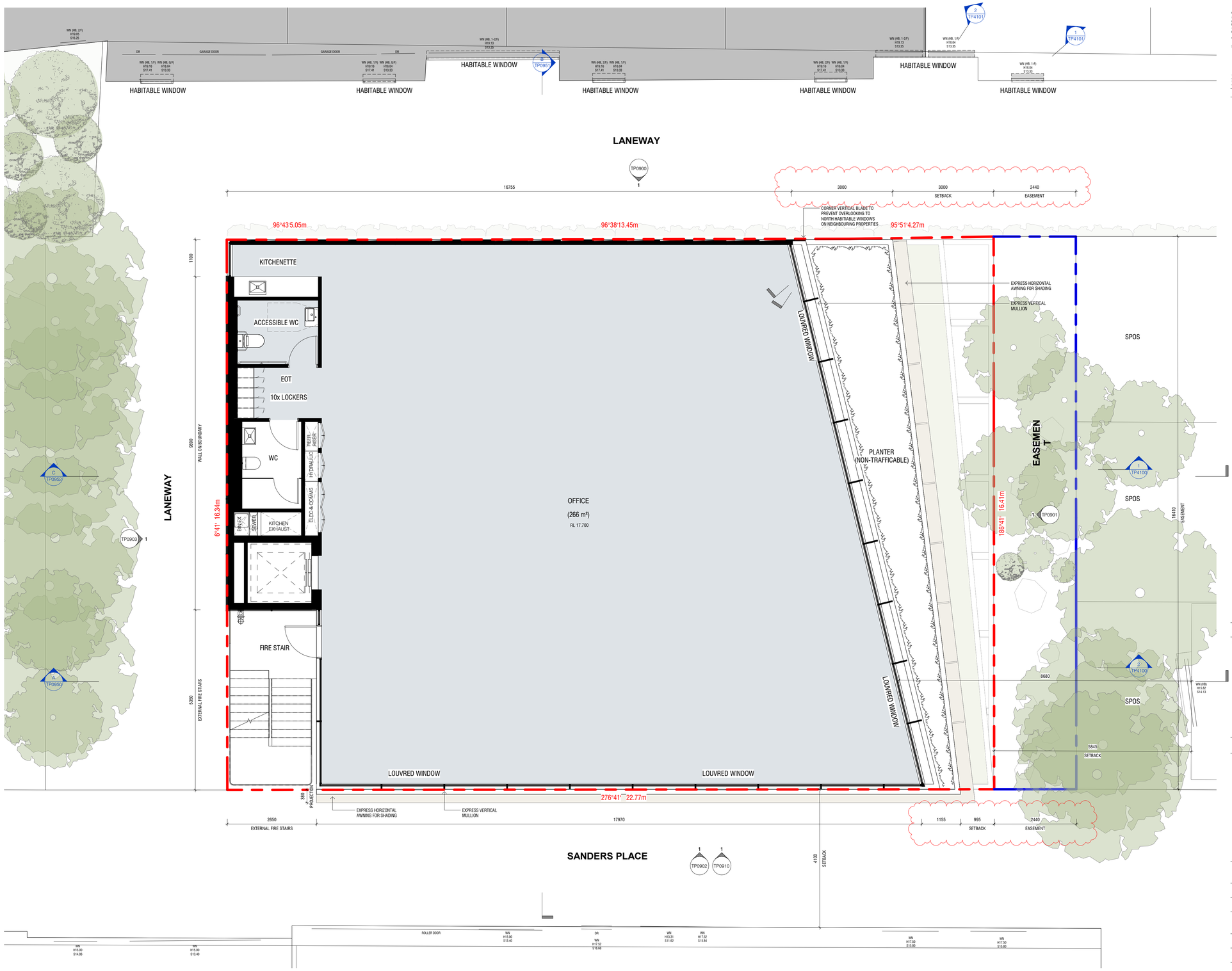
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 01 FLOOR PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0101
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements
(d) provide to the user's own system as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

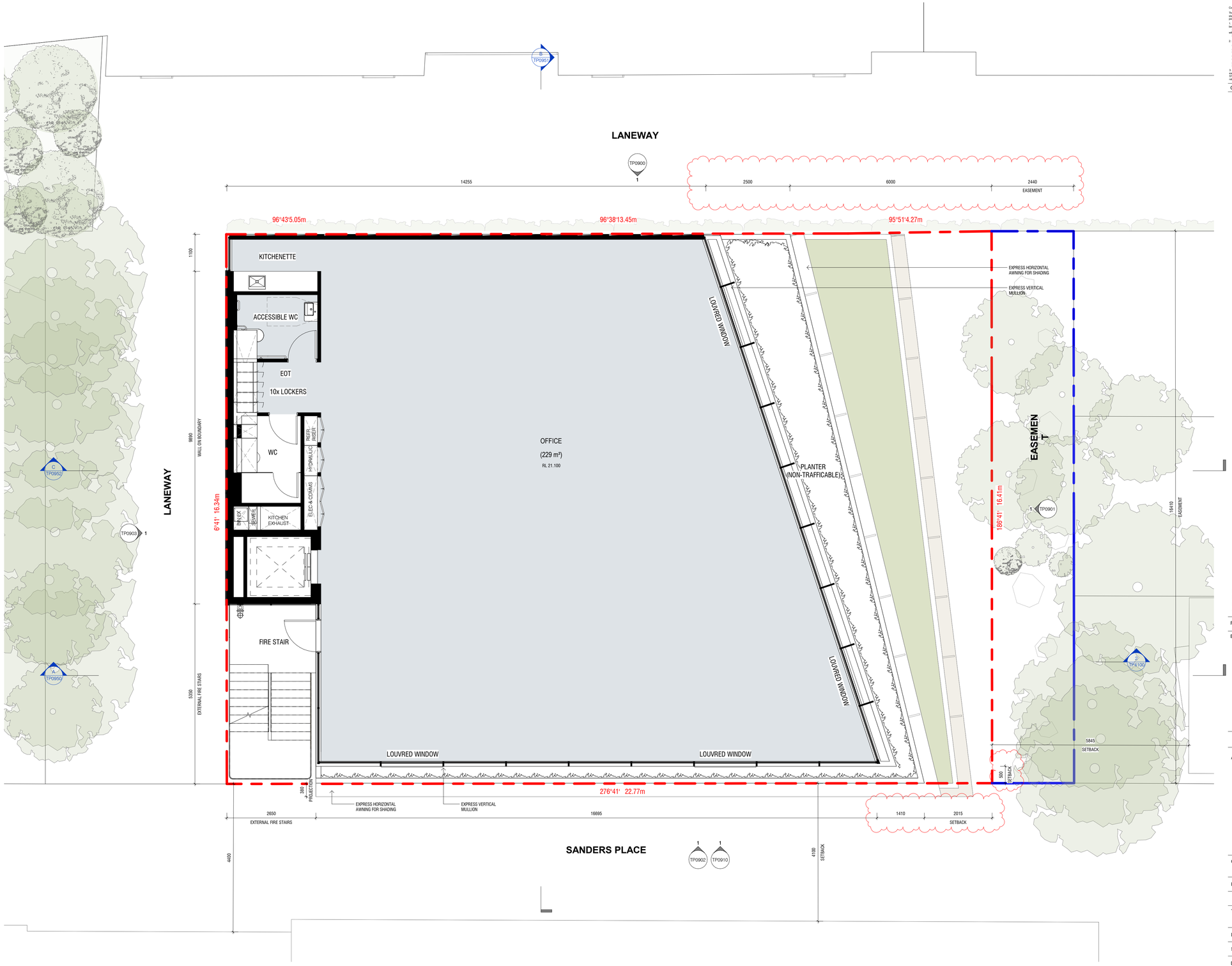
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 02 FLOOR PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0102
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
   provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information issued by us;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) not alter this document and must not remove any trademark or boilerplate of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

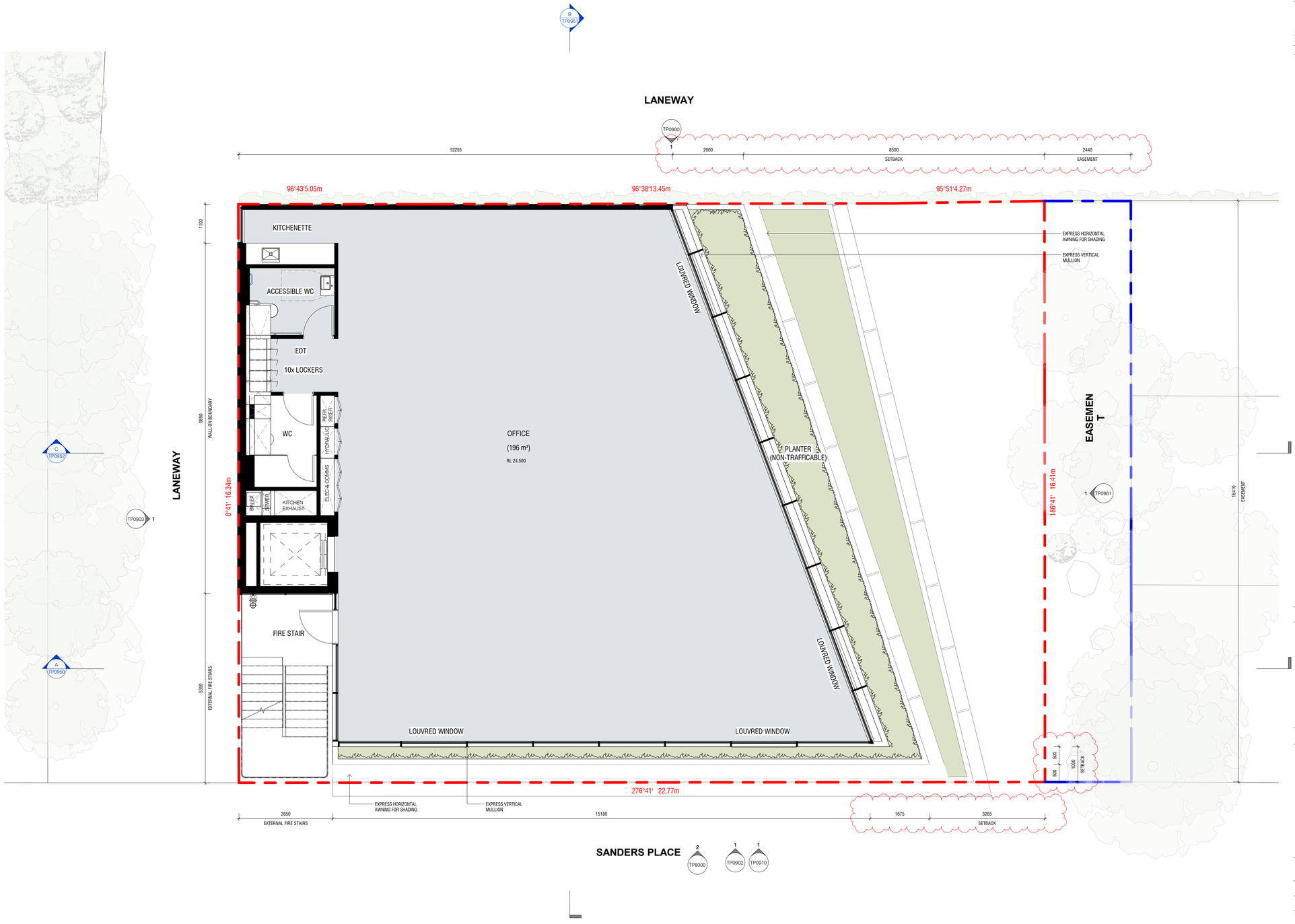
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 03 FLOOR PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0103
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
   provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
   (a) not scale any drawing, sue figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information and not in isolation;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) promptly report any errors, omissions or inconsistencies in this document of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

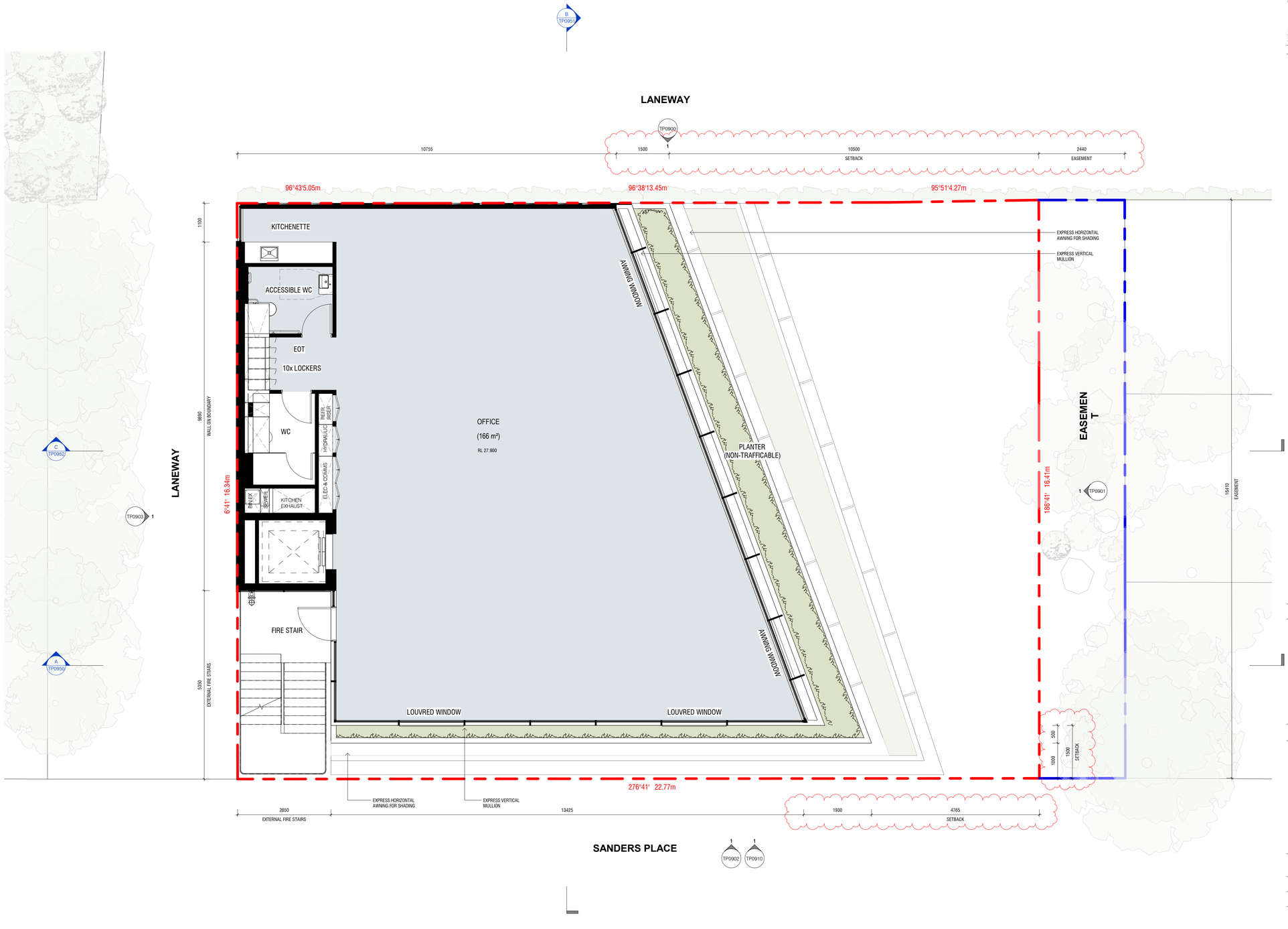
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 04 FLOOR PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0104
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) accept the risk of any use, opinion, or conclusion and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

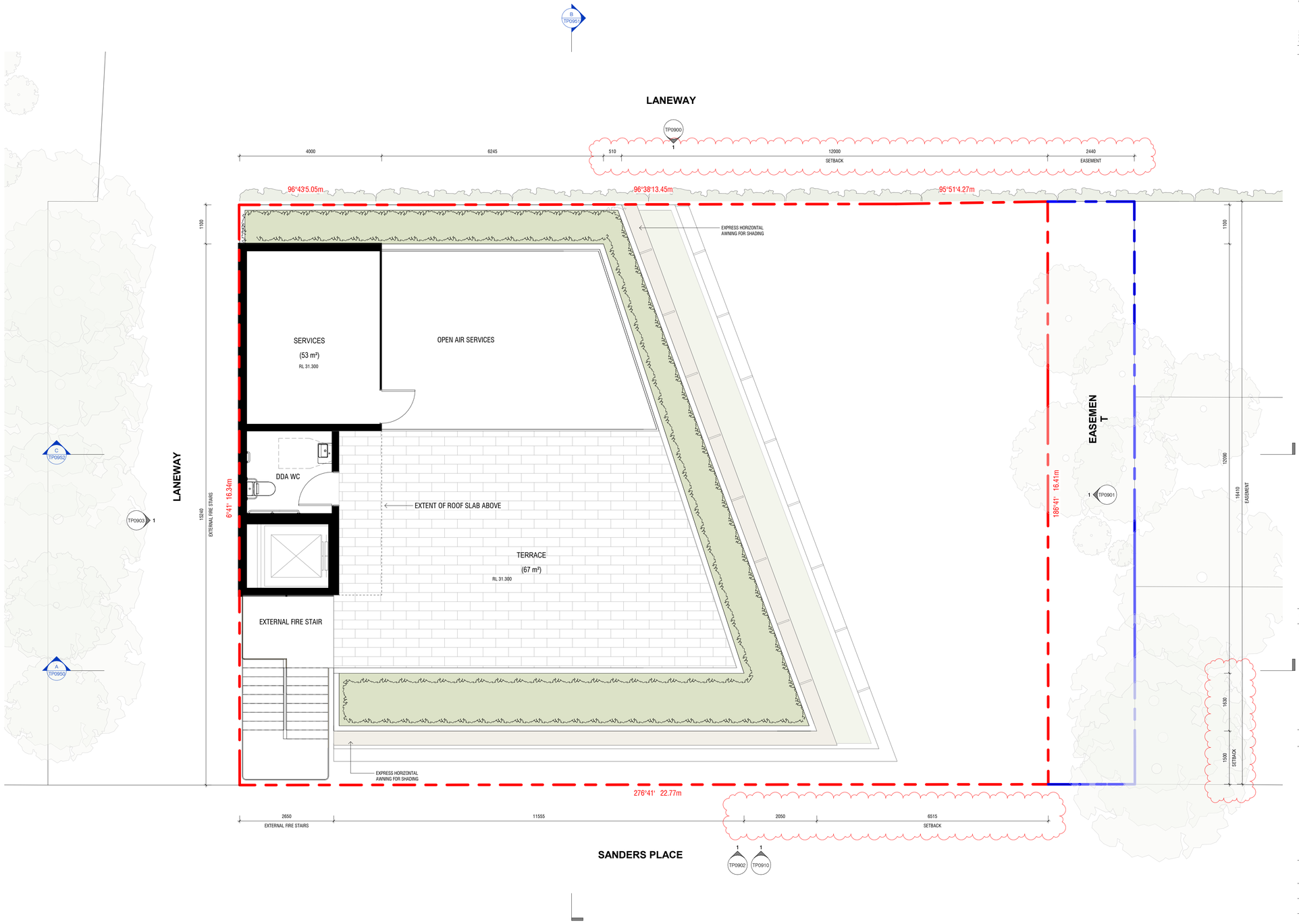
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	LEVEL 05 FLOOR PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0105
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, copied, used or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) not rely on any part of this document or any other document or any part of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

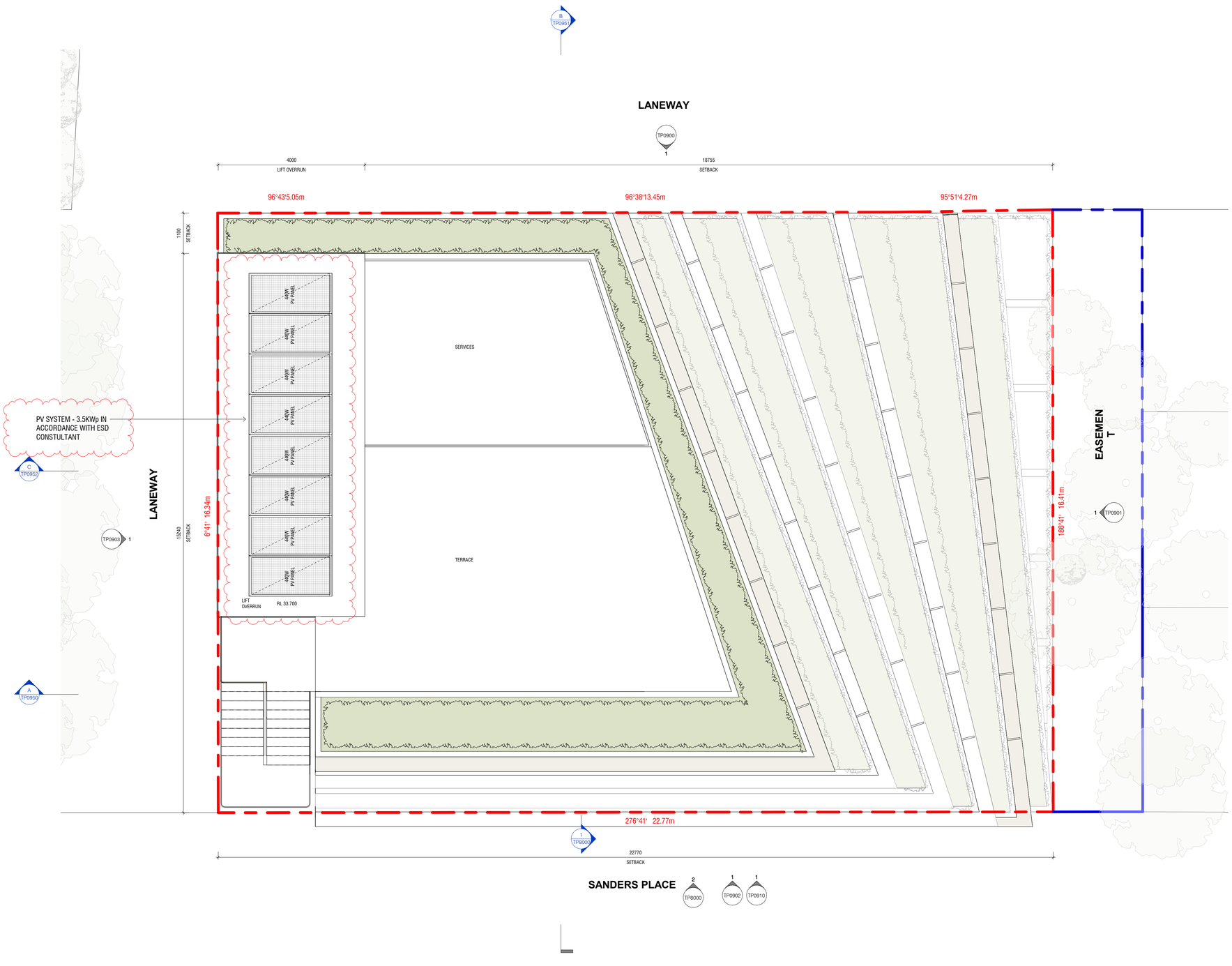
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	ROOF TERRACE
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0107
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or copied or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) properly form the user's opinion as to the conveniences and efficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

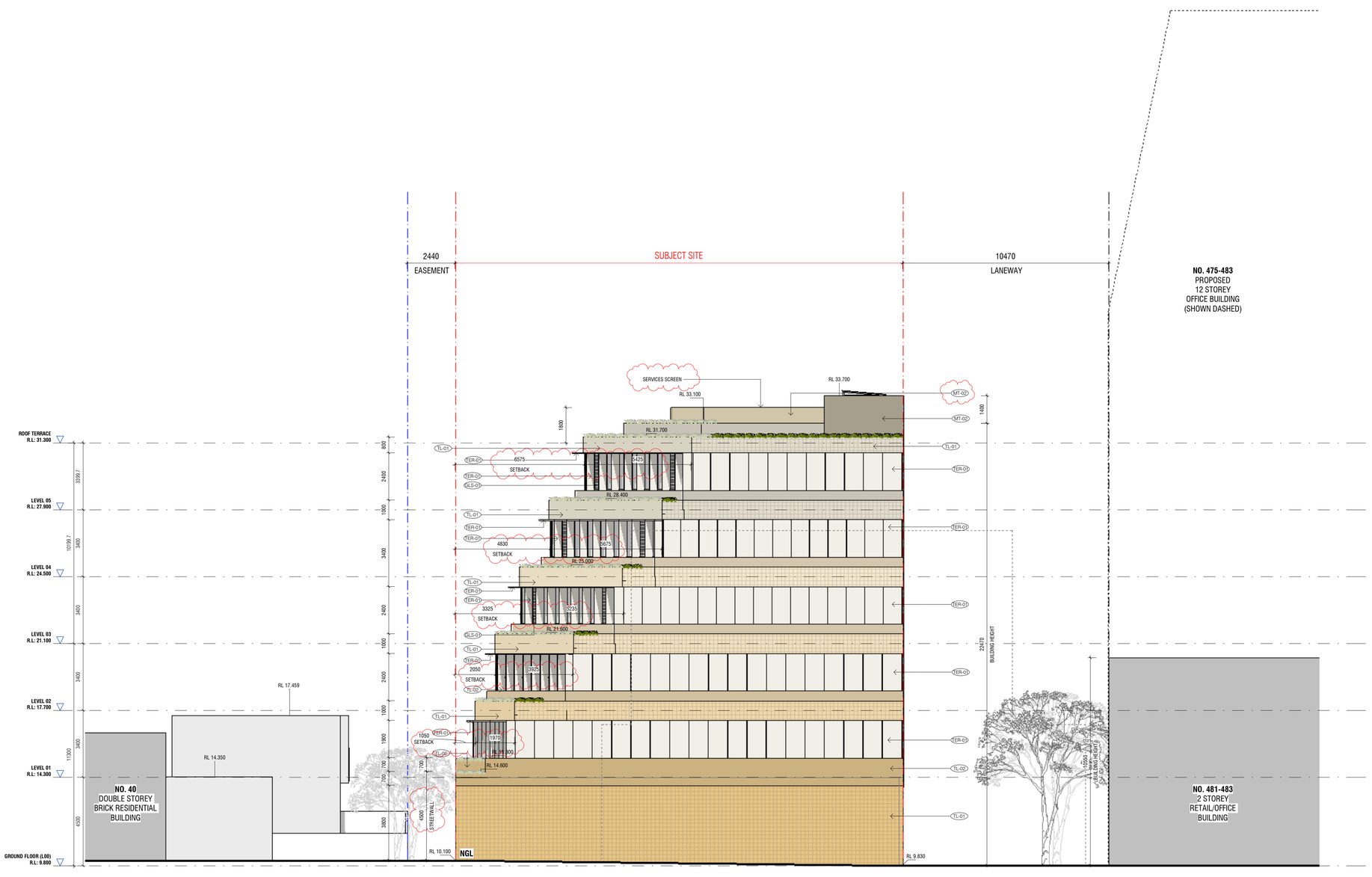
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	ROOF PLAN
Date	02/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP0108
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) conduct tests and reviews and opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO DARKEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RR RESPONSE
C	24/11/24		RR RESPONSE
B	25/06/24		RR RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

PRELIMINARY

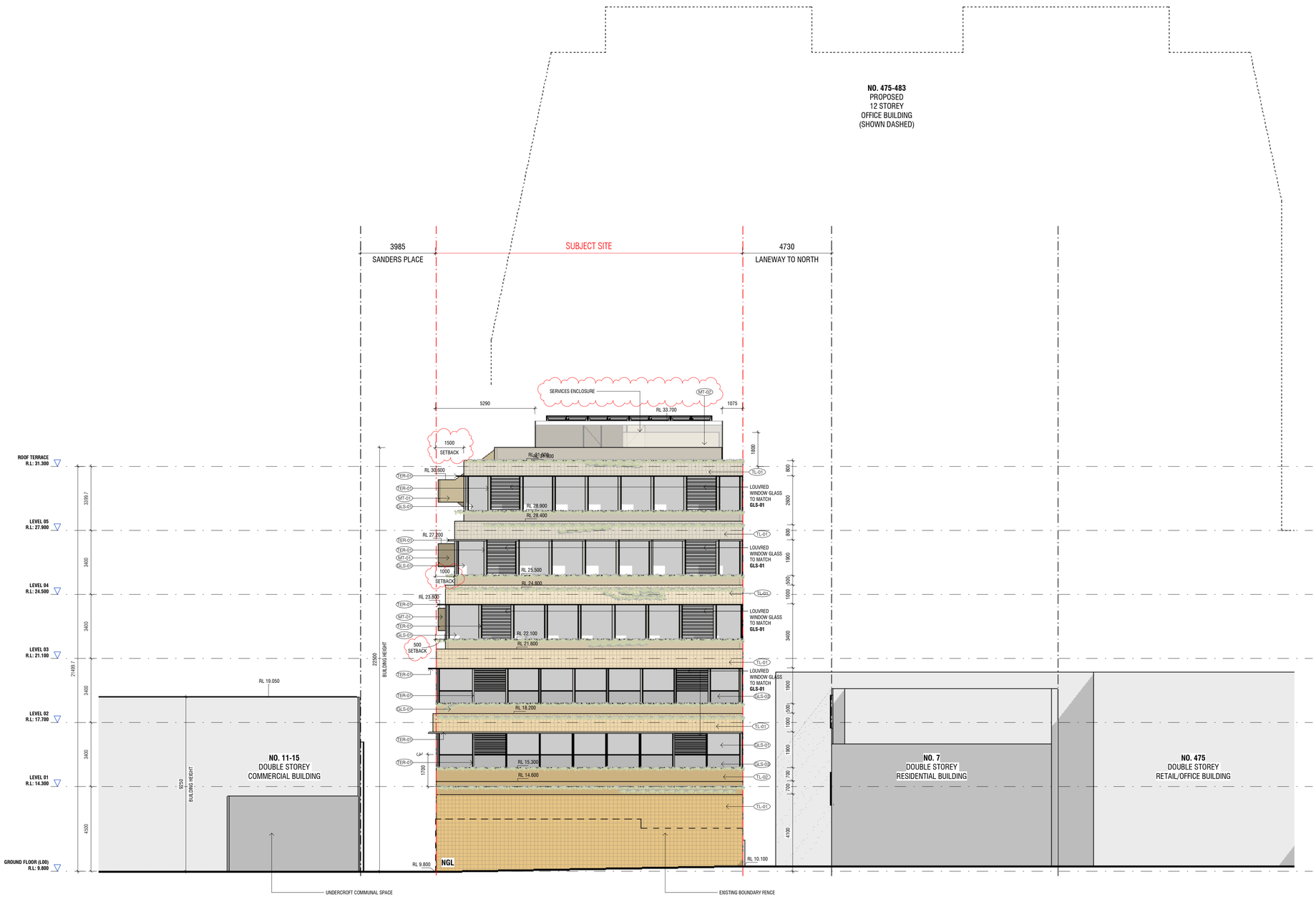
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	NORTH ELEVATION
Date	02/05/24
Project No	2324
Scale @ A1 As indicated	
Dwg No	TP0900
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) indicate the limit and opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO DARKEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

PRELIMINARY

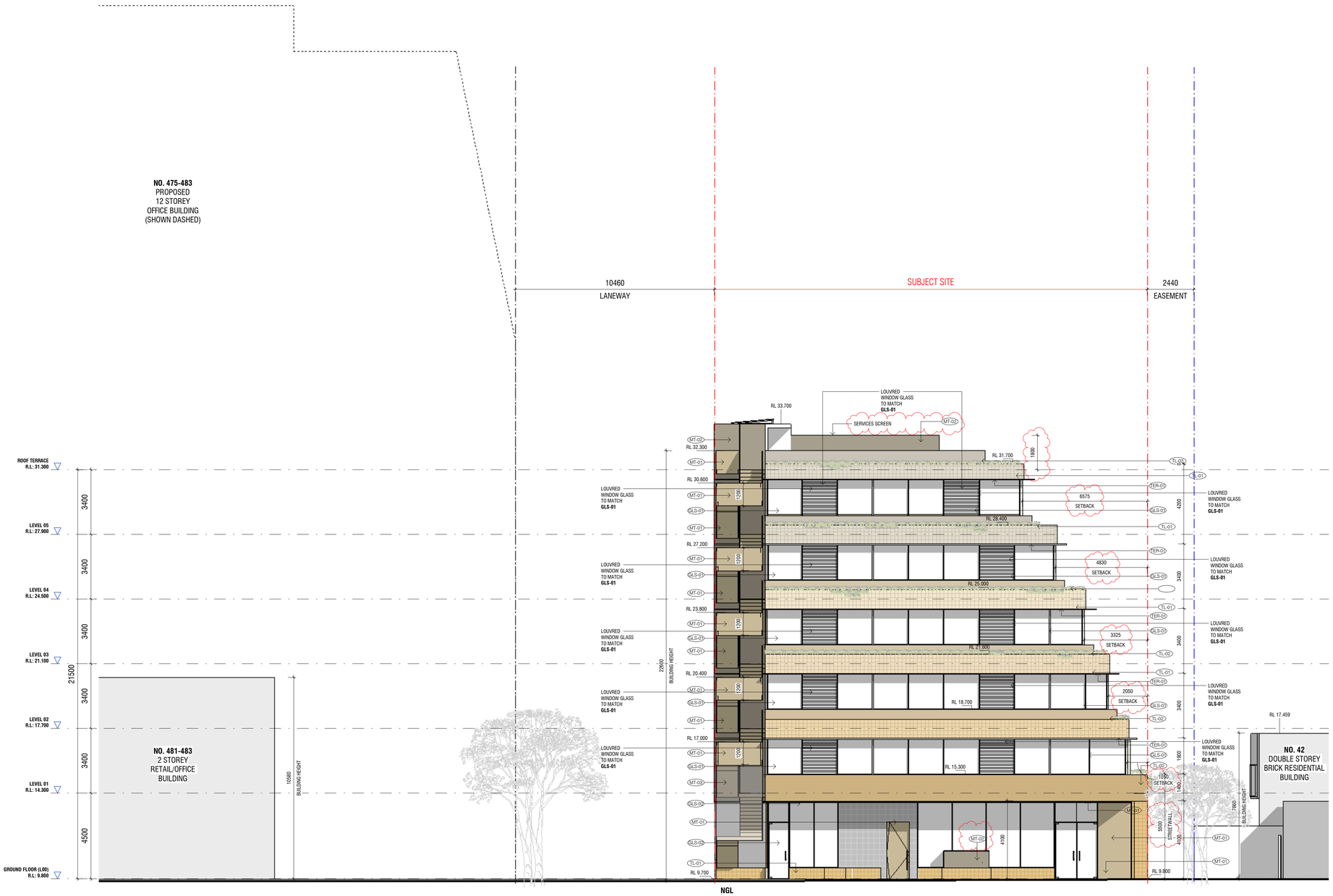
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	EAST ELEVATION
Date	02/05/24
Project No	2324
Scale @ A1 As indicated	
Dwg No	TP0901
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) indicate, in the case of any use of, or reliance on, the contents of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO DARKEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

PRELIMINARY

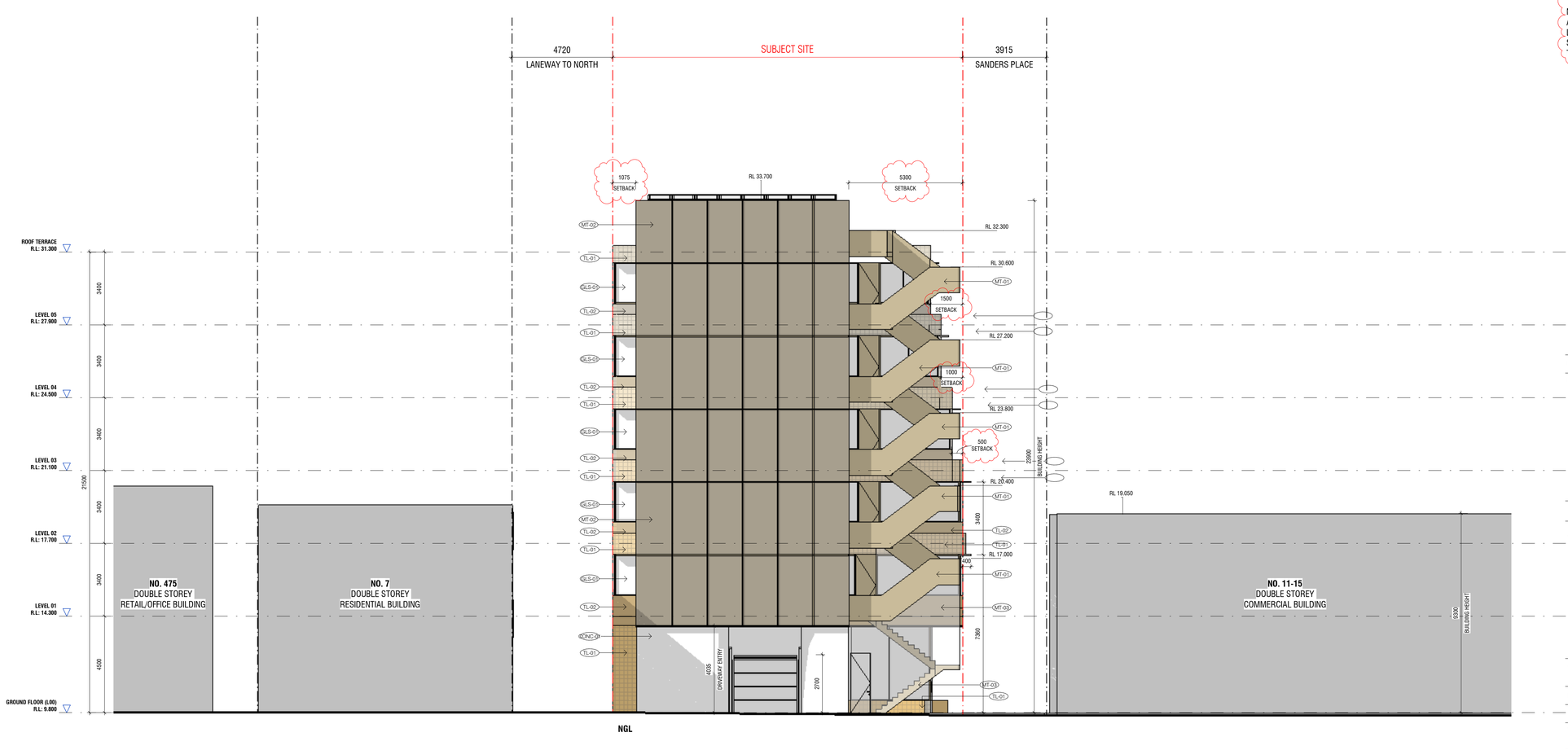
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SOUTH ELEVATION
Date	02/05/24
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0902
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) accept sole liability and risk for any use of the document or any reproduction of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

MATERIAL LEGEND

TL-01	GLOSS TILE
TL-02	MATTE TILE
*PRIMARY TILE TO DARKEN RISING UP BUILDING	
TL-03	GLOSS TILE DARK
CONC-01	PRECAST CONCRETE
MT-01	BRONZE POWDERCOAT METAL
MT-02	BRONZE PERFORATED METAL
MT-03	BRONZE MESH METAL
GLS-01	TINTED GLASS
GLS-02	CLEAR GLASS
GLS-03	FLUTED GLASS
TER-01	TERRACOTTA

NOTE:
ALL ROOFTOP AND ROOF MATERIALS TO BE LIGHT COLOURED IN ACCORDANCE WITH ESD SMP REPORT (SOLAR REFLECTANCE VALUE (SRI) TO BE SRI64 OR ABOVE)

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	WEST ELEVATION
Date	02/05/24
Project No	2324
Scale @ A1	As indicated
Dwg No	TP0903
Drawn By	Author
Chkd	Checker
Rev	D



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements
(d) properly form their own opinion as to the conclusions and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

PRELIMINARY

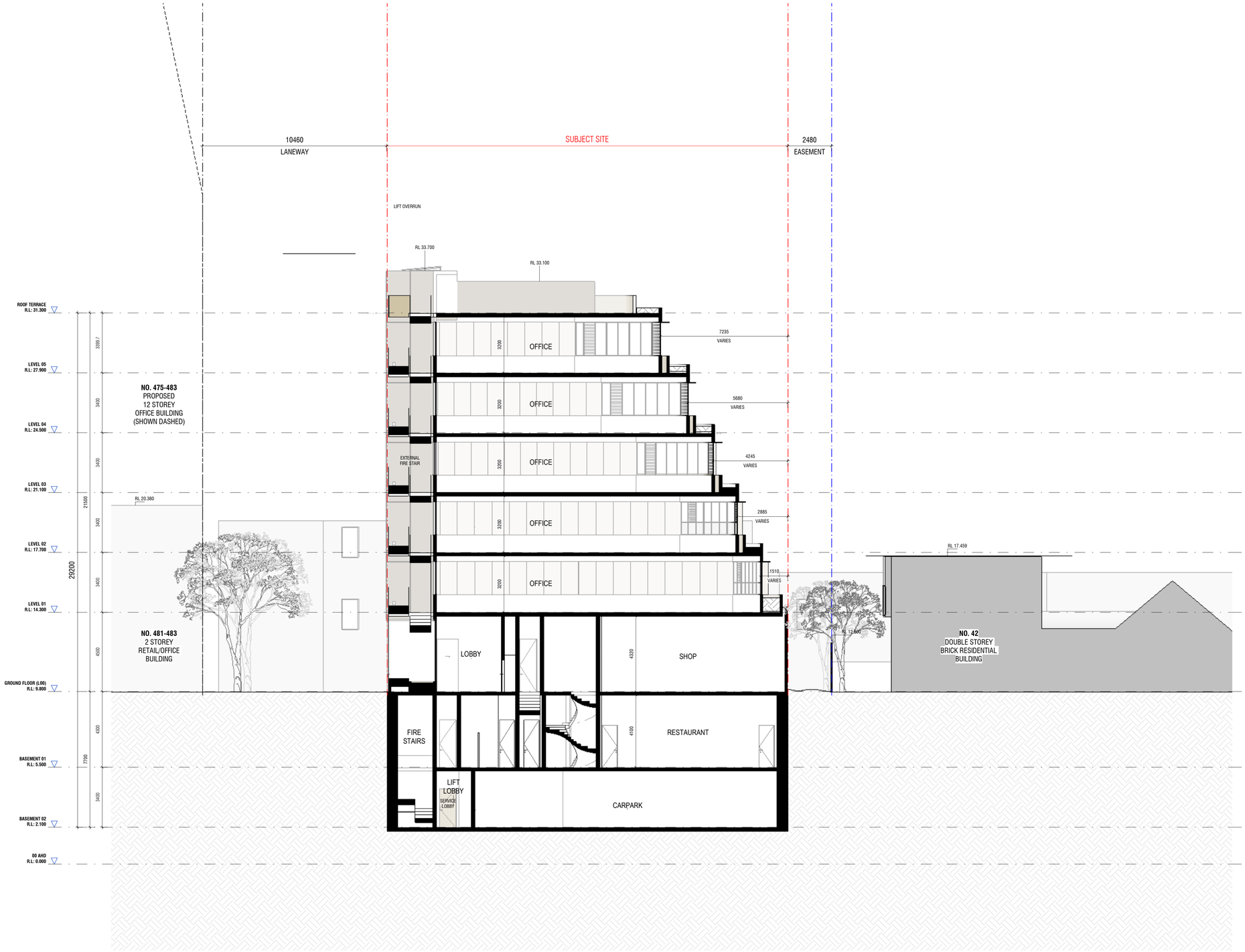
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	STREETSCAPE ELEVATION - SANDERS PLACE
Date	06/19/24
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP0910
Drawn By	Author
Chkd	Checker
Rev	B



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:

(a) not scale any drawing, use figured dimensions only and verify all dimensions;

(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;

(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;

(d) accept that the user is at risk of any loss or damage in the corrections and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any loss.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

PRELIMINARY

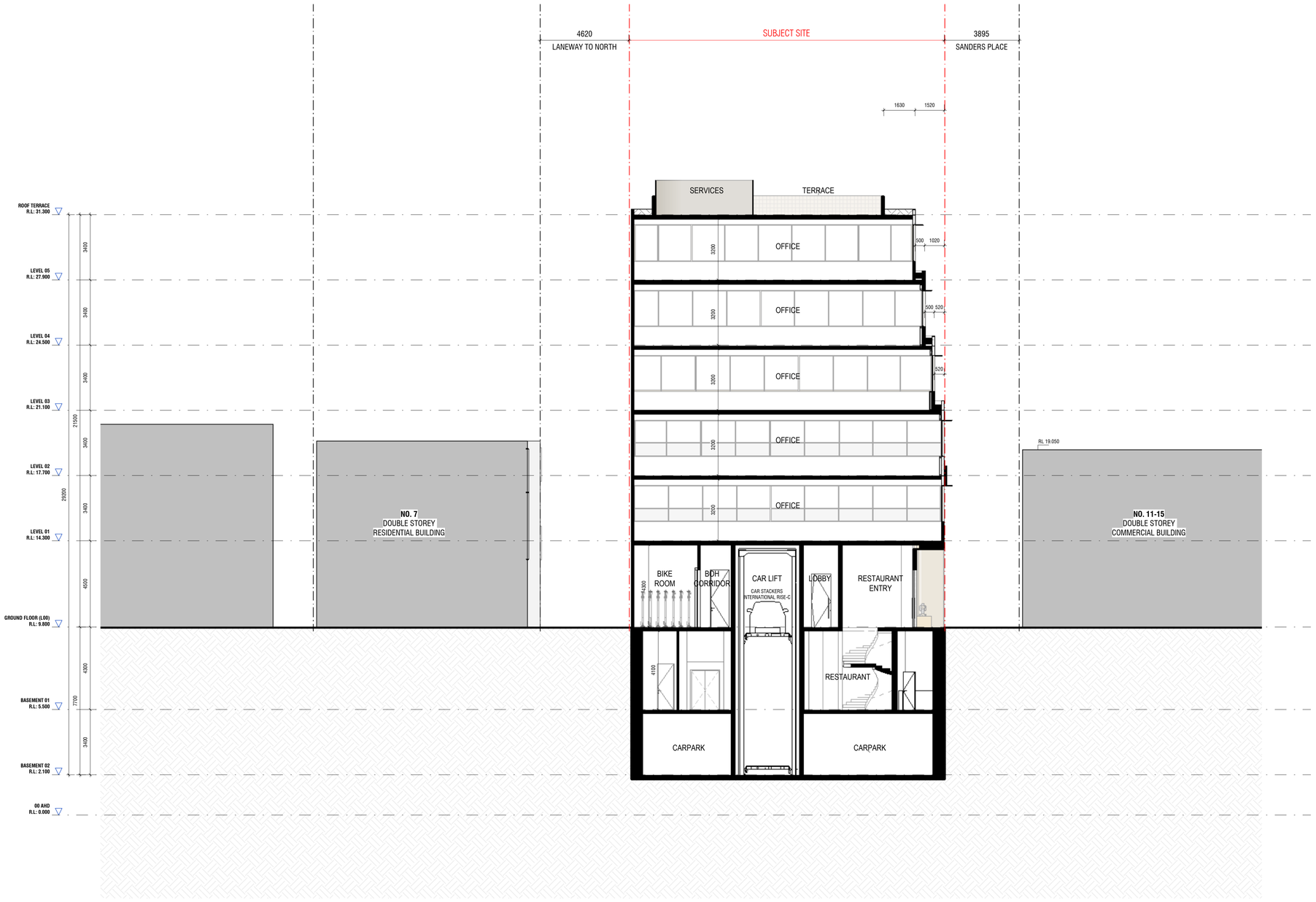
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION A-A
Date	02/05/24
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0950
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) accept the risk of any opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

PRELIMINARY

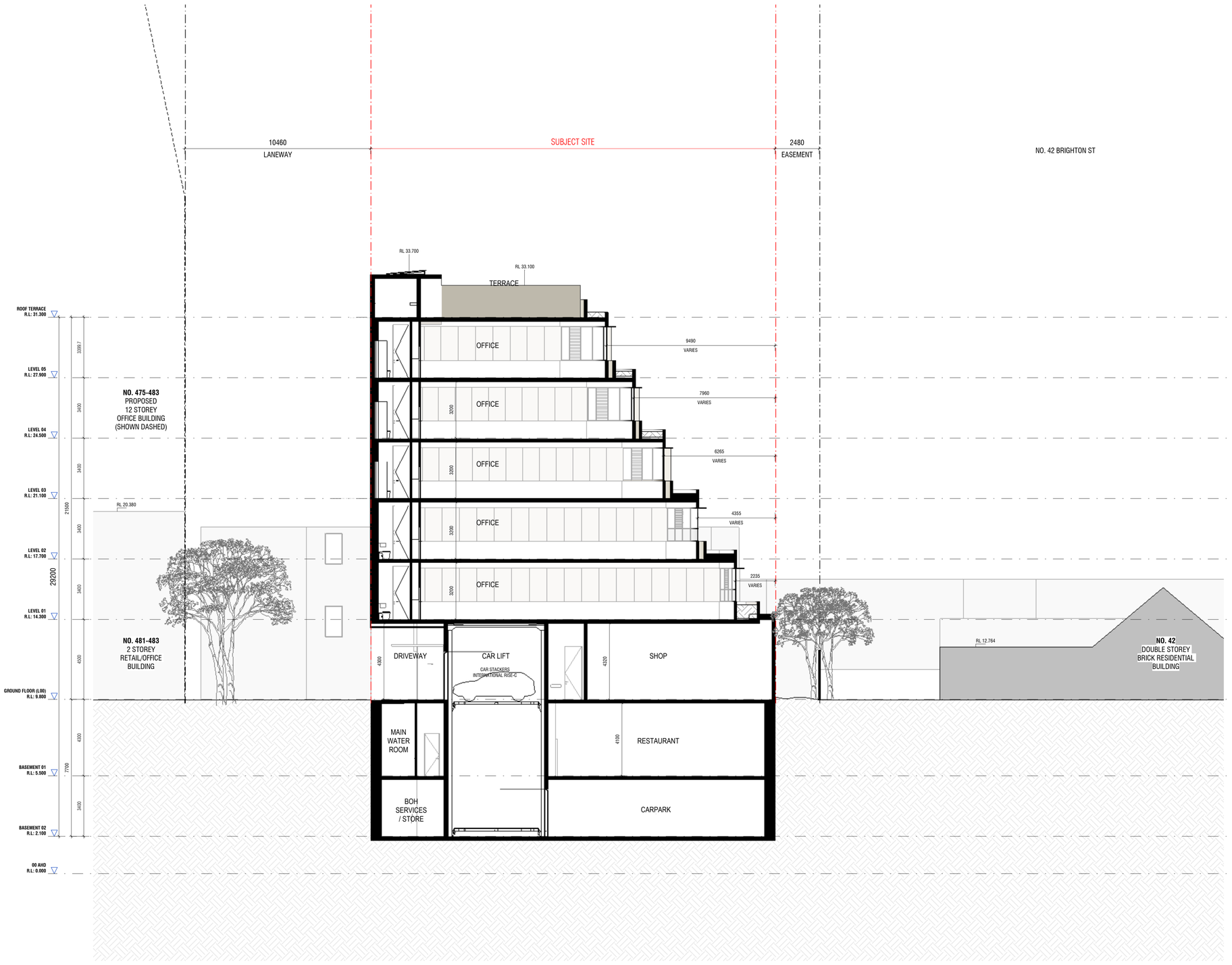
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION B-B
Date	02/05/24
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0951
Drawn By	Author
Chkd	Checker
Rev	C



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, reproduced in any form or in any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:

(a) not scale any drawing, use figured dimensions only and verify all dimensions;

(b) only use this document in conjunction with all other relevant Project documents, specifications and information (the Project Data);

(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;

(d) indicate to the Project Data that it has been prepared by the Consultancy Agreement of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issues.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
B	24/11/24		RR RESPONSE
A	25/06/24		RR RESPONSE

Based on Drawings Received:

PRELIMINARY

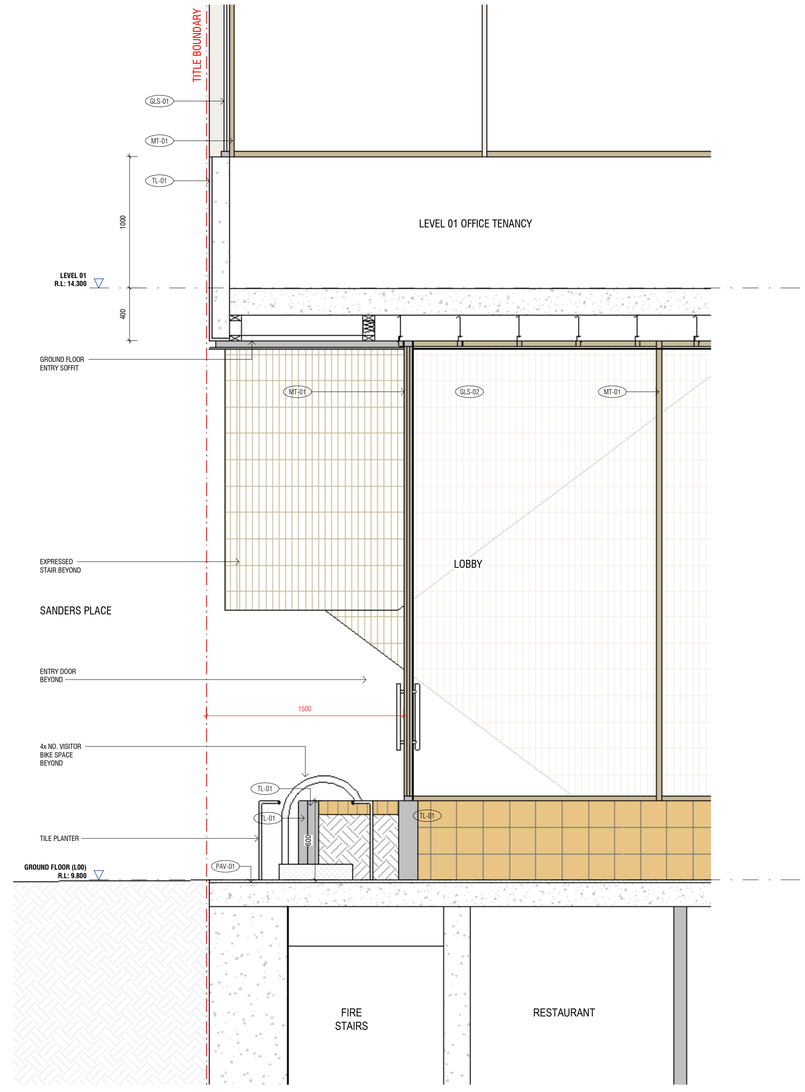
Architect

KENNON

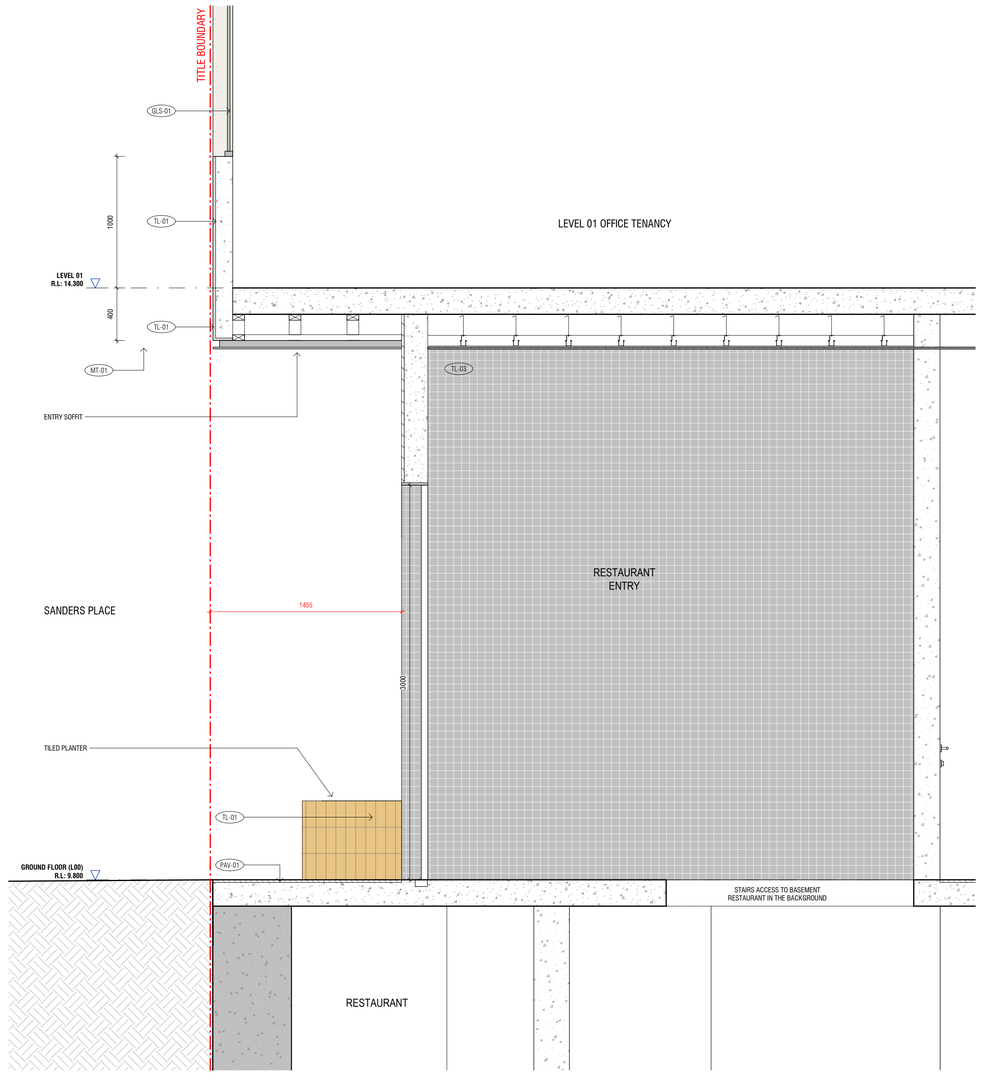
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SECTION C-C
Date	06/18/24
Project No	2324
Scale @ A1	1 : 100
Dwg No	TP0952
Drawn By	Author
Chkd	Checker
Rev	B



1 L00 GROUND FLOOR SANDERS PLACE & OFFICE LOBBY SECTION INTERFACE DETAIL 01
TP1600 SCALE 1 : 20



2 L00 GROUND FLOOR SANDERS PLACE & BASEMENT RESTAURANT ENTRY SECTION INTERFACE DETAIL 02
TP1600 SCALE 1 : 20

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement.

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be reproduced, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information (Project Documents);
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements
(d) indicate that this user agrees as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

PRELIMINARY

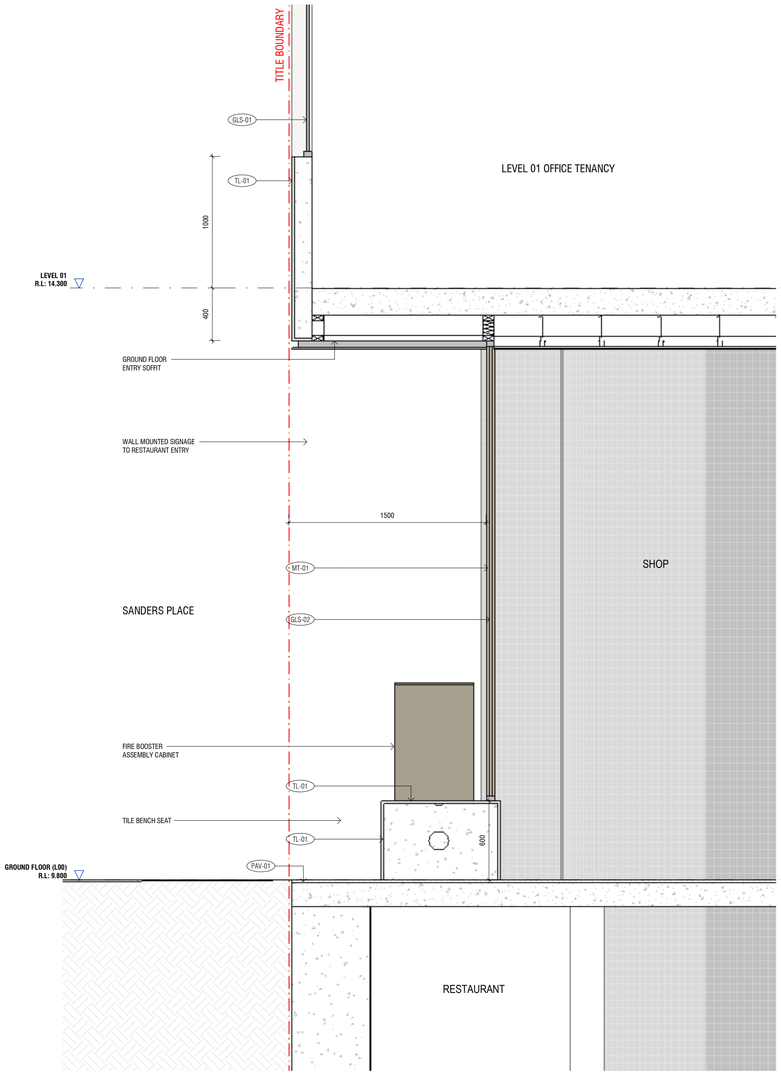
Architect

KENNON

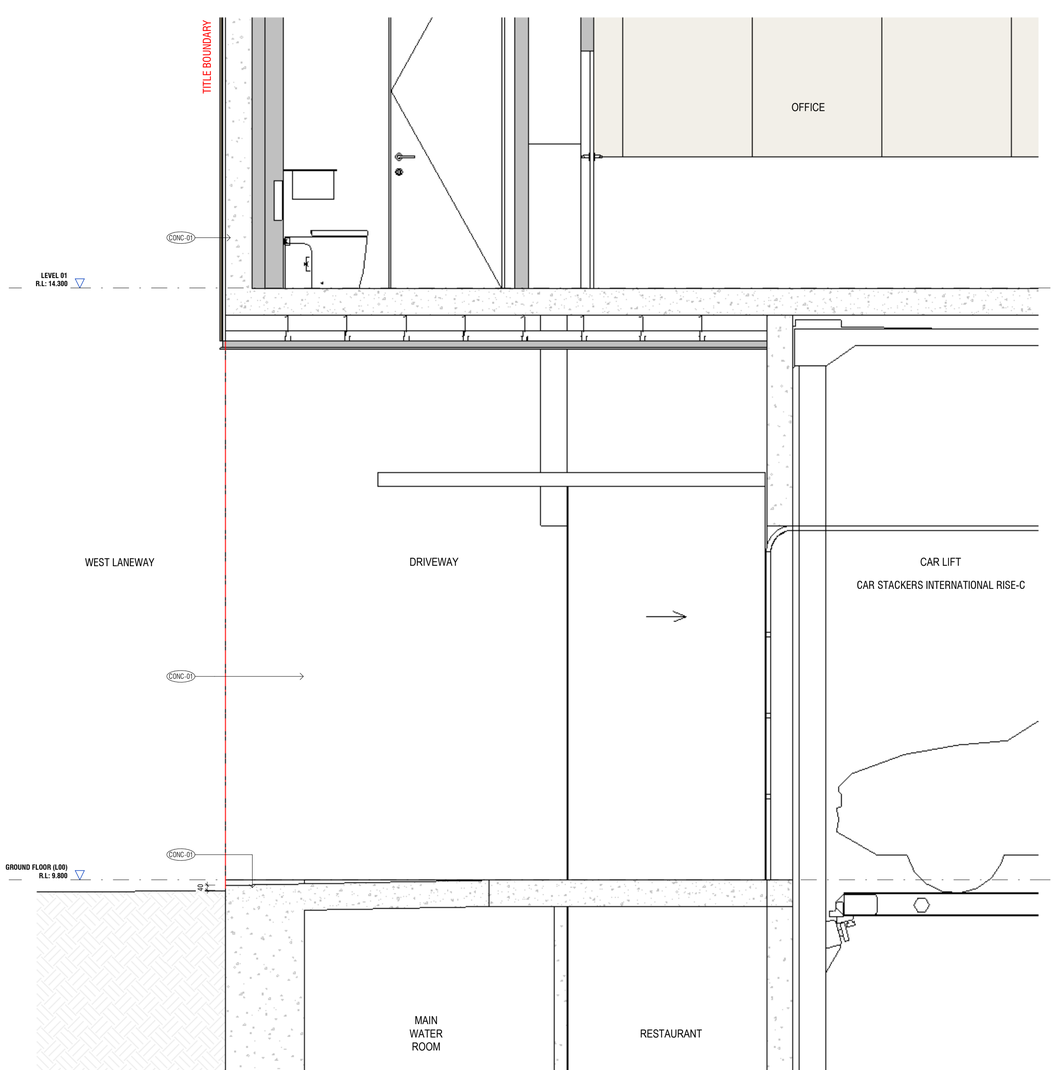
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE)
Date	06/13/24
Project No	2324
Scale @ A1	1 : 20
Dwg No	TP1600
Drawn By	Author
Chkd	Checker
Rev	B



1 TP1601 L00 GROUND FLOOR SANDERS & SHOP SECTION INTERFACE DETAIL 03
SCALE 1 : 20



2 TP1601 L00 GROUND FLOOR LANEWAY & DRIVEWAY SECTION INTERFACE DETAIL 04
SCALE 1 : 20

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, adapted or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information and not in isolation;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) not modify this document and not use any modified version of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

PRELIMINARY

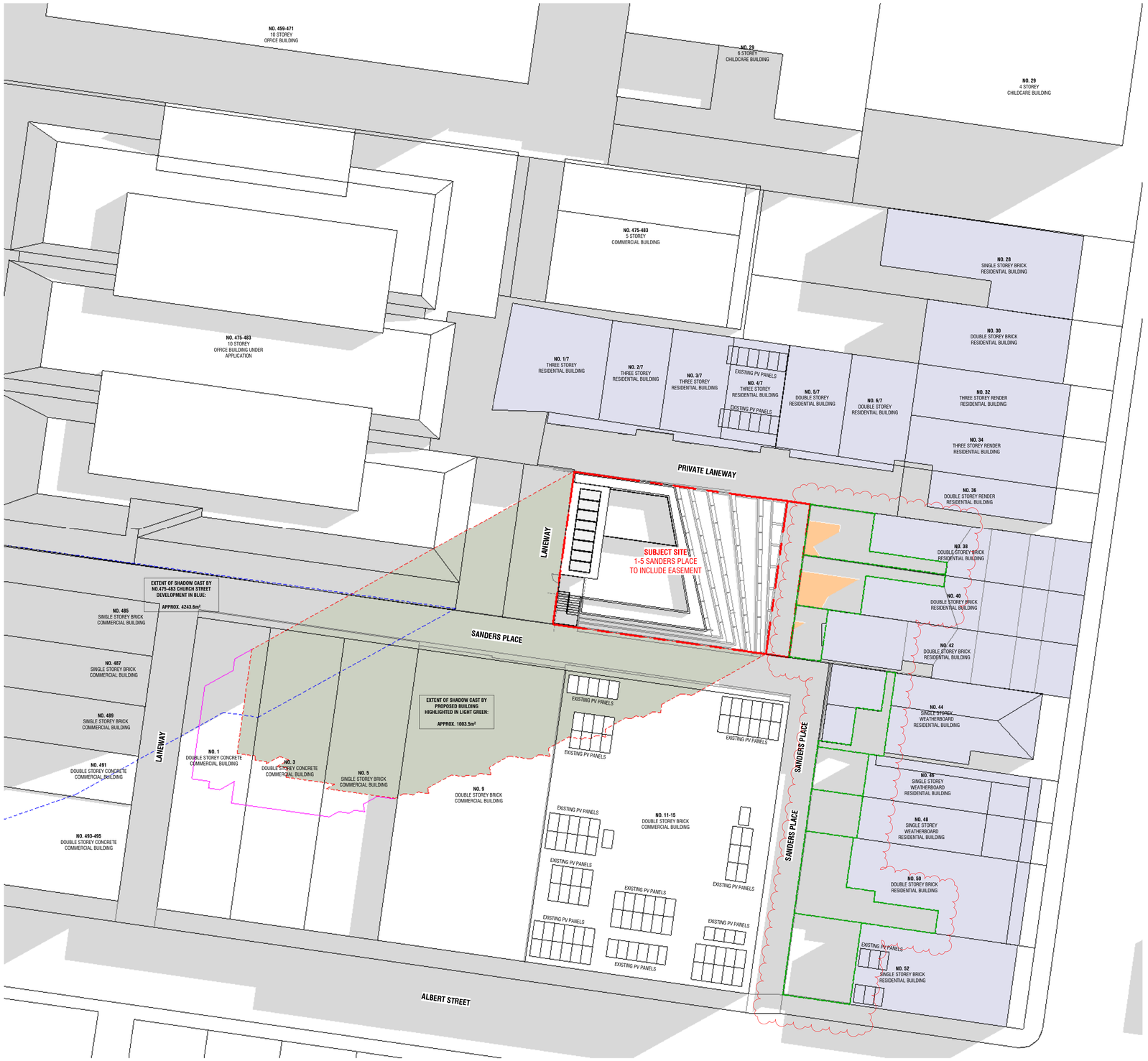
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	WALL SECTIONS - STREET INTERFACE (SANDERS PLACE & LANEWAY)
Date	06/19/24
Project No	2324
Scale @ A1	1 : 20
Dwg No	TP1601
Drawn By	Author
Chkd	Checker
Rev	B



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 7.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 14.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information issued by KENNON;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) promptly report any errors, omissions or inconsistencies in this document of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT		
Project	SANDERS PLACE OFFICE		
	1-5 SANDERS PLACE, RICHMOND		
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)		
Date	02/05/24	Project No	2324
Scale @ A1	1 : 200	Dwg No	TP3000
Drawn By	Author Chkd Checker	Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 12.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 6.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 15.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 23.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, altered or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information provided by KENNON;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) promptly report any errors, omissions or inconsistencies in this document of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

- EXISTING SHADOWS
- EXTENT OF SHADOWING FROM PROPOSAL
- EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING
- RESIDENTIALLY ZONED DWELLINGS
- SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS
- SPOS
- EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

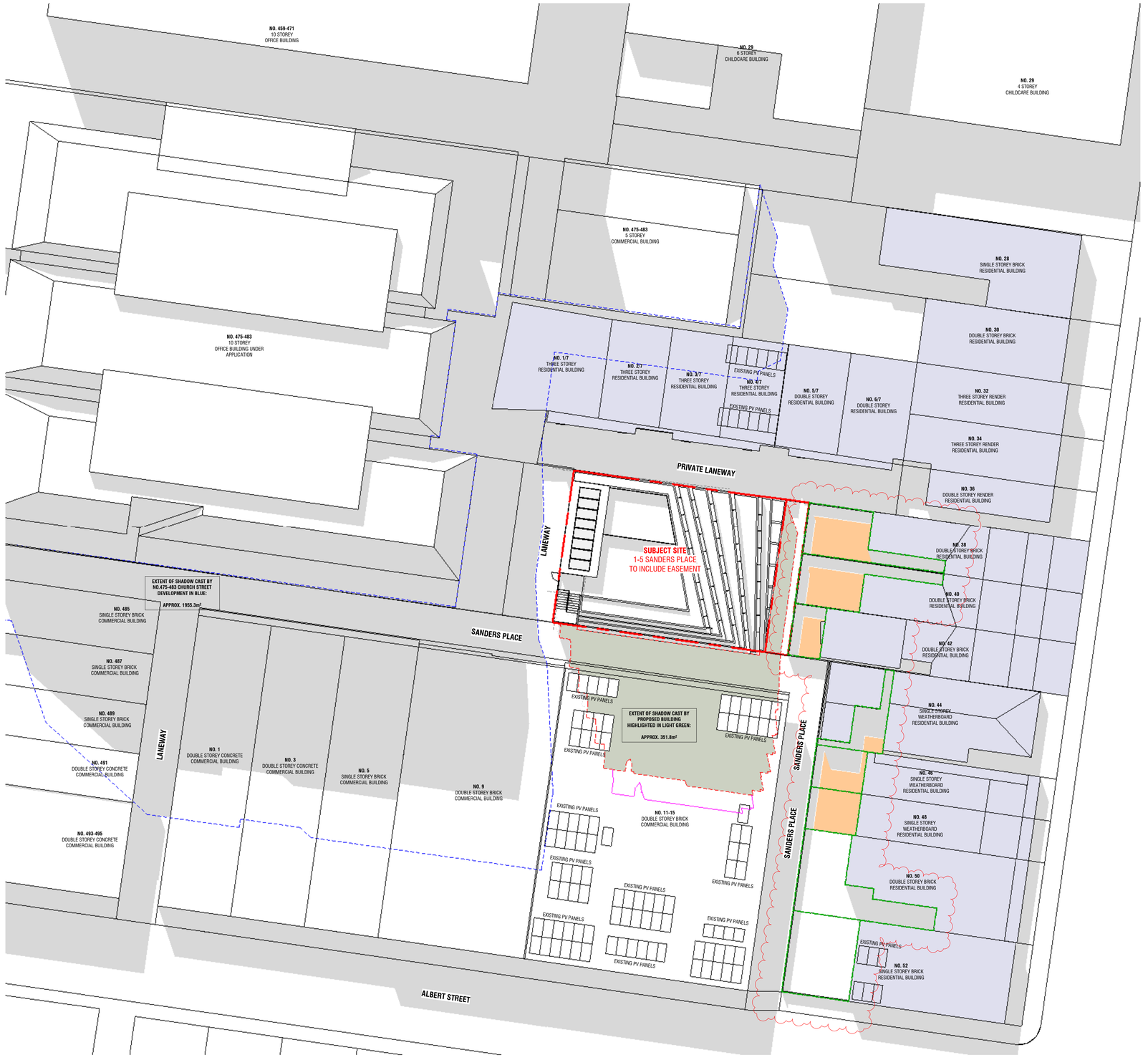
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)
Date	02/05/24
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3001
Drawn By	Author
Chkd	Checker
Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 24.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 22.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 8.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 3.4m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 11.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 20.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
   provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information provided by KENNON;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) promptly return or destroy all copies of this document in the event of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

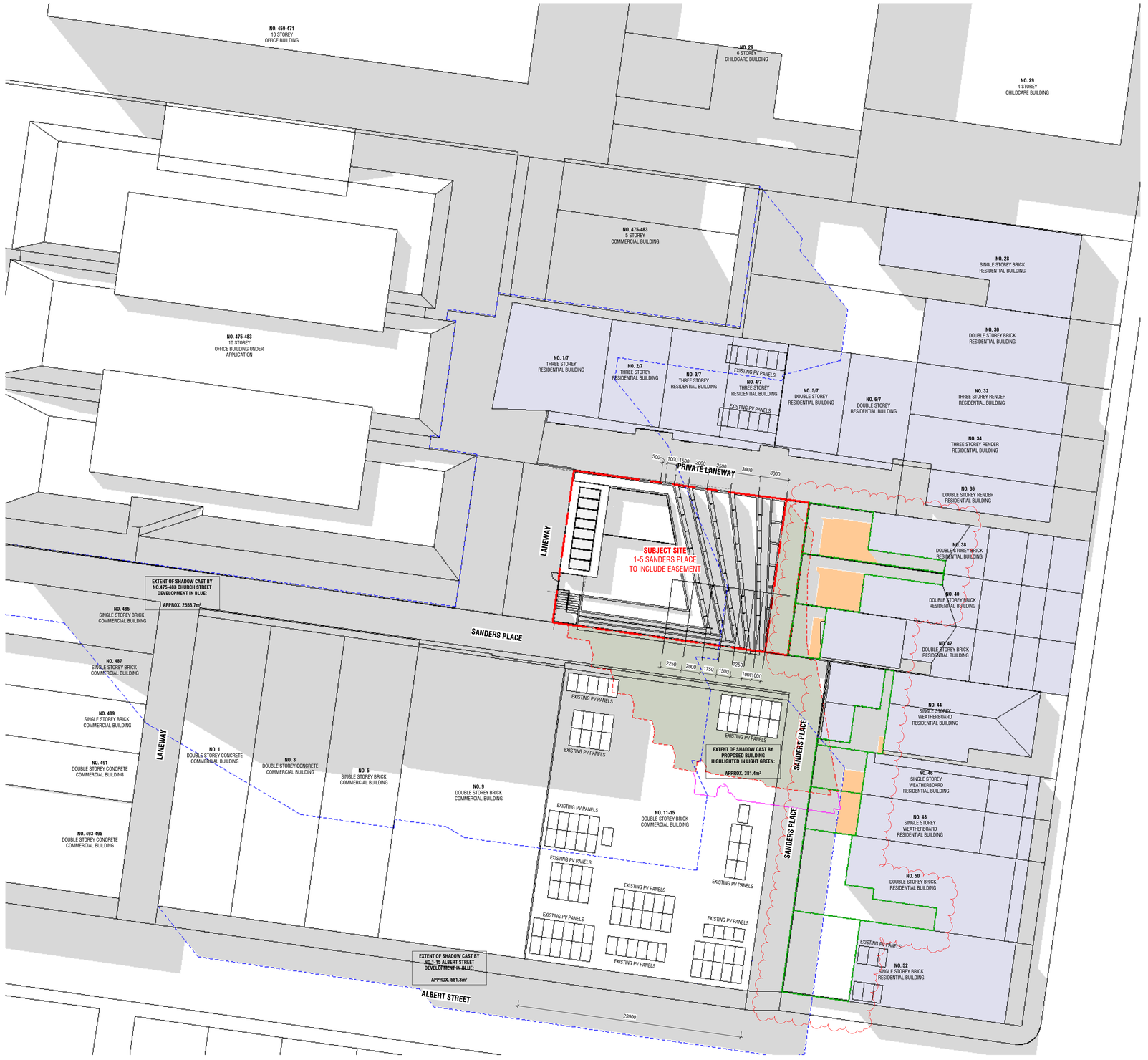
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)
Date	02/05/24
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3002
Drawn By	Author
Chkd	Checker
Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 22.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 2.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 19.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 4.8m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 4.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 8.6m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 1.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 1.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 5.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 9.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 9.7m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 7.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information provided by KENNON;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) promptly report any errors, omissions or inconsistencies in this document of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

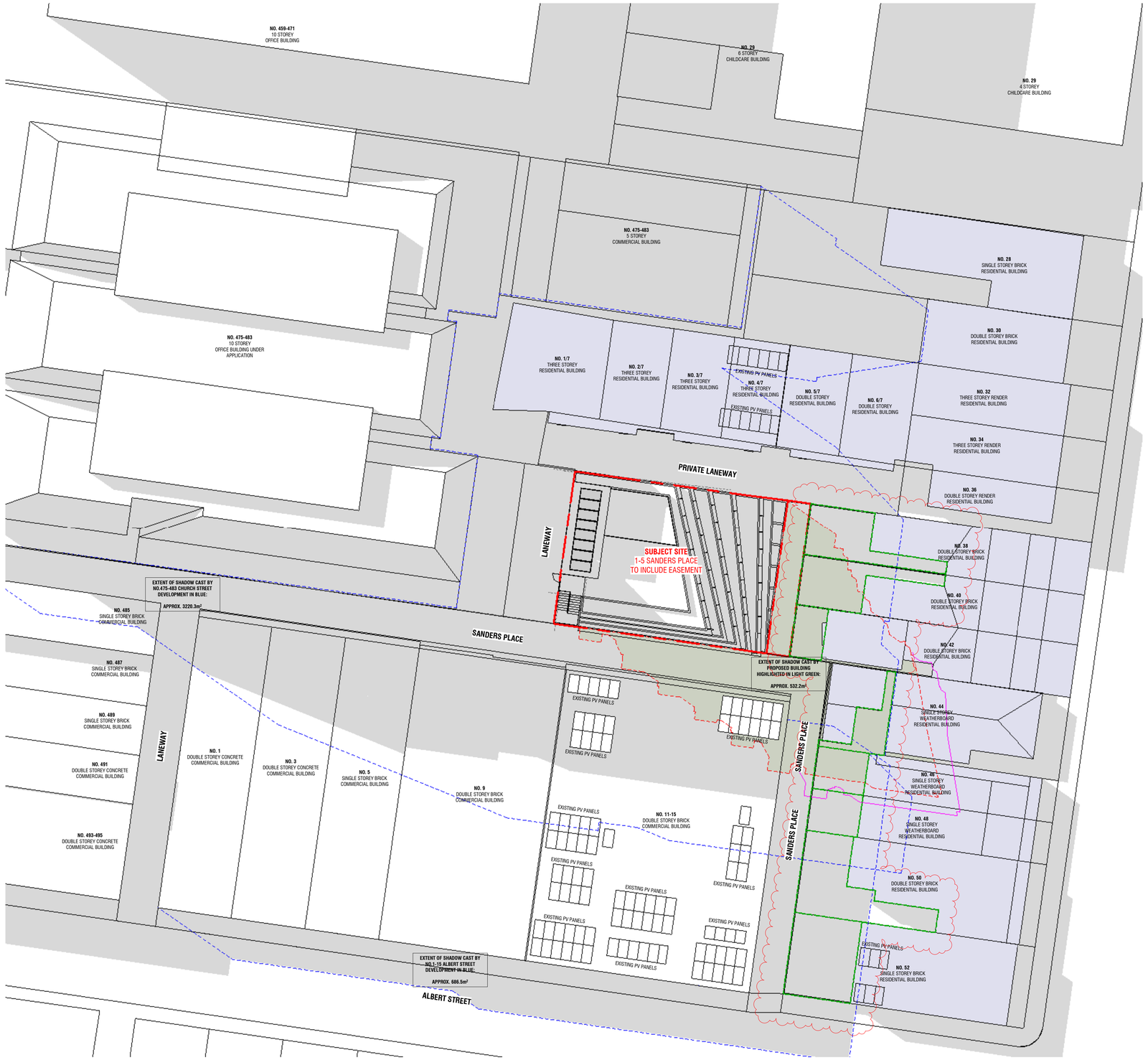
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)
Date	02/05/24
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3003
Drawn By	Author
Chkd	Checker
Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 11.4m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 31.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 19.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 25.0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 23.7m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 2.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed:
   - provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information issued by KENNON;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) not modify this document or use any part of it separately from the whole of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

- EXISTING SHADOWS
- EXTENT OF SHADOWING FROM PROPOSAL
- EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING
- RESIDENTIALLY ZONED DWELLINGS
- SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS
- SPOS
- EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
D	13/01/24		RFI RESPONSE
C	24/11/24		RFI RESPONSE
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

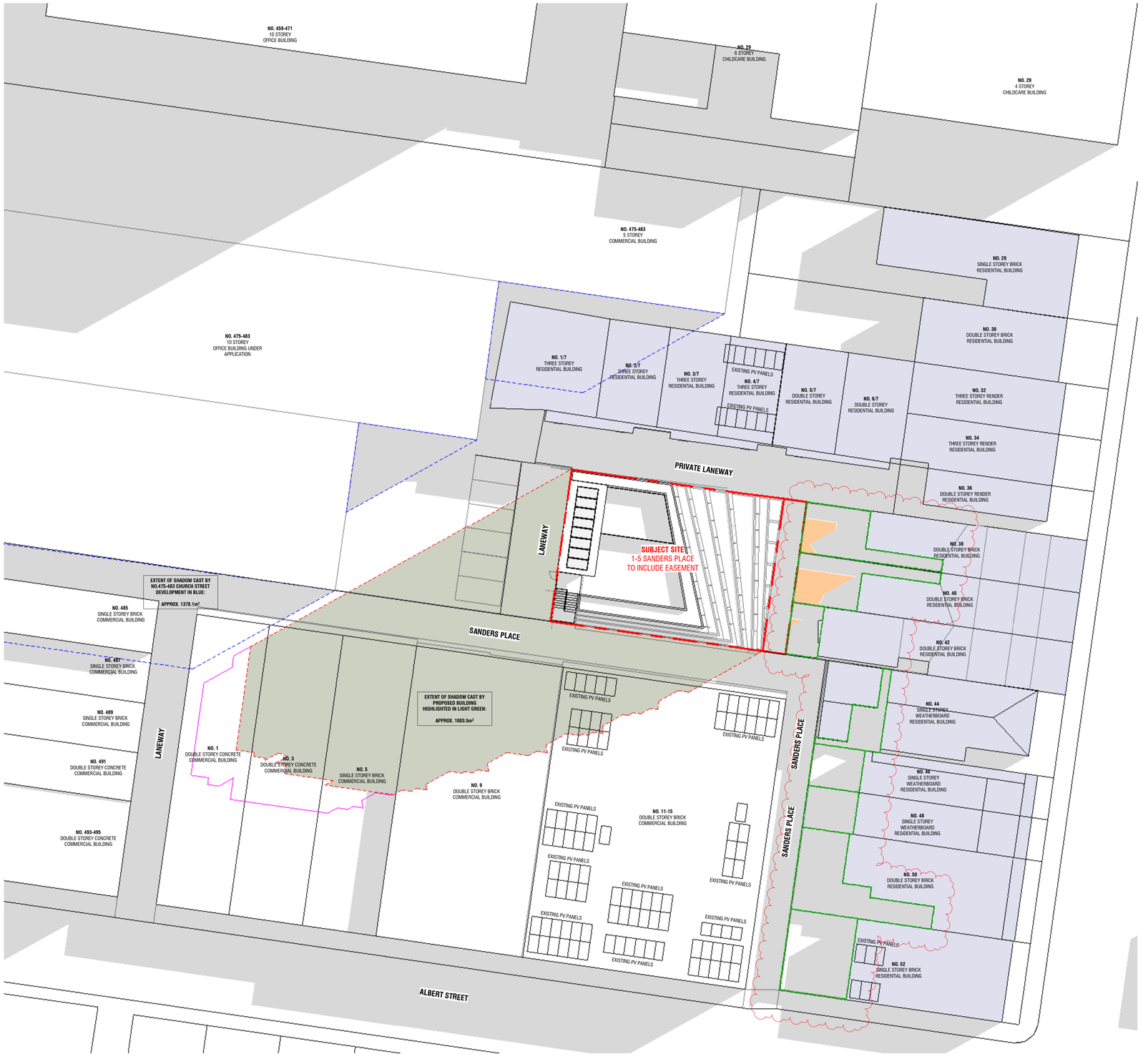
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT		
Project	SANDERS PLACE OFFICE		
	1-5 SANDERS PLACE, RICHMOND		
Title	SHADOW DIAGRAM_PROPOSED CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)		
Date	02/05/24	Project No	2324
Scale @ A1	1 : 200	Dwg No	TP3004
Drawn By	Author Chkd Checker	Rev	D



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 7.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 14.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 9AM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 9AM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information issued by KENNON;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) indemnify KENNON against all loss or damage arising from any use of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

PRELIMINARY

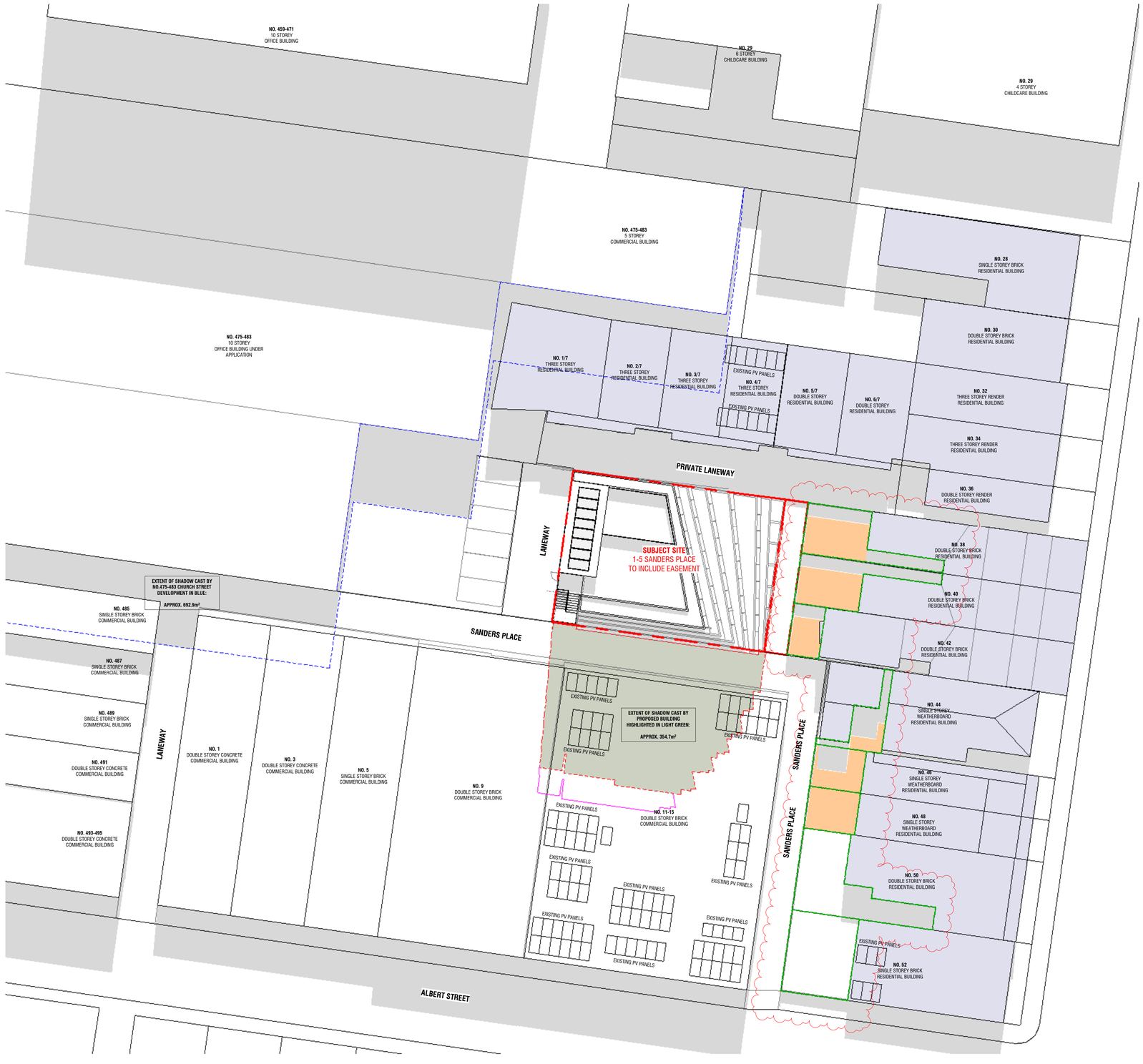
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT		
Project	SANDERS PLACE OFFICE		
	1-5 SANDERS PLACE, RICHMOND		
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 9AM)		
Date	06/18/24	Project No	2324
Scale @ A1	1 : 200	Dwg No	TP3010
Drawn By	Author Chkd Checker	Rev	C



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 26.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 12.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 6.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 15.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 12PM: 23.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 12PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, adapted, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information issued by KENNON;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) indemnify and keep indemnified KENNON against all claims arising out of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

PRELIMINARY

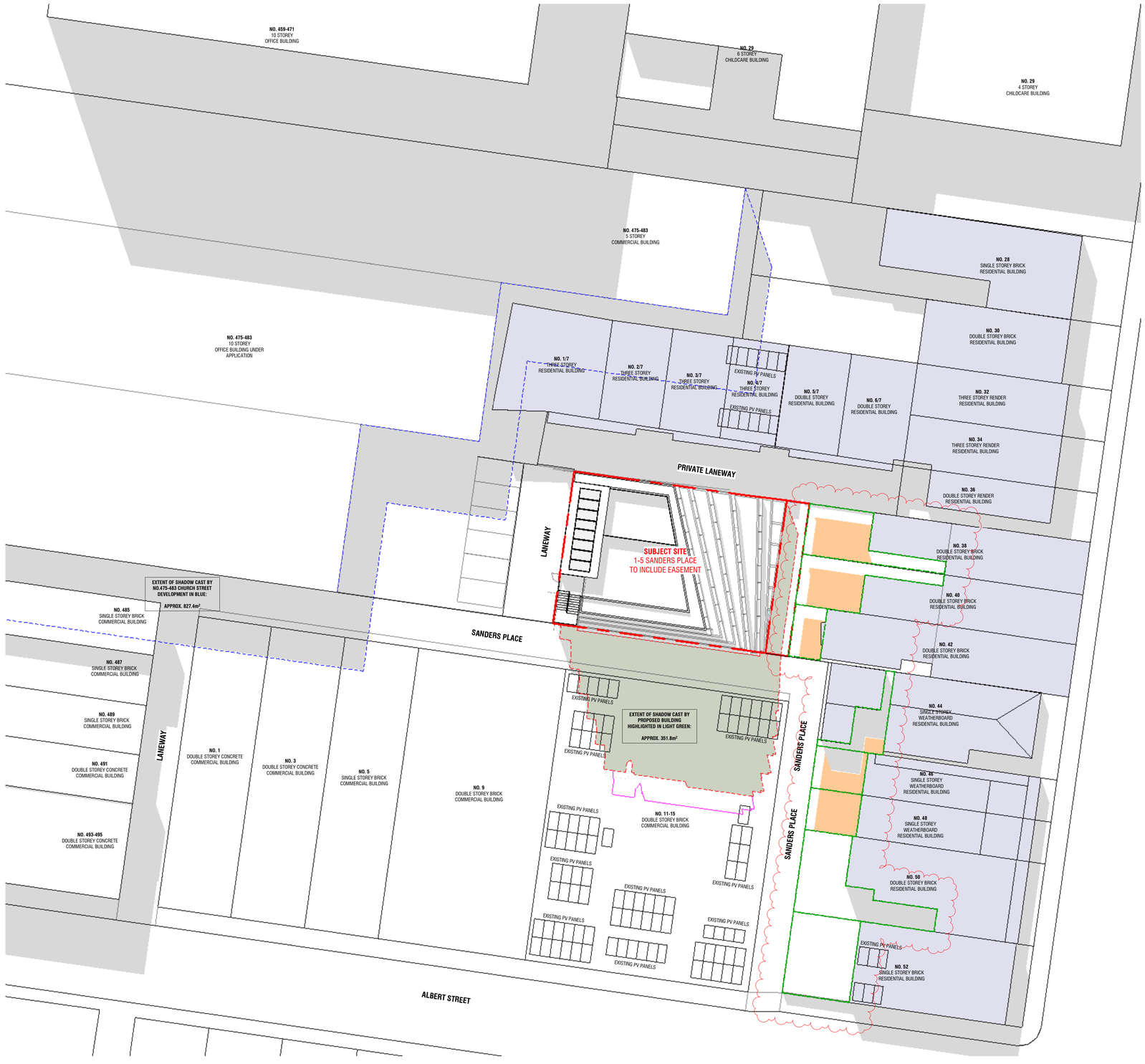
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT		
Project	SANDERS PLACE OFFICE		
	1-5 SANDERS PLACE, RICHMOND		
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 12PM)		
Date	06/18/24	Project No	2324
Scale @ A1	1 : 200	Dwg No	TP3011
Drawn By	Author Chkd Checker	Rev	C



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 24.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 22.9m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 8.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 3.4m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 11.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 1PM: 20.3m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 1PM: 0m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
   provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
   KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
   (a) not scale any drawing, use figured dimensions only and verify all dimensions;
   (b) only use this document in conjunction with all other relevant Project documents, specifications and information issued by KENNON;
   (c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
   (d) promptly notify KENNON of any error or omission and return all copies of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

- EXISTING SHADOWS
- EXTENT OF SHADOWING FROM PROPOSAL
- EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING
- RESIDENTIALLY ZONED DWELLINGS
- SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS
- SPOS
- EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

PRELIMINARY

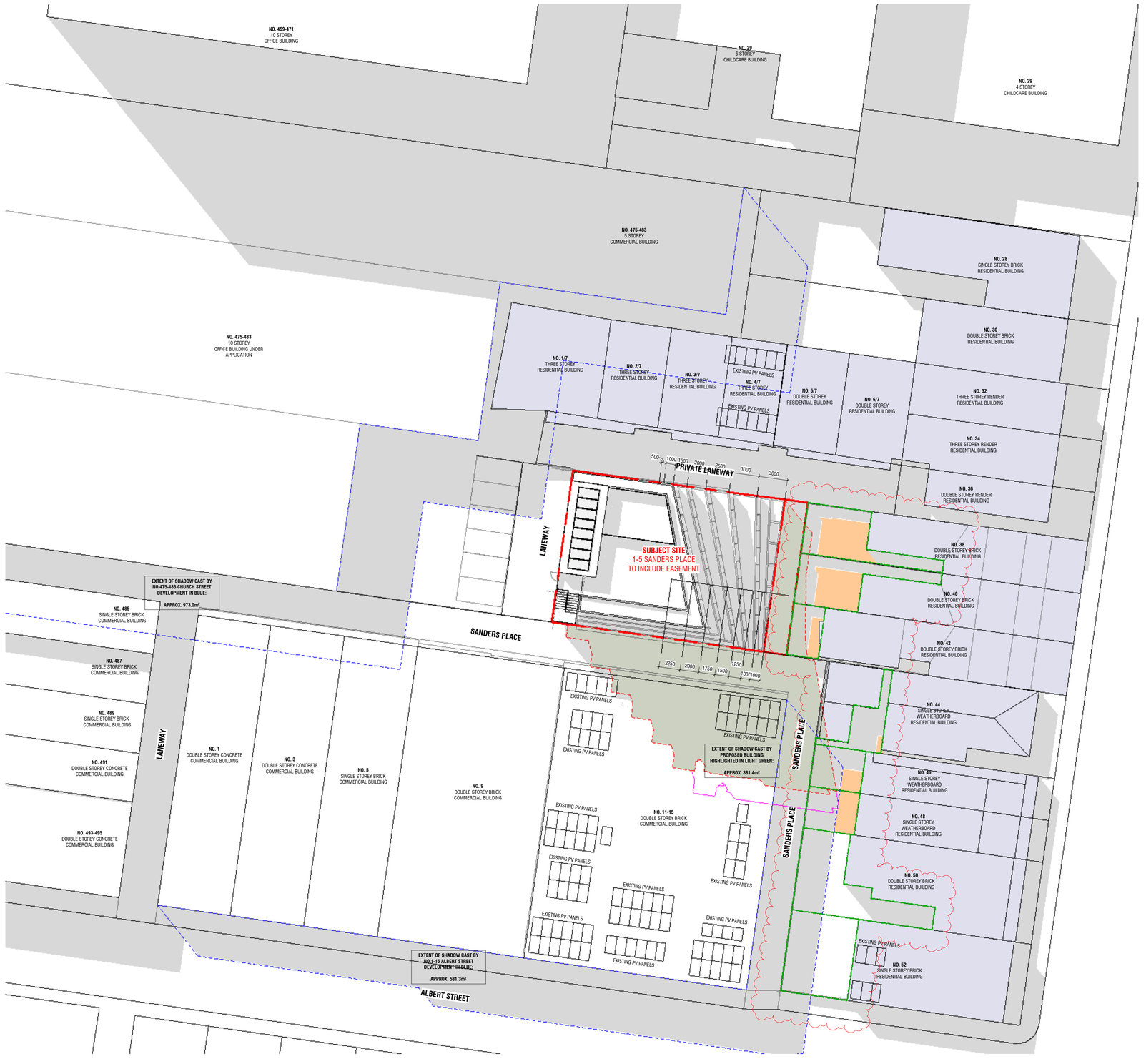
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	SHADOW DIAGRAM. CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 1PM)
Date	06/18/24
Project No	2324
Scale @ A1	1 : 200
Dwg No	TP3012
Drawn By	Author
Chkd	Checker
Rev	C



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 22.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 2.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 19.2m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 4.8m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 4.5m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 8.6m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 1.1m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 1.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 5.0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 9.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 2PM: 9.7m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 2PM: 7.5m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed by
provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information provided by
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements
(d) indemnify and keep indemnified KENNON GROUP PTY LTD against any use of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
B	13/01/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT		
Project	SANDERS PLACE OFFICE		
	1-5 SANDERS PLACE, RICHMOND		
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 2PM)		
Date	06/18/24	Project No	2324
Scale @ A1	1 : 200	Dwg No	TP3013
Drawn By	Author Chkd Checker	Rev	B



38 BRIGHTON STREET
SPOS: APPROX. 49.4m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 16.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 11.4m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 11.7%

40 BRIGHTON STREET
SPOS: APPROX. 46.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 2.8m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 31.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 79%

42 BRIGHTON STREET
SPOS: APPROX. 19.1m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 19.1m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

44 BRIGHTON STREET
SPOS: APPROX. 25.0m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 25.0m²

\PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

46 BRIGHTON STREET
SPOS: APPROX. 24.7m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 23.7m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

48 BRIGHTON STREET
SPOS: APPROX. 24.6m²

SOLAR ACCESS AREA WITHIN SPOS AT 3PM: 0m²

OVERSHADOW CAST BY PROPOSED BUILDING WITHIN SPOS AT 3PM: 2.3m²

PERCENTAGE OF SOLAR ACCESS AFFECTED BY OVERSHADOWING: 0%

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, altered or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information issued by KENNON;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) promptly report any errors, omissions or inconsistencies in the contents of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

EXISTING SHADOWS

EXTENT OF SHADOWING FROM PROPOSAL

EXTENT OF OVERSHADOWING AREA FROM SURROUNDING BUILDING

RESIDENTIALLY ZONED DWELLINGS

SOLAR ACCESS FOR THE SPOS OF NEIGHBOURING DWELLINGS

SPOS

EXTENT OF MASSING CHANGES (RFI)

* SHADOW STUDY RESULT SHOWS FIVE RESIDENTIALLY-ZONED DWELLINGS (38, 40, 42, 44, 46 & 48 BRIGHTON STREET) WILL BE AFFECTED BY THE OVERSHADOW OF THE PROPOSED DEVELOPMENT AT 22nd SEPTEMBER EQUINOX.

Rev	Date	Chkd	Reason for Issue
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT		
Project	SANDERS PLACE OFFICE		
	1-5 SANDERS PLACE, RICHMOND		
Title	SHADOW DIAGRAM_CURRENT CHURCH STREET DEVELOPMENT (22nd SEP - 3PM)		
Date	06/18/24	Project No	2324
Scale @ A1	1 : 200	Dwg No	TP3014
Drawn By	Author Chkd Checker	Rev	C



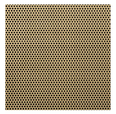
TER-01
TERRACOTTA



TL-01
GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



GLS-01
REFLECTIVE GLASS



MT-02
BRONZE PERFORATED METAL



MT-01
POLISHED METAL



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, altered or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information provided;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) promptly report any errors, omissions or inconsistencies in this document of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	06/20/24
Project No	2324
Scale @ A1	
Dwg No	TP4000
Drawn By	Author
Chkd	Checker
Rev	C



TER-01
TERRACOTTA



MT-01
POLISHED METAL



GLS-01
REFLECTIVE GLASS



TL-01
GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-02
MATTE TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced, provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) indicate, in the form of a copy of this document, the purpose of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	13/01/24		RFI RESPONSE
B	24/11/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

PRELIMINARY

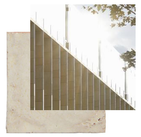
Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	06/20/24
Project No	2324
Scale @ A1	
Dwg No	TP4001
Drawn By	Author
Chkd	Checker
Rev	C



TER-01
TERRACOTTA



GLS-03
FLUTED GLASS (40% TRANSPARENCY)



GLS-01
REFLECTIVE GLASS



MT-01
POLISHED METAL



TL-02
MATTE TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-01
GLOSS TILE
NOTE: DARKEST TILE AT BASE - LIGHTEST TILE AT TOP LEVEL. LEVELS BETWEEN TO GRADIENT BLEND.



TL-03
GLOSS TILE DARK



GLS-02
CLEAR GLAZING



PV-01
PAVER



Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information (including any person);
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) indemnify from their own opinion as to the correctness and sufficiency of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
C	13/01/24		RR RESPONSE
B	24/11/24		RR RESPONSE
A	25/06/24		RR RESPONSE

Based on Drawings Received:

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	MATERIAL SCHEDULE
Date	06/20/24
Project No	2324
Scale @ A1	
Dwg No	TP4002
Drawn By	Author
Chkd	Checker
Rev	C

Conditions of Use

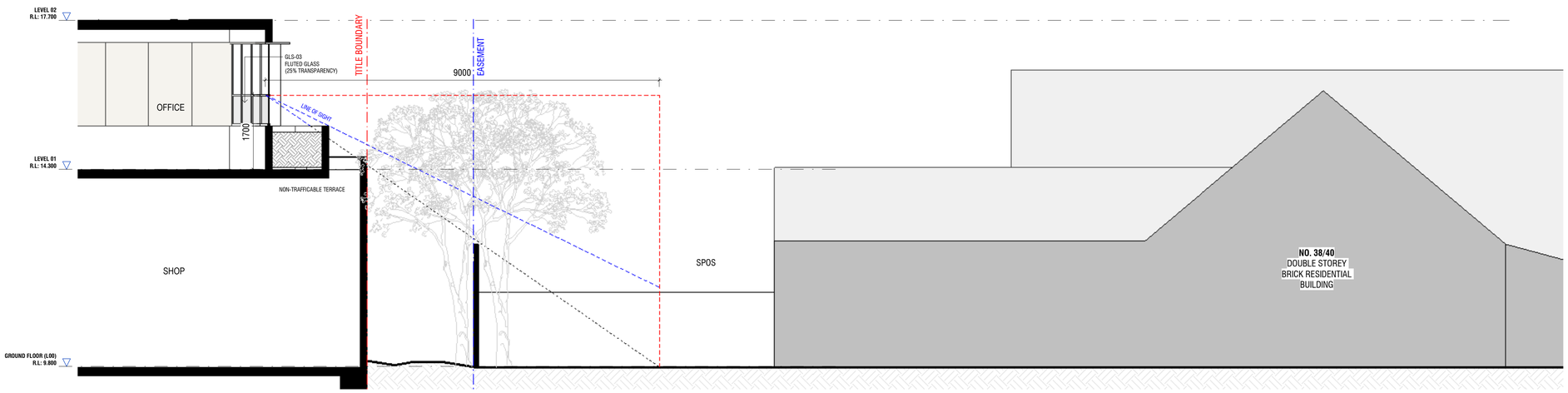
This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

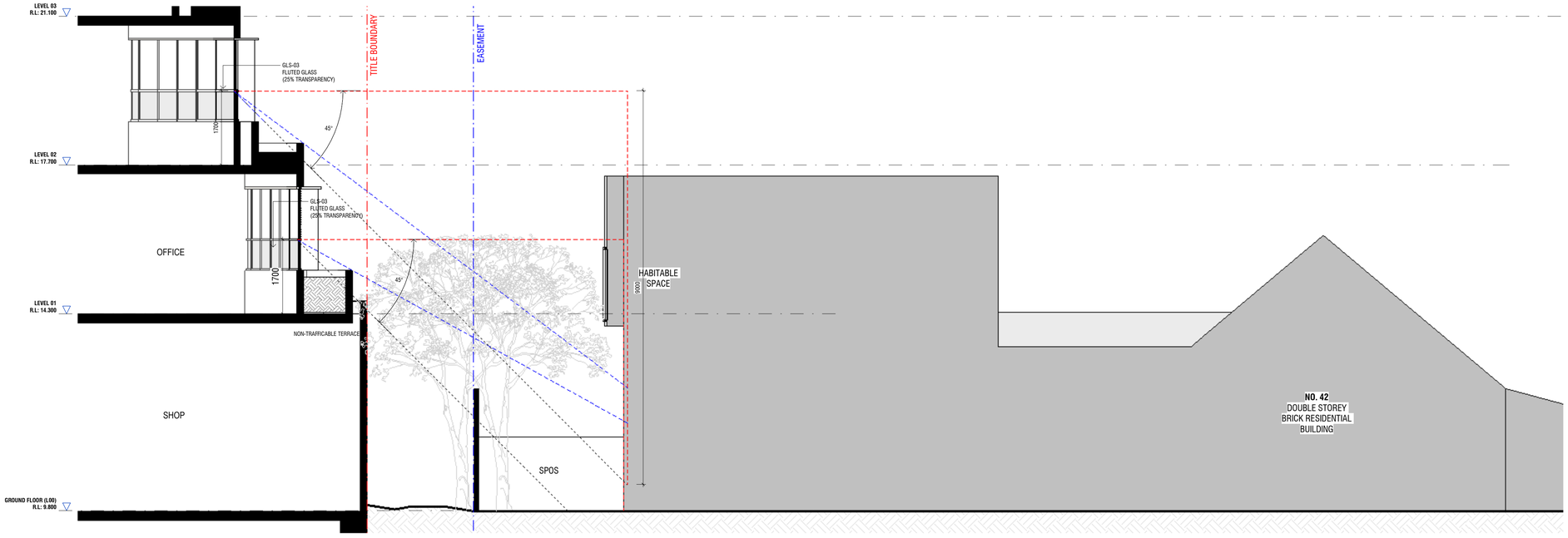
1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced or disclosed
provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information and drawings;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements
(d) promptly report any errors, omissions or inconsistencies in this document of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES





Rev	Date	Chkd	Reason for Issue
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

PRELIMINARY

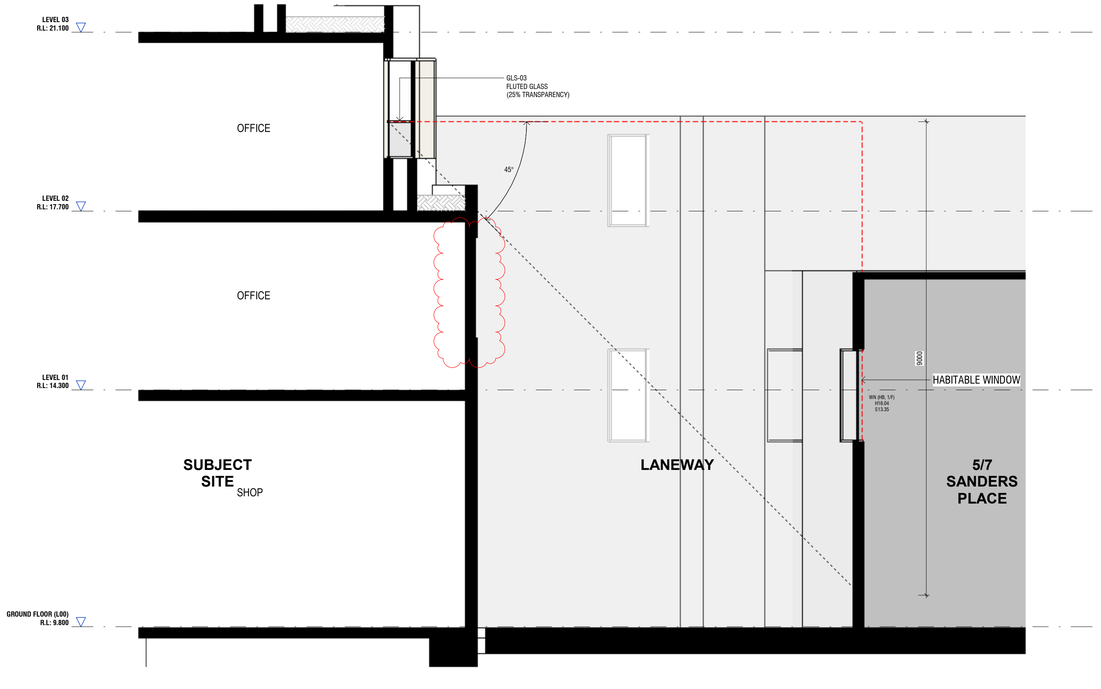
Architect

KENNON

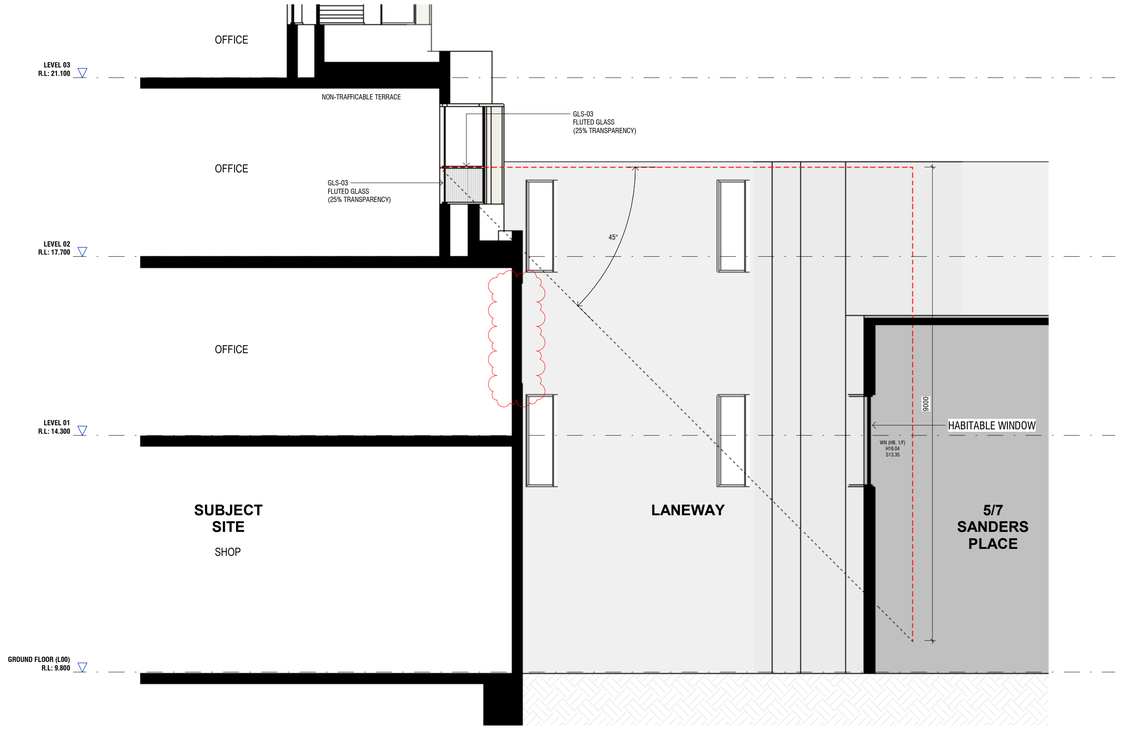
Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	OVERLOOKING DIAGRAM - EAST
Date	06/19/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP4100
Drawn By	Author
Chkd	Checker
Rev	A



1 OVERLOOKING DIAGRAM - NORTH - 5-7 SANDERS PLACE 01
TP4101 SCALE 1 : 50



2 OVERLOOKING DIAGRAM - NORTH 02 - 5/7 SANDERS PLACE 02
TP4101 SCALE 1 : 50

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement.

1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be changed, used, reproduced or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, use figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information from any person;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements
(d) indicate, in any way, any part, opinion or to the contrary, the contents of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

Rev	Date	Chkd	Reason for Issue
B	13/01/24		RFI RESPONSE
A	25/06/24		RFI RESPONSE

Based on Drawings Received:

NORTH

0 1 2 5m
SCALE 1:100

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	OVERLOOKING DIAGRAM - NORTH
Date	07/05/24
Project No	2324
Scale @ A1	1 : 50
Dwg No	TP4101
Drawn By	Author
Chkd	Checker
Rev	B

Conditions of Use

This document may only be used as permitted by the terms of the Consultancy Agreement and for the purposes and stages of the Project for which it has been prepared and delivered by KENNON GROUP PTY LTD, and by authorized persons who agree to these conditions. Subject only to the Consultancy Agreement:

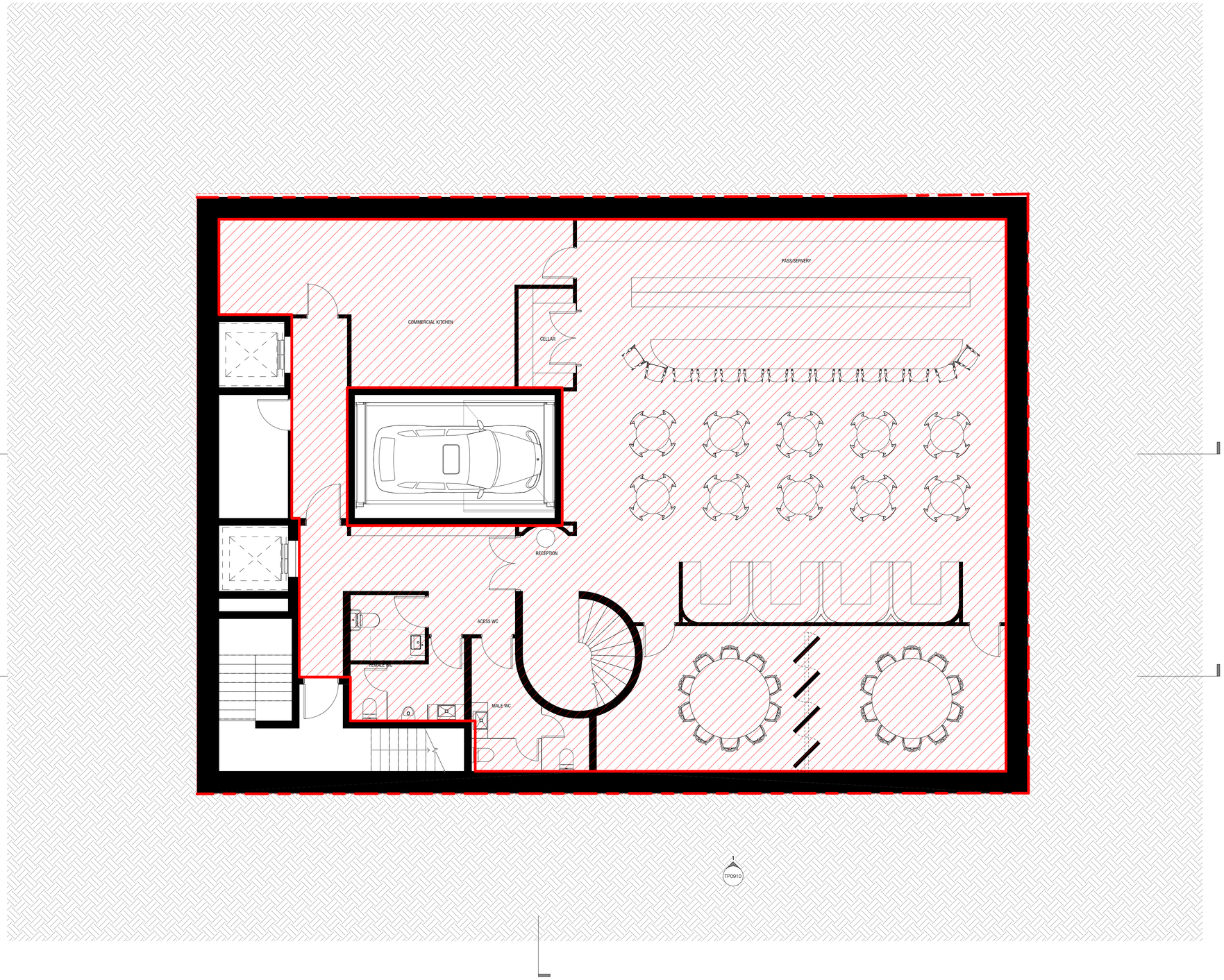
1. This document and all intellectual property rights in it remain the property of KENNON GROUP PTY LTD and may not be used, reproduced, altered or provided or disclosed by or to any person without the written consent of KENNON GROUP PTY LTD, and only then with clear identification of
KENNON GROUP PTY LTD as author and owner and of all changes made.

2. Each user must:
(a) not scale any drawing, sue figured dimensions only and verify all dimensions;
(b) only use this document in conjunction with all other relevant Project documents, specifications and information and not in isolation;
(c) where this document is issued in electronic form, make all appropriate electronic data, systems and document checks and comply with all third party proprietary software requirements;
(d) promptly report any errors, omissions or inconsistencies in this document of the document for their purposes and notify KENNON STUDIO immediately upon becoming aware of any issue.

3. To the maximum extent permitted by law, all conditions and warranties concerning this document are expressly excluded and each user accepts fully and will appropriately insure for all risks and releases and indemnifies KENNON STUDIO from and against all claims, liabilities, loss, costs and expenses arising out of or in connection with any use, reliance upon, reproduction or disclosure of or change to this document.

GENERAL NOTES

DENOTES ALHOHOL CONSUMPTION AND SERVICE ZONE



Rev	Date	Chkd	Reason for Issue
B	25/06/24		RFI RESPONSE
A	02/05/24		TOWN PLANNING SUBMISSION

Based on Drawings Received:

NORTH

PRELIMINARY

Architect

KENNON

Level 2, 627 Chapel Street
South Yarra VIC
3141 Australia

studio@kennon.com.au
www.kennon.com.au

Client	SURGE DIRECT
Project	SANDERS PLACE OFFICE
	1-5 SANDERS PLACE, RICHMOND
Title	BASEMENT 01 - SERVICE OF ALCOHOL
Date	02/05/24
Project No	2324
Scale @ A1	As indicated
Dwg No	TP4200
Drawn By	Author
Chkd	Checker
Rev	B

Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

19/1/2026

Erryn Megennis
Yarra City Council
PO BOX 168
RICHMOND VIC 3121

Dear Erryn,

PLANNING APPLICATION NO.:	**PLN24/0350**
DEPARTMENT REFERENCE NO:	**PPR 47207/24-C**
PROPERTY ADDRESS:	**1 SANDERS PLACE, RICHMOND VIC 3121**

Section 55 – No objection subject to conditions

Thank you for your referral of the Section 57A application to the Head, Transport for Victoria.

The Head, Transport for Victoria in consultation with CityLink has considered this application and does not object if the permit is subject to the following conditions:

1. *Prior to the endorsements of any development plans, excluding demolition works, an Engineering report from a suitably qualified Engineer outlining the design, management* and *construction techniques to be implemented prior, during and following excavation to prevent any impact of the City Link assets and infrastructure is to be submitted to the Head, Transport for Victoria and City Link for approval. Once approved, the Engineering Report will form part of the planning permit. Without limiting the scope of the report, it must consider all relevant structural and geotechnical issues, and provide both Structural and Geotechnical Proof Engineer review comments and certification of all above engineering design reports and associated drawings including temporary works including but not limited to, demonstrating:*

   (a) That the building footings (and overall development including excavation and construction of basements and foundations etc.) will not compromise the structural integrity of the CityLink/Burnley tunnel;
   (b) The effect of foundation design (most probably piling) must be considered for the impact assessment on the CityLink/Burnley Tunnel;
   (c) The load and ground stress effected by the development;

VICTORIA State Government

(d) That the development will not result in temporary or permanent drawdown of the regional groundwater table; and
(e) The tunnel rock bolt anchor lengths must be considered in analysis for the Construction Impact Assessment Studies. Any holding points requiring Head, Transport for Victoria inspection and approval prior to releasing the hold points.

2. *In addition to Condition 1 above, Head, Transport for Victoria and CityLink must be informed of the following:*

(a) Initial ground water level;
(b) The reduced level temporary dewatering during basement excavation is intended to lower the water table to, the extraction rate and duration of dewatering, and the expected recharge duration after cessation of dewatering;
(c) If the completed basement is tanked or drained; and
(d) If drained, confirm flow rate into the basement and the height and extent of the permanent lowering of the water table.

3. *Permit holder to bear all costs associated with CityLink undertaking dilapidation surveys before and after the development, including crack mapping and installing crack pins to allow crack opening to be accurately measured. The intention of these surveys is to allow any adverse impacts on CityLink during construction to be identified.*

4. *Prior to the commencement of the development, the applicant must provide the Head, Transport for Victoria and CityLink with a plume dispersion study to satisfy the Head, Transport for Victoria, CityLink and the responsible authority that, consistent with the design objectives set out in Clause 43.02 of the Design and Development Overlay, Schedule 5 of the Yarra Planning Scheme:*

(a) the development around the Burnley Tunnel exhaust stack will not be adversely affected by the operation of the stack; and
(b) the development around the Burnley Tunnel exhaust stack will not adversely affect the operation of the stack.

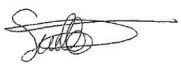
The developer must reimburse CityLink for costs it incurs for having the plume dispersion study reviewed by its external consultants.

End of Conditions

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*.

Should you have any enquiries regarding this matter, please contact Gillian Menegas on 9313-1148 or Gillian.Menegas@transport.vic.gov.au.

Yours sincerely



Simon Basic
Manager Statutory Planning Inner Metro
Department of Transport and Planning
Under delegation from the Head, Transport for Victoria
14/1/2026

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Artemis Bacani
Officer	Erryn Megennis
Council Reference	IREF25/01951
Address	1 - 5 Sanders Place, Richmond
Application No.	PLN24/0350
Proposal	Construction of a multi-storey, mixed-use building (with two basement levels and roof terrace) containing as-of-right Office, permit required Shop and Food and Drinks Premises, sale and consumption of liquor, including a reduction in the car parking requirements
Comments Sought	The plans have been amended, and also seek to address Conditions 1(g) and the recommendations of engineering advice provided on 24 September 2025. Please review the amended plans and advise if these recommendations have been addressed.
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
Kennon	TP0097 *Basement 2 Floor Plan* TP0099 *Basement 1 Floor Plan* TP0100 *Ground Floor Plan* TP0903 *West Elevation*	C D E E	28 August 2025 28 August 2025 28 August 2025 28 August 2025
City of Yarra	*Notice of Decision to Grant a Permit PLN24/0350*		29 April 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

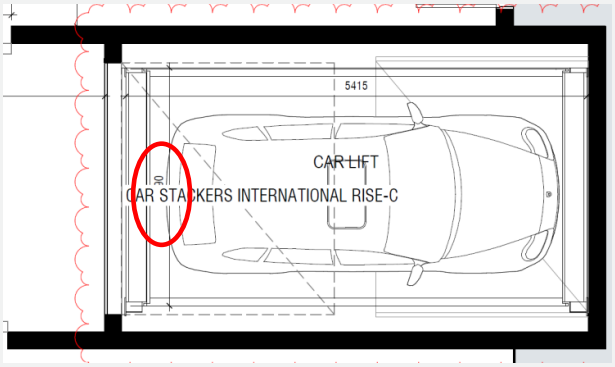
Item	Engineering requirement	Action for applicant
1	Dimension the length of the 1 in 50 ramp grade inside the loading bay/driveway.	Update the relevant drawings accordingly
2	Dimension the internal width of the car lift.	Update the relevant drawings accordingly
3	Provide a 1 in 20 scale cross-sectional diagram for the vehicle access via the laneway consistent with the laneway diagram and taken along the centre of the car park entrance.	Submit vehicle access cross-sectional diagram
4	The pedestrian door in the laneway to be recessed inside the title boundary.	Update the relevant drawings accordingly

SECTION 2: Engineering detailed assessment

DEVELOPMENT LAYOUT DESIGN

Amended Layout Design Assessment

Item	Assessment
Access Arrangements	
Width of Development's Entrance	The development's entrance is 3.37 metres in width.
Internal Driveway / Loading Bay	The width of the internal driveway / loading bay is 3.15 metres. The depth of the internal driveway / loading bay is 5.2 metres and satisfies Condition 1(g) of the Notice of Decision to Grant a Permit.
Visibility	Convex mirrors are provided on both sides of the car park entrance.
Headroom Clearance	The headroom clearance at the development's entrance is 2.7 metres and satisfies *AS/NZS 2890.1:2004.*
Car Parking Modules	
Car Spaces	The dimensions of the car spaces (2.6 metres by 4.9 metres) and (2.7 metres by 4.9 metres) satisfy *AS/NZS 2890.1:2004.*
Aisles	An aisle width of 7 metres is provided to satisfy *Table 2: Minimum dimensions* adjacent *of car parking spaces and accessways* of *Clause 52.06-9*.
Clearances to Walls	Car spaces adjacent to a wall have been provided with a minimum clearance of 335 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 metres inside the property consists of a 1 in 50 grade ramp section followed by a flat section. The length of the 1 in 50 grade ramp section is not clearly dimensioned on the drawings.
Other Items	
Car Lift	The depth of the proposed car lift of 5.41 metres is adequate to accommodate a B85 design vehicle. The dimension for the internal width of the car lift is illegible on the drawings.

Item	Assessment
	
Depth of Loading Bay	The depth of the loading bay of 5.2 metres satisfies Condition 1(g) in the Notice of Decision to Grant a Permit.
Vehicle Access Cross-Sectional Diagram	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's car park without scraping or bottoming-out - (Please see under *'Engineering Advice for Design Items to be Addressed by the Applicant'* section).

Engineering Advice for Design Items to be Addressed by the Applicant

Item	Details
Ramp Grade for the first 5.0 metres inside the Property	The applicant is to dimension on the drawings the length of the 1 in 50 grade ramp section at the car park entrance.
Internal Width of Car Lift	The applicant is to clearly show on the drawings the internal width of the car lift.
Vehicle Access Cross-Sectional Diagram	To assist the applicant, a copy of Council's Garage/Accessway cross-sectional diagram information sheet is appended to this Memo. To ensure vehicles will not scrape or bottom-out when entering or exiting the car park and to demonstrate the 40-millimetre bullnose along the western edge of the internal concrete slab, the applicant is required to obtain a number of spot levels (existing and proposed) which include: • the reduced level 2.0 metres inside the property; • the 40-millmetre bullnose along the western edge of the internal concrete slab; • the level at the eastern and western edge of the laneway (easement); and • the level at the invert/centre of the laneway (easement) These levels are to be shown on a 1 in 20 scale cross-sectional drawing, with dimensions and the **B99 design vehicle vertical ground clearance template**. The assessment should be taken along the centre of the car park entrance.

Item	Details
	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 – Laneway	The applicant is to recess the pedestrian door inside the title boundary.

SECTION 3: Condition 1 Items

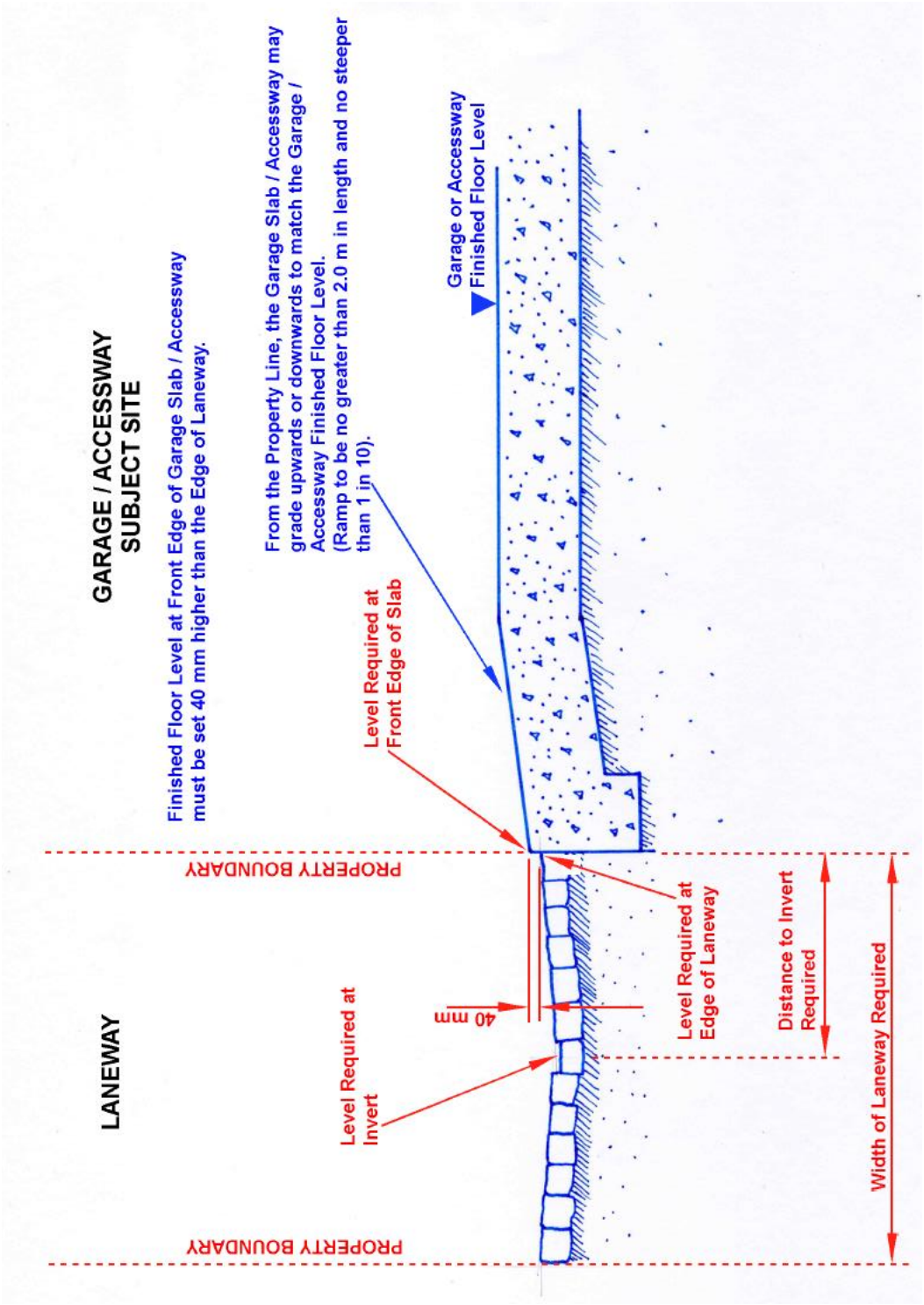
Condition	Engineering Comment
Condition 1(g) *The loading bay / driveway depth increased to a minimum of 5.2m, with subsequent changes to the location of the car lift and layout of ground floor/basement levels;*	The internal depth of the loading bay / driveway is 5.2 metres. This item has been satisfied.
Condition 1(h) *The minimum width of the driveway dimensioned;*	The minimum width of the driveway of 3.15 metres satisfies *AS/NZS 2890.1:2004.* This item has been satisfied.
Condition 1(i) *The location of the roller door on the ground floor plan;*	The location of the roller door on the ground floor plan has been depicted, This item has been satisfied.

SECTION 4: Acknowledgement

Engineer: Artemis Bacani

Signature: 

Date: 14 January 2026


GARAGE / ACCESSWAY
SUBJECT SITE
Finished Floor Level at Front Edge of Garage Slab / Accessway must be set 40 mm higher than the Edge of Laneway.
From the Property Line, the Garage Slab / Accessway may grade upwards or downwards to match the Garage / Accessway Finished Floor Level. (Ramp to be no greater than 2.0 m in length and no steeper than 1 in 10).
Garage or Accessway 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

Strategic Planning
Formal Referral Response

Application Information:

Referral Officer:	Tara Jolfaei
Officer:	Erryn Megennis
Council Reference:	PLN24/0350
Address:	1 Sanders Pl, Richmond VIC 3121
Proposal:	Planning permit application PLN24/0350 has been amended under Section 57A of the Planning and Environment Act (1987). Key changes include: - Permission sought under Clause 43.02 for buildings and works in the Design and Development Overlay (Schedule 53); - Increased setbacks to northern and eastern boundaries; - Introduction of a chamfer to the south-east corner of the building; - Changes to materials and finishes; - Additional screening to windows; - Changes in accordance with Condition 1 of the previous Notice of Decision issued on 29 April 2025 Refer to statement of changes for further details. The application continues to be for construction of a multi-storey, mixed-use building (with two basement levels and roof terrace) containing as-of-right Office, permit required Shop and Food and Drinks Premises, including a reduction in the car parking requirements
Comments Sought:	Click here to view referral memo: Insert CM Link here to referral request memo (which will include a hyperlink to all relevant plans / information)
Disclaimer:	Council's Strategic Planning Unit provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above. The Strategic Planning comments in this assessment focus on compliance with the following clauses in the Yarra Planning Scheme: Interim Schedule XX to the Design and Development Overlay (DDOXX).

	and (Proposed/Draft) Schedule XX to the Design and Development Overlay (DDOXX). They do not provide commentary on other sections of the Planning Scheme or fully assess the internal amenity of the application.
Prev. Responses:	D24/423945 (JOLFAEIT 24/10/2024) Note: This file has been added to the application as an attachment named 'Referral No. eRIRResStP 20648677.PDF' (ESERVICES 15/11/2024) D25/108701 (RISEBORM 24/03/2025) Note: This file has been added to the application as an attachment named 'Referral No. eRIRResStP 21161217.PDF' (ESERVICES 26/03/2025)

Development Details:

Relevant amendment and status:	Amendment C317yara – Interim planning controls. Amendment C318yara – Permanent planning controls.
Existing and proposed controls:	The planning controls will be introduced through an amendment to the Yarra Planning Scheme known as Draft Amendment C318yara which has concluded exhibition, a hearing is scheduled for October 2026. Council resolved at its meeting on 12 September 2023 to request the Minister for Planning: • Provide consent to prepare and exhibit amendment C318yara. • To prepare and approve amendment C317yara to the Yarra Planning Scheme.

Subject Site Plan:



Summary of Strategic Planning comments and recommendations:

Assessment of compliance with built form requirements:

Built Form Requirements	Interim DDO53	Proposed DDO53	PLN24/0350	Compliance with interim and proposed DDO53 and recommendations
Building height requirements	Maximum 20 meters (preferred).	Maximum 20 meters (preferred).	22.8 meters (24 meters Incl. services).	The proposed building height of the development **does not comply** with the provisions. However, a variation could be accepted for reasons outlined below and if the recommendations proposed in this referral are adopted by the applicant.
Street wall height and setback requirements	Street wall height	Street wall height	Street wall height 12 meters.	The application **complies** with all requirements of the interim and proposed DDO53 street wall height and setback requirements.

	Maximum 12 meters (preferred). Street wall setback Not specified (preferred).	Maximum 12 meters (preferred). Street wall setback Not specified (preferred).	Street wall setback 0.6 - 1.7 meters with protrusion in the setback.	The referral supports the proposed changes from the original advertised application, though note further changes may be recommended by Council's Urban Design team.
Upper-level setback requirements	Minimum upper-level setback 3 meters (preferred).	Minimum upper-level setback 3 meters (preferred).	1.5 meters upper-level setback at level 3.	The application **does not comply** with the upper-level setback requirements of the interim/proposed DDO53. **Recommendation:** Increase the upper-level setback at level 3 to a minimum of 3 meters above the street wall.
Building separation requirements	Maximum boundary wall height 20m (preferred). Setbacks required for the west, north and east. Minimum 3 meters from boundary or laneway centreline (preferred). *Note interface to NRZ and GRZ requirements apply to the north and east.	Maximum boundary wall height 20m (preferred). Setbacks required for the west, north and east. Minimum 3 meters from boundary or laneway centreline (preferred). *Note interface to NRZ and GRZ requirements apply to the north and east.	See below comments.	The application **does not comply** with the building separation requirements of the interim/proposed DDO53. A variation is considered acceptable for the reasons outlined below.
Overshadowing requirements	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Interface to properties in Neighbourhood Residential Zone or General Residential Zone requirements	Residential Lanway interface Maximum 8-meter wall height (preferred).	Residential Lanway interface Maximum 8-meter wall height (preferred).	See below comments.	The application **does not comply** with the Interface to properties in Neighbourhood Residential Zone or General Residential Zone requirements of the interim/proposed DDO53.

	45-degree upper-level setback for a minimum of 12 meters (preferred). Residential Direct Abuttal Maximum 8-meter wall height (preferred). Minimum 3-meter wall setback from property boundary (preferred). 45-degree upper-level setback for a minimum of 12 meters (preferred).	45-degree upper-level setback for a minimum of 12 meters (preferred). Residential Direct Abuttal Maximum 8-meter wall height (preferred). Minimum 3-meter wall setback from property boundary (preferred). 45-degree upper-level setback for a minimum of 12 meters (preferred).		A variation is considered acceptable for the reasons outlined below.
Character buildings requirements	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Building design and quality requirements	*See proposed DDO53 for Building Design and Quality*	*See proposed DDO53 for Building Design and Quality.*	*See below comments*.	**Complies.**
Vehicle access and laneways requirements	See *proposed DDO53 for vehicle access and laneway requirements.*	See *proposed DDO53 for vehicle access and laneway requirements.*	*See below comments*.	**Complies.**
Pedestrian and bicycle design requirements	*See proposed DDO53 for Pedestrian and Bicycle Design requirements.*	*See proposed DDO53 for Pedestrian and Bicycle Design requirements.*	*See below comments*.	**Complies.**

Strategic Planning full comments:

Building height requirements

The proposed building height of the development **does not comply** with the provisions and exceeds the height set out in Table 1 of the interim/proposed DDO53.
The application does not meet all relevant criteria to exceed the preferred height. However, a variation could be accepted for the following reasons and conditions:

- The height marginally exceeds the overall height. (See Figure 1)
- Overall building mass is less than a typical due to interface requirements than a mid-precinct site. (See Figure 1)
- Upper levels that exceed the overall building height do not increase overshadowing to residential properties.
- The building separation requirements are addressed (comments below).
- If the recommendations proposed in this referral are adopted by the applicant.

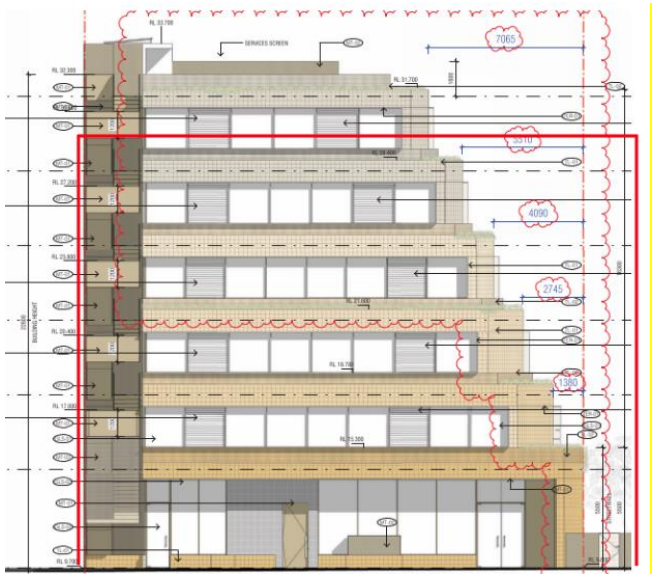


Figure 1 *DDO53 preferred height from Brunswick St (shown in red) compared to height of development.*

Street wall height and setback requirements

The application **complies** with all requirements of the interim and proposed DDO53 street wall height and setback requirements.

DDO53 seeks to encourage generous ground level setbacks to enhance the public realm. The proposed ground level provides an outcome that aligns with DDO53 and that with neighbouring sites to create a consistent streetscape. The adjacent proposal at 475 Church Street (currently under review by the planning minister), includes a dedicated pedestrian footpath ranging from 1.5 to 3 meters.

The referral supports the proposed changes from the original advertised application, though note further changes may be recommended by Council's Urban Design team.

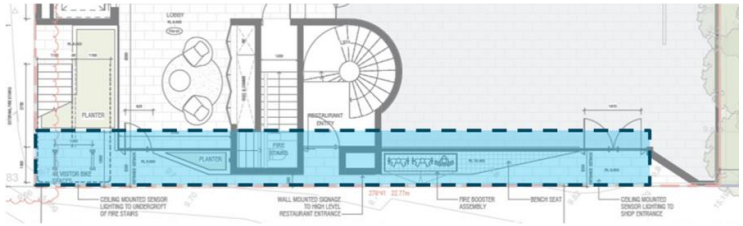


Figure 2 *DDO53 preferred ground floor from Sanders Place (shown in blue) compared to development (from previous decision plans).*

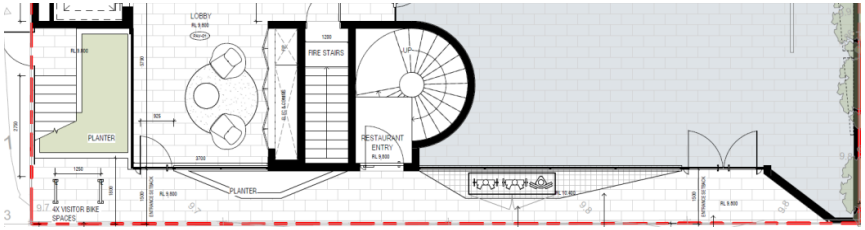


Figure 3 *DDO53 ground floor setback (from amended plans).*

Upper level setback requirements

The application **does not comply** with the upper-level setback requirements of the interim/proposed DDO53. (See Table 1 and Figure 4)

The lack of sufficient upper-level setbacks overwhelms Sanders Place (see Figure 5). A greater setback is unlikely to have an impact on the viability of office space and would offset the taller height it seeks. The upper-level setback would align with the setback provided by the approved development to the west.

Recommendation:

Increase the upper-level setback at level 3 to a minimum of 3 meters above the street wall.

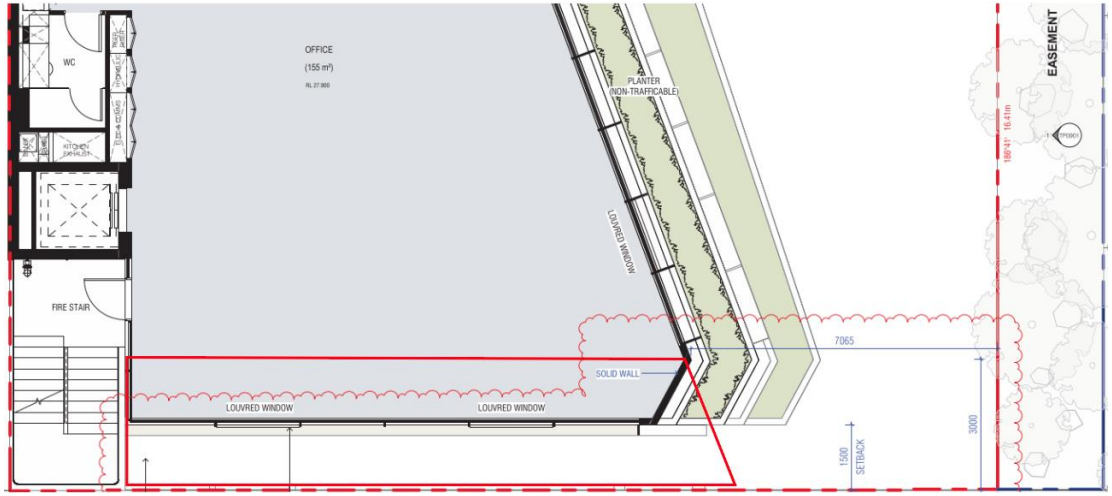


Figure 4 *DDO53 preferred upper-level setback (shown in red)*

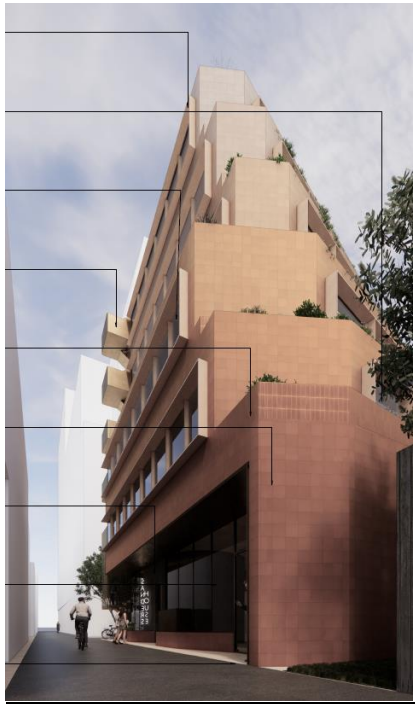


Figure 5 *Render of proposed development showing lack of clear distinction between street wall and upper levels.*

Building separation requirements

The application **does not comply** with building separation requirements of the proposed DDO53. (See Table 1)

The site has a series of unique features that would allow variation to these requirements.

Western interface.

The western side of the site is separated from the neighbouring property by an laneway/easement for vehicle access to the properties to the north. This essentially provides separation and compliance on this side is not required.

Eastern interface

The application complies with the building separation requirements, noting interface to properties in NRZ and GRZ requirements apply.

Northern interface

The properties to the north are zoned GRZ which has a mandatory height limit of 9m and is separated by a laneway/easement. This provides building separation between these two properties and compliance with building separation requirements isn't necessarily, noting interface to properties in NRZ and GRZ requirements apply.

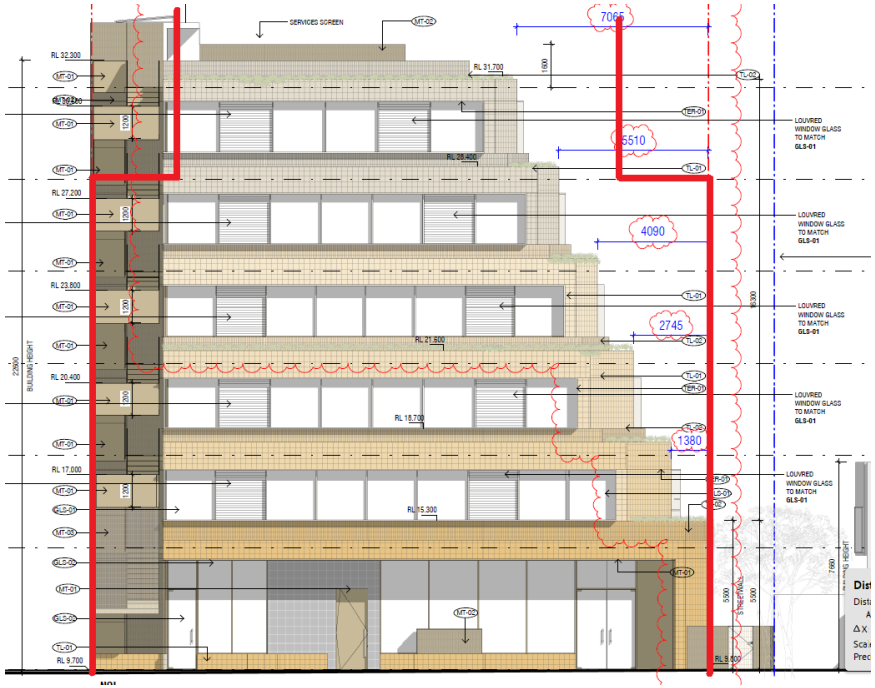


Figure 6 *South elevation with 20m boundary wall height to east and west interfaces with a 3m building separation.*

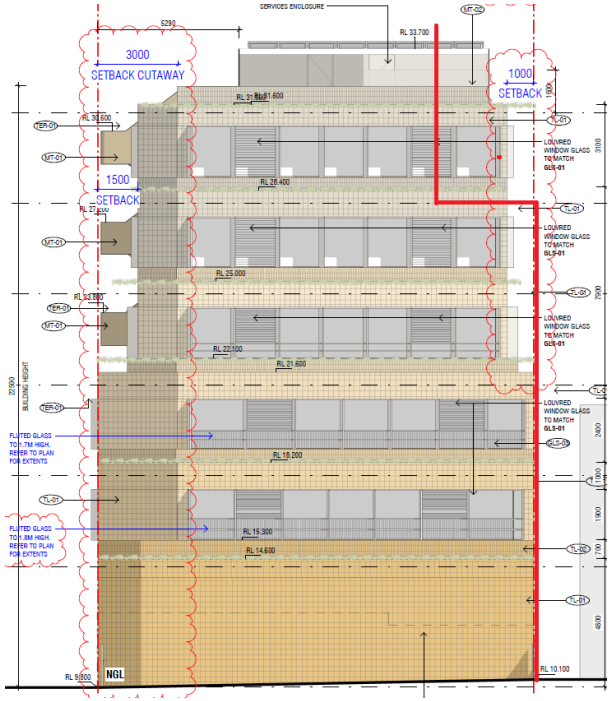


Figure 7 *East elevation with 20m boundary wall height to north interface with a 3m building separation.*



Figure 8 *Aerial of 1 Sanders Place showing laneway/easements surrounding the site.*

Interface to properties in Neighbourhood Residential Zone or General Residential Zone requirements

The application **does not comply** with the Interface to properties in Neighbourhood Residential Zone or General Residential Zone requirements of the proposed DDO53. These requirements apply to the northern and eastern interface.

The both of these interfaces the property is separated from residential zones by easements of approximately 3m (See Figure 8). For direct abuttal to residential zones, DDO53 seeks a 3m setback from the property boundary, these easements essentially provide this separation and a further 3m is not necessary.

Northern interface

A variation to the building separation to the northern boundary is considered reasonable for the following reasons:

- A 1m setback is provided at the height of the buildings to the north. Considering the narrowness of the easement this will reduce the visibility of these levels. (See Figure 9)
- Reviewing the floor layouts of the northern properties, their orientation is mostly north facing. Many windows are either from stairwells or bathrooms, where their role is to provide soft lighting and ventilation, which the building won't compromise. Where a habitable room has a window it is secondary to the northern windows.
- The setbacks on the eastern boundary also reduce the mass as it transitions to the west. (see Figure 10)

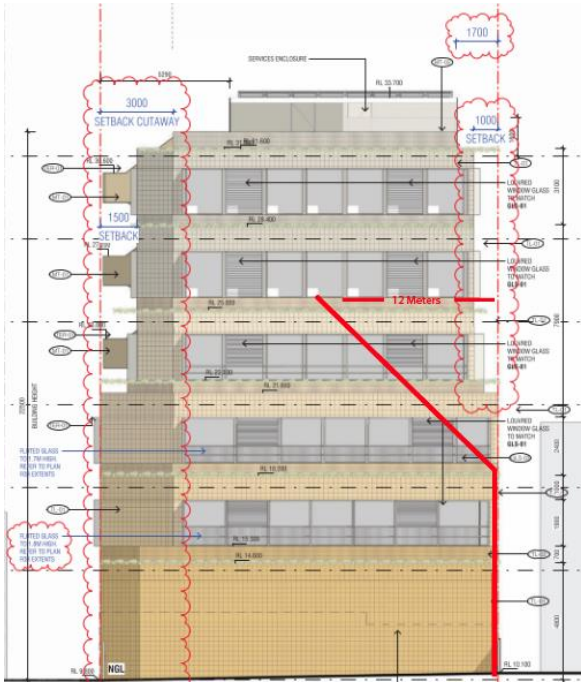


Figure 9 *East elevation showing interface requirements*

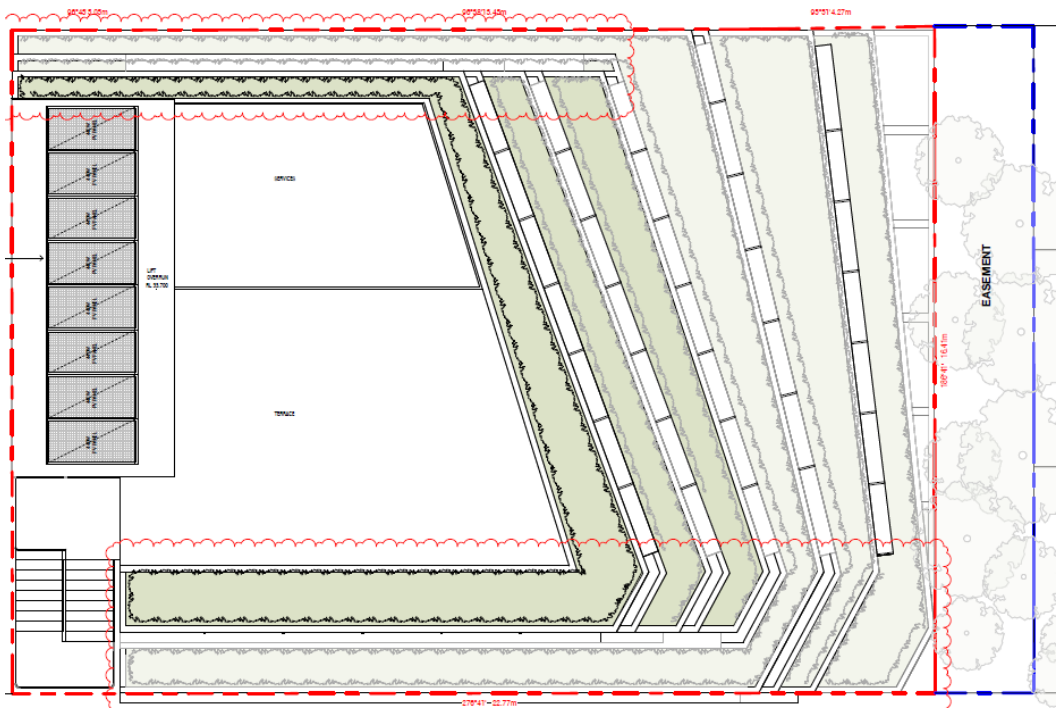


Figure 10 *Aerial roof plan showing northeastern corner upper levels splayed greater than southern corner.*

Eastern interface

A variation to the building separation to the eastern boundary is considered reasonable for the following reasons:

- The interface wall is lower than the prescribed 8m.
- The setback marginally intrudes into the 45 degree angle.
- The northeastern portion is splayed greater than the southern portion allowing for greater sunlight to the eastern property.

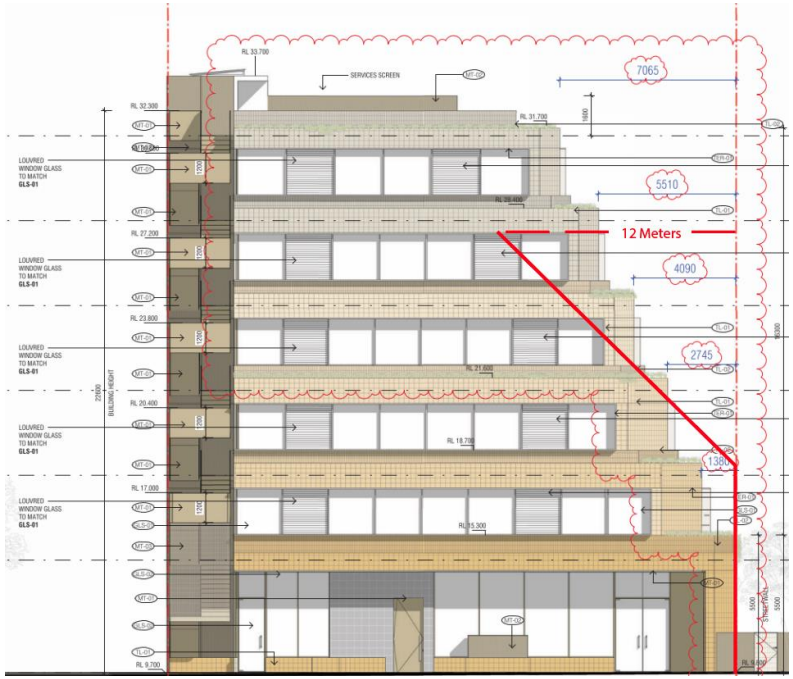


Figure 11 *South elevation showing interface requirements.*

Overshadowing requirements

The proposed development **does not apply** to overshadowing requirement in the interim/proposed DDO53.

Character buildings requirements

The application **does not apply** to character building requirements in the interim/proposed DDO53.

Building design and quality requirements

The application **does not comply** with the building design and quality requirements in the proposed DDO53.

The proposal lacks urban design and architectural excellence, with entrance spaces and separation of upper levels.

Recommendation:

It is recommended that recommendations made by the urban design referral are adopted and a 3m upper level setback above the street wall is provided.

Vehicle access and laneways requirements

The application **complies** with the vehicle access and laneway requirements in the proposed DDO53.

Pedestrian and bicycle design requirements

The application **complies** with the pedestrian and bicycle design requirements in the proposed DDO53..

Schedule 3 to the Parking Overlay

The application **complies** with the maximum car parking rates requirements in schedule 3 to the parking overlay.

Strategic Planner: Tara Jolfaei
Date: 06 January 2026

Urban Design
Formal Referral Response

Application Information:

Referral Officer:	Christian Lundh
Officer:	Erryn Megennis
Council Reference:	PLN24/0350
Address:	1 Sanders Pl, Richmond VIC 3121
Proposal:	Planning permit application PLN24/0350 has been amended under Section 57A of the Planning and Environment Act (1987). Key changes include: - Permission sought under Clause 43.02 for buildings and works in the Design and Development Overlay (Schedule 53); - Increased setbacks to northern and eastern boundaries; - Introduction of a chamfer to the south-east corner of the building; - Changes to materials and finishes; - Additional screening to windows; - Changes in accordance with Condition 1 of the previous Notice of Decision issued on 29 April 2025 Refer to statement of changes for further details. The application continues to be for construction of a multi-storey, mixed-use building (with two basement levels and roof terrace) containing as-of-right Office, permit required Shop and Food and Drinks Premises, including a reduction in the car parking requirements
Comments Sought:	Click here to view referral memo: D25/500295 - IREF24/00913 - 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:	D24/417745 (THORPB 21/10/2024) Note: This file has been added to the application as an attachment named 'Referral No. eRIRResUrb 20633922.PDF' (ESERVICES 28/10/2024)

Recommendation

- The proposal is supported in principle, subject to changes.

Public Realm and Landscape

The proposed integration of a corner chamfer in the southeast corner of ground floor meets the objectives set out in the DDO however, as the chamfer abuts the fenced off easement it will create an awkward interface between the fence and the introduced triangular planter in the chamfer area. Furthermore, noting that the triangular planter is on podium, assumed will be required to be raised above ground.

Clarification is required if the fence is proposed to be extended along the full extent of the easement (2440mm) and the 870mm setback (refer figure 01) to be flush with the street wall edge as indicated in the elevation (refer figure 02), resulting in that the triangular planter is fully screen off from Sanders Place by the fence.

If above configuration is intended, then it is recommended that vertical greenery is planted in the triangular planter that will become visible from Sanders Place, refer figure 02, creating visual interest and making the planter a meaningful contribution to the public realm.

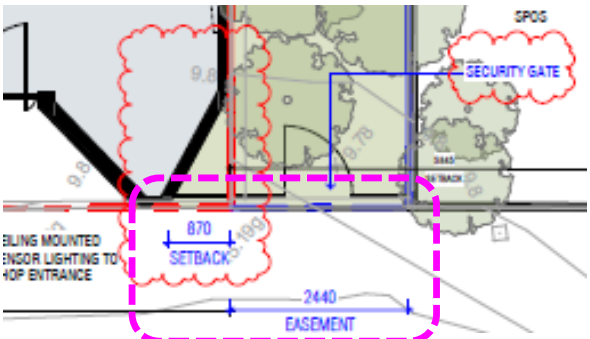


Figure 01; Fence in relation to triangular planter / chamfer setback.

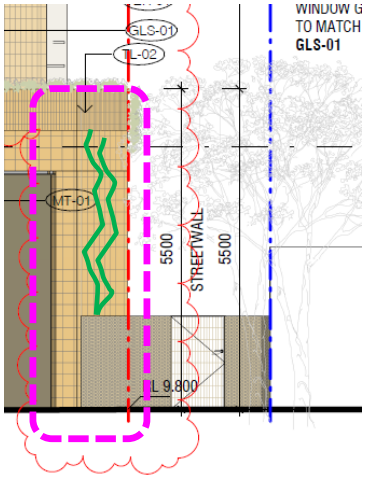


Figure 02; indication that a meaningful public realm outcome could be achieved if vertical greenery was introduced in the triangular planter.

The updated ground floor landscape plan does not depict a correct layout, the triangular planter is on basement podium and assumed raised (separate from the easement) and no root barrier would be required, also noting no planting is nominated for the triangular planter, refer figure 03.

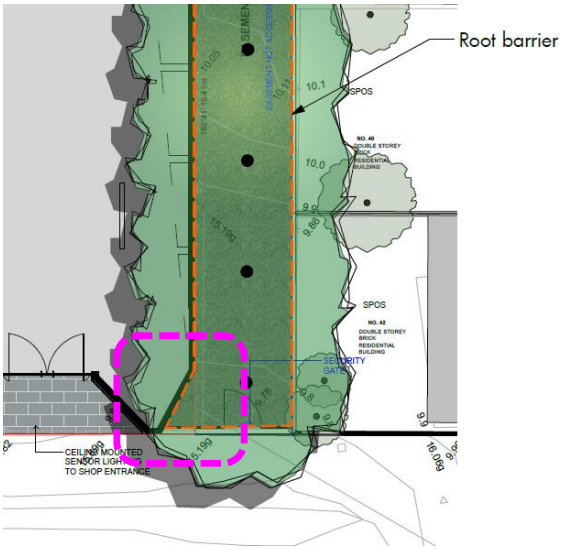


Figure 03; ground level landscape, southeast corner easement and triangular planter.

Planters by entrance do not show any proposed plant species (refer figure 04) neither is planter box details included in the amended landscape plan set.

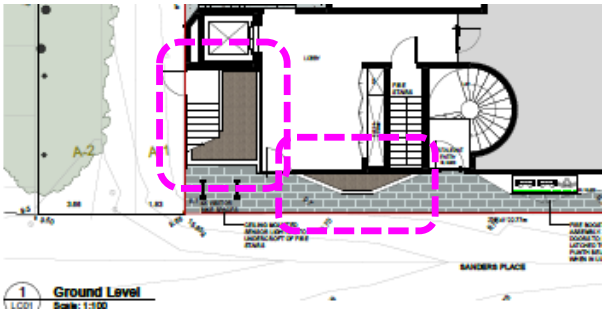


Figure 04; ground level landscape, planters by main entrances missing plant species, only shown as soil.

Urban Designer: Christian Lundh
Date: 13 January 2026

Yarra City Council (Responsible Authority)
Yarra Planning Scheme

NOTICE OF DECISION TO GRANT A PERMIT
PLN24/0350

The Responsible Authority has decided to grant a permit. The permit has not been issued.

Address of the land: 1 & 3-5 Sanders Pl Richmond VIC 3121

What will the permit allow:

Planning Scheme Clause	Matter for which the permit has been granted
34.02-1	To use land for a Shop and Food and Drinks Premises (Restaurant)
34.02-4	To construct a building and construct and carry out works
52.06-3	A reduction in the car parking requirements for the Office, Shop and Food and Drink Premises uses

What will the conditions on the permit be?

Development 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 Kennon Architects, Drawings TP0097, Rev B, dated 02/05/24; TP0099, Rev C, dated 02/05/24; TP0100 – TP0105 & TP0107-TP0108, Rev D, dated 02/05/24; TP0900 – TP0903 & TP0910, Rev D dated 02/05/2024; TP0950 – TP0951, Rev C, dated 02/05/24; TP0952, Rev B dated 18/06/24; TP4100 – TP4101, Rev B dated 07/05/24 & TP4200, Rev B dated 02/05/24 but modified to show:
   (a) The deletion of 1 storey;
   (b) The setback of the building from Sanders Place and from the northern boundary increased to a minimum of 3m from Level 3 and above;
   (c) The deletion of the sale and consumption of liquor;
   (d) Provision of a further reduction of 4 on-site car parking spaces;
   (e) Electric vehicle charging infrastructure provided to all car parking spaces;
   (f) A notation on the roof terrace plan confirming it will be accessible only to office tenants;
   (g) The loading bay / driveway depth increased to a minimum of 5.2m, with subsequent changes to the location of the car lift and layout of ground floor/basement levels;
   (h) The minimum width of the driveway dimensioned;

Date issued: **29 April 2025**

Ally Huynh
Signature for the Responsible Authority

(i) The location of the roller door on the ground floor plan;

(j) Provision of a minimum of one charging point for electric bicycles

(k) The east elevation to show obscure glazing up to a minimum 1.7m above floor level on Level 2;

(l) The east-facing windows above Level 2 to be screened in a similar manner to Levels 1 and 2.

(m) A materials and finishes schedule, including sample images provided as a single page within the drawing set;

(n) Any changes as a result of the Façade Strategy (Condition 4);

(o) Any changes as a result of the Landscape Plan (Condition 6);

(p) Any changes as a result of the amended Acoustic Report (Condition 8); and

(q) Any changes as a result of the amended Wind Impact Assessment (Condition 14).

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

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

Façade Strategy

4. In conjunction with the submission of development plans under Condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:

(a) 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) Details to demonstrate that the materials will not result in unreasonable glare;

(d) Information about how the façade will be maintained, including any vegetation; and

(e) Detailed drawings outlining colours, materials and finishes.

5. As part of the ongoing consultant team, Kennon Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

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

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

Landscape Plan

6. Concurrent with the submission of Condition 1 Plans, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the

Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:

(a) Show the type, location, quantity, height at maturity and botanical names of all Proposed plants;

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

(c) Clarification on how above ground planting areas (such as rooftop and window planters) are to be safely accessed for maintenance purposes. If rope access is required to access planting areas outside windows or balustrades, anchor points must be integrated into the building design;

(d) Details on the ongoing maintenance of landscaping, including task details and frequence;

(e) Details on how plant growth will be maintained to ensure view lines are maximised;

(f) Use of a wind proof mulch to above-ground planted areas (roof terrace and window planters); and

(g) Provide a specification of works to be undertaken prior to planting,

To the satisfaction of the Responsible Authority.

7. 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.

Acoustic Reports

8. Concurrent with the submission of Condition 1 Plans, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Marshall Day Acoustics and dated 26 July 2024 but modified to include (or show, or address):

(a) Graphs or tables of the hourly background noise monitoring results;

(b) Confirmation that the future acoustic review of the mechanical services design should be conducted by a suitably qualified acoustic consultant; and

(c) The day and time of the measurement used as the background level for the calculated of the night period music noise limit presented.

9. Before the building is occupied, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must demonstrate compliance of the mechanical plant, car park roller door, driveway/loading bay/vehicle holding area and car lift 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.

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

11. 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.

Wind Impact Assessment

12. 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 Vipac Engineers and Scientists Ltd and dated 23 July 2024 but modified to include (or show):

    (a) The assessment updated for consistency with the plans required under Condition 1; and

    (b) Further elaboration and clarification on the wind impacts to the private outdoor areas at Nos. 38, 40 and 42 Brighton Street.

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

Sustainability Management Plan

14. 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

15. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

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

Loading Management Plan

17. Concurrent with the Submission of Condition 1 Plans, a Loading Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Loading Management Plan will be endorsed and will form part of this permit. The Loading Management Plan must address, but not be limited to, the following:

    (a) Confirmation that vehicles no larger than a B99-design vehicle will be permitted to undertaken loading / unloading within the designated loading bay;

    (b) Details regarding the management of loading and unloading of goods and materials, including the management of conflicts between loading vehicles and

tenants' vehicles as well as other vehicles who rely on the carriageway easement for access; and

(c) The collection of waste, including the separate collection of organic waste and recycling waste, in accordance with the approved Waste Management Plan (Condition 18).

Use Conditions

18. Except with the prior written consent of the Responsible Authority, the Shop as authorised by this permit may only operate between the hours of 7am – 10pm, Monday to Sunday.
19. Except with the prior written consent of the Responsible Authority, the Restaurant as authorised by this permit may only operate between the following hours:
    (a) Sunday to Thursday: 11am – 11pm; and
    (b) Fridays & Saturdays: 11am – 12 midnight.
20. No more than 100 patrons are permitted in the Restaurant at any one time.
21. The provision of music and entertainment on the land must be at a background noise level.
22. Speakers external to the building must not be erected or used.
23. 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.
24. The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.
25. 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.
26. 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.

Engineering

27. Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a 1:20 scale cross-sectional diagram with a B99 vehicle ground clearance template must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate satisfactory ground clearance and include the following spot levels:
    (a) The reduced level 2m inside the property boundary;
    (b) The 40mm bullnose along the western edge of the internal slab;
    (c) The level of the eastern and western edge of the laneway (easement); and
    (d) The level at the invert/centre of the laneway.

Date issued: **29 April 2025**

Ally Huynh
Signature for the Responsible Authority

Refer to Notes (below) for lodgement details.

28. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.
29. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
    (a) At the permit holder's cost; and
    (b) To the satisfaction of the Responsible Authority.
30. 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.
31. 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.
32. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

DTP conditions

33. Prior to the endorsement of any development plans, excluding demolition works, an Engineering report from a suitably qualified Engineer outlining the design, management and construction techniques to be implemented prior, during and following excavation to prevent any impact of the City Link assets and infrastructure is to be submitted to the Head, Transport for Victoria and City Link for approval. Once approved, the Engineering Report will form part of the planning permit. Without limiting the scope of the report, it must consider all relevant structural and geotechnical issues, and provide both Structural and Geotechnical Proof Engineer review comments and certification of all above engineering design reports and associated drawings including temporary works including but not limited to, demonstrating:
    (a) That the building footings (and overall development including excavation and construction of basements and foundations etc.) will not compromise the structural integrity of the CityLink / Burnley Tunnel;
    (b) The effect of foundation design (most probably piling) must be considered for the impact assessment of the CityLink / Burnley Tunnel;
    (c) The load and ground stress effected by the development;
    (d) That the development will not result in temporary or permanent drawdown of the regional groundwater table; and

---

Date issued: **29 April 2025**

Ally Huynh
Signature for the Responsible Authority

(e) The tunnel rock bolt anchor lengths must be considered in analysis for the Construction Impact Assessment Studies. Any holding points requiring the Head, Transport for Victoria inspection and approval prior to releasing hold permits.

34. In addition to Condition 36 above, Head, Transport for Victoria and CityLink must be informed of the following:

(a) Initial ground water level;

(b) The reduced level temporary dewatering during basement excavation is intended to lower the table to, the extraction rate and duration of dewatering, and the expected recharge duration after cessation of dewatering;

(c) If the completed basement is tanked or drained; and

(d) If drained, confirm flow rate into the basement and the height and extent of the permanent lowering of the water table.

35. The permit holder is to bear all costs associated with CityLink undertaking dilapidation surveys before and after the development, including crack mapping and installing crack pins to allow crack opening to be accurately measured. The intention of these surveys is to allow any adverse impacts on CityLink during construction to be identified.

36. Prior to the commencement of the development, the applicant must provide the Head, Transport for Victoria and CityLink with a plume dispersal study to satisfy the Head, Transport for Victoria, CityLink and the Responsible Authority that, consistent with the design objectives set out in Clause 43.02 of the Design and Development Overlay, Schedule 5 of the Yarra Planning Scheme:

(a) The development around the Burnley Tunnel exhaust stack will not be adversely affected by the operation of the stack; and

(b) The development around the Burnley Tunnel exhaust stack will not adversely affect the operation of the stack.

The development must reimburse CityLink for costs it incurs for having the plume dispersion study reviewed by its external consultants.

Construction Management Plan

37. 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

(q) any site-specific requirements.

During the construction:

(r) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(s) Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;

Date issued: **29 April 2025**

Ally Huynh
Signature for the Responsible Authority

(t) Vehicle borne material must not accumulate on the roads abutting the land;

(u) The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(v) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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.

38. 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

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

40. 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.

41. 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.

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

43. 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.

44. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, pedestrian walkway and ground level frontage 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.

45. 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.

46. This permit will expire if:

Date issued: **29 April 2025**

Ally Huynh
Signature for the Responsible Authority

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

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

(c) The Shop and Restaurant uses are 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

For the submission of plans pursuant to Condition 30, please submit these to info@yarracity.vic.gov.au marked attention to Engineering Services.

All future business (whether as owners, lessees/tenants, occupiers) within the development approved under this permit, will not be permitted to obtain business parking permits.

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.

The Restaurant 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.

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.

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.

Date issued: **29 April 2025**

Ally Huynh
Signature for the Responsible Authority

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.

Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

Date issued: **29 April 2025**

Ally Huynh
Signature for the Responsible Authority

NOTICE OF DECISION TO GRANT A PERMIT

WHAT HAS BEEN DECIDED?

- The Responsible Authority has decided to grant a permit. A permit has not been issued.
- This notice sets out what the permit will allow and what conditions the permit will be subject to, if a permit is issued.

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT ABOUT REVIEWS?

If you are the Applicant

- The person who applied for the permit may apply for a review of any condition in the notice of decision to grant a permit. The application for review must be lodged within 60 days of the giving of that notice.

If you are an Objector

- An objector may apply for review of the decision of the responsible authority to grant a permit. The application for review must be lodged within 28 days after the date of the notice of decision.
- If there is no application for review, a permit will be issued after 28 days after the date of the notice of decision.

For all applications for review

- An application for review must be lodged with the Victorian Civil and Administrative Tribunal (VCAT).
- An application for review must be made on the relevant form which can be obtained from Victorian Civil and Administrative Tribunal (VCAT). and must be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority, each other party and each other person entitled to notice of the application for review under the *Planning and Administrative Tribunal Act 1998* within 7 days after lodging the application with the Victorian Civil and Administrative Tribunal.

Information about the VCAT process, applications for review and the fees payable to the Victorian Civil and Administrative Tribunal you can look at Council's website https://www.yarracity.vic.gov.au/services/planning-and-development/decisions-and-appeals, or visit the VCAT website.

Date issued: **29 April 2025**

Ally Huynh
Signature for the Responsible Authority

Planning and Environment Regulations 2015. S.R. No. 33/2015 Form 5 Sections 64(1) and 66(2)

5.5. – PLN24/0350 - 1-5 Sanders Place, Richmond

Author	Erryn Megennis – Senior Statutory Planner
Authoriser	General Manager City Sustainability and Strategy

Executive Summary



Property	1-5 Sanders Place, Richmond
Ward	Lennox
Application number	PLN24/0350
Proposal	Construction of a multi-storey, mixed-use building (with two basement levels and roof terrace) containing as-of-right Office, permit required Shop and Food and Drinks Premises, sale and consumption of liquor and a reduction in the car parking requirements
Zoning & Overlay/s	- Commercial 2 Zone - Design and Development Overlay – Schedule 5 - CityLink Project Overlay - Development Contributions Plan Overlay – Schedule 1
Strategic setting	Major Employment Precinct (Cremorne)
Submissions	7 objections and 0 letters of support
Key reasons for support	- There is strong strategic support for this type of development in this area in Cremorne; - As a result of plans being amended, the proposal generally complies with the built form requirements of the Zone, Overlays, Particular Provisions and local policies and would make a positive contribution to the area; - The car parking reduction in acceptable; and - The proposal will not result in unreasonable adverse amenity impacts to surrounding properties.

Recommendation	That Council issues a Notice of Decision to Grant a Planning Permit, with conditions. Key conditions include: - The roof terrace to be accessible to office tenants only; - Provision of additional overlooking diagrams; - Provision of electric bicycle charging infrastructure; - Provision of a Noise and Amenity Action Plan, Loading Management Plan and Landscape Plan; and - Provision of amended Acoustic Report and Wind Impact Assessment.
Contact Officer	Erryn Megennis – Principal Planner

Officer Recommendation

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant Planning Permit PLN24/0350 at No. 1-5 Sanders Place, Richmond VIC 3121 for:

Control	Clause	Matter for which the permit has been granted
Commercial 2 Zone	Clause 34.02-1	Use of the land for a Shop and Food and Drinks Premises
Commercial 2 Zone	Clause 34.02-4	To construct a building and carry out works
Car Parking	Clause 52.06-3	A reduction in the car parking requirements for the Office, Shop and Food and Drinks Premises uses
Licenced Premises	Clause 52.27	Sale and consumption of liquor (Café/Restaurant Licence)

subject to the following conditions:

Development 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 Kennon Architects, Drawings TP0097, Rev B, dated 02/05/24; TP0099, Rev C, dated 02/05/24; TP0100 – TP0105 & TP0107-TP0108, Rev D, dated 02/05/24; TP0900 – TP0903 & TP0910, Rev D dated 02/05/2024; TP0950 – TP0951, Rev C, dated 02/05/24; TP0952, Rev B dated 18/06/24; TP4100 – TP4101, Rev B dated 07/05/24 & TP4200, Rev B dated 02/05/24 but modified to show:
   (a) A notation on the roof terrace plan confirming it will be accessible only to office tenants;
   (b) The loading bay / driveway depth increased to a minimum of 5.2m, with subsequent changes to the location of the car lift and layout of ground floor/basement levels;

(c) The minimum width of the driveway dimensioned;

(d) The location of the roller door on the ground floor plan;

(e) Provision of a minimum of one charging point for electric bicycles

(f) The east elevation to show obscure glazing up to a minimum 1.7m above floor level on Level 2;

(g) Diagrams to demonstrate there will be no unreasonable overlooking from east-facing windows above Level 2 to south-facing habitable room windows at No. 7 Sanders Place, in accordance with the objective of Clause 55.04-6 or otherwise apply screening in accordance with Standard B22;

(h) A materials and finishes schedule, including sample images provided as a single page within the drawing set;

(i) Any changes as a result of the Façade Strategy (Condition 4);

(j) Any changes as a result of the Landscape Plan (Condition 6);

(k) Any changes as a result of the amended Acoustic Report (Condition 8); and

(l) Any changes as a result of the amended Wind Impact Assessment (Condition 14).

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

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

Façade Strategy

4. In conjunction with the submission of development plans under Condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:

(a) 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) Details to demonstrate that the materials will not result in unreasonable glare;

(d) Information about how the façade will be maintained, including any vegetation; and

(e) Detailed drawings outlining colours, materials and finishes.

5. As part of the ongoing consultant team, Kennon Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

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

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

Landscape Plan

6. Concurrent with the submission of Condition 1 Plans, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:
   (a) Show the type, location, quantity, height at maturity and botanical names of all Proposed plants;
   (b) Indicate the location of all areas to be covered by lawn or other surface materials;
   (c) Clarification on how above ground planting areas (such as rooftop and window planters) are to be safely accessed for maintenance purposes. If rope access is required to access planting areas outside windows or balustrades, anchor points must be integrated into the building design;
   (d) Details on the ongoing maintenance of landscaping, including task details and frequence;
   (e) Details on how plant growth will be maintained to ensure view lines are maximised;
   (f) Use of a wind proof mulch to above-ground planted areas (roof terrace and window planters); and
   (g) Provide a specification of works to be undertaken prior to planting,

   To the satisfaction of the Responsible Authority.
7. 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.

Acoustic Reports

8. Concurrent with the submission of Condition 1 Plans, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Marshall Day Acoustics and dated 26 July 2024 but modified to include (or show, or address):
   (a) Graphs or tables of the hourly background noise monitoring results;
   (b) Confirmation that the future acoustic review of the mechanical services design should be conducted by a suitably qualified acoustic consultant; and
   (c) The day and time of the measurement used as the background level for the calculated of the night period music noise limit presented.

9. Before the building is occupied, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must demonstrate compliance of the mechanical plant, car park roller door, driveway/loading bay/vehicle holding area and car lift 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.
10. The provisions, recommendations and requirements of the endorsed Acoustic Reports must be implemented and complied with to the satisfaction of the Responsible Authority.
11. 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.

Noise and Amenity Action Plan

12. Before the sale and consumption of liquor commences, a Noise and Amenity Action Plan must be submitted to and approved by the Responsible Authority. When approved, the Noise and Amenity Action Plan will be endorsed and will form part of this permit. The Noise and Amenity Action Plan must include, but not be limited to, the venue operation guidelines outlined at 13.07-1L-02 (Licenced Premises) of the Yarra Planning Scheme.
13. The provisions recommendation and requirements of the endorsed Noise and Amenity Action Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Wind Impact Assessment

14. 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 Vipac Engineers and Scientists Ltd and dated 23 July 2024 but modified to include (or show):
    (a) The assessment updated for consistency with the plans required under Condition 1; and
    (b) Further elaboration and clarification on the wind impacts to the private outdoor areas at Nos. 38, 40 and 42 Brighton Street.
15. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Sustainability Management Plan

16. 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

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.

Waste Management Plan

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

Loading Management Plan

19. Concurrent with the Submission of Condition 1 Plans, a Loading Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Loading Management Plan will be endorsed and will form part of this permit. The Loading Management Plan must address, but not be limited to, the following:

    (a) Confirmation that vehicles no larger than a B99-design vehicle will be permitted to undertaken loading / unloading within the designated loading bay;

    (b) Details regarding the management of loading and unloading of goods and materials, including the management of conflicts between loading vehicles and tenants' vehicles as well as other vehicles who rely on the carriageway easement for access; and

    (c) The collection of waste, including the separate collection of organic waste and recycling waste, in accordance with the approved Waste Management Plan (Condition 18).

Use Conditions

20. Except with the prior written consent of the Responsible Authority, the Shop as authorised by this permit may only operate between the hours of 7am – 10pm, Monday to Sunday.

21. Except with the prior written consent of the Responsible Authority, the Restaurant and sale and consumption if liquor as authorised by this permit may only operate between the following hours:

    (a) Sunday to Thursday: 11am – 11pm; and

    (b) Fridays & Saturdays: 11am – 12 midnight.

22. No more than 100 patrons are permitted in the Restaurant at any one time.

23. The provision of music and entertainment on the land must be at a background noise level.

24. Speakers external to the building must not be erected or used.

25. 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.

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

27. 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.

28. Before the commencement of the sale and consumption of liquor, the applicant must, to the satisfaction of the Responsible Authority, display a sign at the exit of the licensed premises advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.

29. 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.

Engineering

30. Concurrent with the submission of Condition 1 plans or by such later date as approved in writing by the Responsible Authority, a 1:20 scale cross-sectional diagram with a B99 vehicle ground clearance template must be submitted to Council's Civil Engineering Department for approval. The submitted design must demonstrate satisfactory ground clearance and include the following spot levels:

    (a) The reduced level 2m inside the property boundary;

    (b) The 40mm bullnose along the western edge of the internal slab;

    (c) The level of the eastern and western edge of the laneway (easement); and

    (d) The level at the invert/centre of the laneway.

    Refer to Notes (below) for lodgement details.

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

32. Within 2 months of the completion of the development or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:

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

    (b) To the satisfaction of the Responsible Authority.

33. 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.

34. 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.

35. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

DTP conditions

36. Prior to the endorsement of any development plans, excluding demolition works, an Engineering report from a suitably qualified Engineer outlining the design, management and construction techniques to be implemented prior, during and following excavation to prevent any impact of the City Link assets and infrastructure is to be submitted to the Head, Transport for Victoria and City Link for approval. Once approved, the Engineering Report will form part of the planning permit. Without limiting the scope of the report, it must consider all relevant structural and geotechnical issues, and provide both Structural and Geotechnical Proof Engineer review comments and certification of all above engineering design reports and associated drawings including temporary works including but not limited to, demonstrating:

    (a) That the building footings (and overall development including excavation and construction of basements and foundations etc.) will not compromise the structural integrity of the CityLink / Burnley Tunnel;

    (b) The effect of foundation design (most probably piling) must be considered for the impact assessment of the CityLink / Burnley Tunnel;

    (c) The load and ground stress effected by the development;

    (d) That the development will not result in temporary or permanent drawdown of the regional groundwater table; and

    (e) The tunnel rock bolt anchor lengths must be considered in analysis for the Construction Impact Assessment Studies. Any holding points requiring the Head, Transport for Victoria inspection and approval prior to releasing hold permits.

37. In addition to Condition 36 above, Head, Transport for Victoria and CityLink must be informed of the following:

    (a) Initial ground water level;

    (b) The reduced level temporary dewatering during basement excavation is intended to lower the table to, the extraction rate and duration of dewatering, and the expected recharge duration after cessation of dewatering;

    (c) If the completed basement is tanked or drained; and

    (d) If drained, confirm flow rate into the basement and the height and extent of the permanent lowering of the water table.

38. The permit holder is to bear all costs associated with CityLink undertaking dilapidation surveys before and after the development, including crack mapping and installing crack pins to allow crack opening to be accurately measured. The intention of these surveys is to allow any adverse impacts on CityLink during construction to be identified.

39. Prior to the commencement of the development, the applicant must provide the Head, Transport for Victoria and CityLink with a plume dispersal study to satisfy the Head, Transport for Victoria, CityLink and the Responsible Authority that, consistent with the design objectives set out in Clause 43.02 of the Design and Development Overlay, Schedule 5 of the Yarra Planning Scheme:

    (a) The development around the Burnley Tunnel exhaust stack will not be adversely affected by the operation of the stack; and

    (b) The development around the Burnley Tunnel exhaust stack will not adversely affect the operation of the stack.

    The development must reimburse CityLink for costs it incurs for having the plume dispersion study reviewed by its external consultants.

Construction Management Plan

40. 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

(q) any site-specific requirements.

During the construction:

(r) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(s) Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;

(t) Vehicle borne material must not accumulate on the roads abutting the land;

(u) The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(v) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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.

41. 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

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

43. 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.

44. 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.

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

46. 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.

47. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park, pedestrian walkway and ground level frontage 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.

48. 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.

49. This permit will expire if:

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

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

    (c) The Shop and Restaurant uses (including the sale and consumption of liquor) are 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

For the submission of plans pursuant to Condition 30, please submit these to info@yarracity.vic.gov.au marked attention to Engineering Services.

All future business (whether as owners, lessees/tenants, occupiers) within the development approved under this permit, will not be permitted to obtain business parking permits.

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.

The Restaurant 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.

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.

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.

Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

History and Background

Planning History

1. The site has no planning history.

Section 50 Amendment

2. The application was amended under Section 50 of the *Planning and Environment Act* 1987 (the Act) on 2 September 2024 to formally reflect the correct legal land descriptions of all lots, as well as the addresses, concerning land at No. 1 and No. 3-5 Sanders Place, Richmond.

Section 57A Amendment

3. The application was amended under Section 57A of the Act on 20 December 2024 showing a modified proposal in response to the recommendations from Council's referral departments as well as concerns raised by the planning officer regarding the interface with residential land.
4. The following key changes were made:
   (a) Deletion of 1 basement level (no changes to the number of car parking spaces);
   (b) Deletion of Level 7;
   (c) Changes to the external finishes;
   (d) Increases to setbacks from the eastern boundary at Level 1 and Level 4; and
   (e) Amended plans in response to ESD referral comments.
5. The amended plans (prepared by Kennon Architects, Dated 24 November 2024, Revision D) lodged under Section 57A of the Act are the decision plans for this application and will form the basis of the following assessment.

Lodgement of Sketch Plans

6. On 9 April 2025 the applicant submitted sketch swept path diagrams to demonstrate that the condition to increase the loading bay depth to 5.2m will still allow vehicles to enter and exit car parking spaces within the basement. These plans will be referenced where necessary within this report.

Site Context

Subject Site

7. The subject site is located on the northern side of Sanders Place, between Brighton Street to the east and Church Street to the west, in Richmond. The site has a frontage to Sanders Place of 22.77m, depth of 16.41m and an overall area of approximately 375sqm. The site has laneway abuttal to the west.
8. The site is legally described as Lots 1-3 on Plan of Subdivision 406678X (relating to No. 1 Sanders Place) and Lot 1 on Title Plan 010616Q (relating to No. 3-5 Sanders Place). The site consists of a two-storey office building constructed across the full extent of the site. On-site car parking is located at ground level, accessed via the laneway to the west.



Figure 1 - Subject site from Sanders Place (Planning Officer, October 2024)

Title Information

9. The title submitted with the application does not show any covenants or restrictions. Plan of subdivision PS406678X shows a 1.83m wide carriageway, light and air and drainage easement abutting the full length of the site's western boundary. Further to the west is a 3.66m wide carriageway, light and air easement. Lot 1 on Title Plan TP10616 forms a 2.44m wide drainage easement in favour of City West Water, with this easement extending along the entire eastern boundary of the site.

10. The development does not impact on these easements.

Surrounds

11. The site is in an area which contains a variety of built form and uses. Land to the north is zoned both General Residential and Commercial 2, to the south and west the land is zoned Commercial 2. Land to the east is zoned Neighbourhood Residential and consists of low rise, 1 and 2 storey dwellings.

12. The closest dwellings to the subject site are located to the north at No. 7 Sanders Place and to the east at Nos. 28-42 Brighton Street. The dwellings on Brighton Street are also affected by the Heritage Overlay (Schedule 308 – Barkly Gardens Precinct).



Figure 2 – Zoning map of subject site and surrounds (DTP, March 2025)

13. This heritage precinct is significant for its Victorian and Edwardian-era dwellings which typically feature pitched, gabled or hipped roofs, one storey wall heights, weatherboard, face pressed brick, bluestone or stucco wall cladding, post supported front verandahs, front gardens bordered by low front fences and less than 40% of the street wall comprised with openings such as windows and doors (amongst other features).



Figure 3 - Nearmap aerial imagery of subject site and surrounds (March 2025)

14. The subject site is located within a Major Employment Precinct, approximately 162m south of the Swan Street Major Activity Centre (MAC) and 162m south-east of East Richmond train station. Further to the south of the site is the Citylink tollway and adjacent Main Yarra Trail and bike path. In conjunction with the bike trail, the site is well serviced by public and active transport opportunities, including tram lines along Swan Street and Church Street and the trainlines through East Richmond Station.

15. There is no on-street parking on Sanders Place, as it is a 4.1m wide laneway. The nearest on-street car parking is located approximately 40m south on Albert Street and 66m to the west on Church Street.

16. The immediate interfaces are as follows:

North

17. To the north of the site is No. 7 Sanders Place, a 3 storey townhouse development comprised of 6 attached dwellings. The endorsed plans for this development (PL01/0765) show a driveway along the common boundary, with the dwellings set back 5.2m from this boundary. At ground level the dwellings comprise garages and a bedroom with courtyards located towards the northern boundary. The first floor is set back between 4.7m up to 5.3m from the common boundary and comprises bedrooms with south-facing windows interfacing the subject site. Balconies are located towards the northern boundary. An open plan kitchen, living and dining room is located at second floor level, also set back between 4.7m up to 5.3m from the common boundary. The southern elevation of these townhouses is shown in the image below.



Figure 4 – 7 Sanders Place (extracted from Applicant's planning report)

East

18. To the east of the site, on the opposite side of the 2.44m drainage easement, is the rear of dwellings addressed to Nos. 38 to 42 Brighton Street. These are contributory-graded, Victorian-era terrace houses with secluded private open space (SPOS) located to the rear, adjacent to the easement. These dwellings are set back between 5.84m up to 9.3m from the subject site's eastern boundary, with a 2.8m high fence extending along the rear boundaries of all properties.

South

19. To the south of the site, on the opposite side of Sanders Place, is a two storey warehouse / office building at No. 11-15 Albert Street. Vehicle access to this building is via Sanders Place. The office has north-facing windows that interface with the subject site.

West

20. To the west of the site on the opposite side of the carriageway easement is an open-air, at-grade car park.

21. To the north-west of the site is No. 475-481 Church Street. On 28 February 2024 Council issued a Notice of Decision to Grant a Permit (NOD) for the construction of a multi-storey, mixed use building including two basement levels, use of the land for a Shop and Food and Drinks premises, and a reduction in the car parking requirements. The development proposed a height of 11 storeys / 50.94m however the NOD required the deletion of two levels.

22. A Section 82 objector appeal was lodged with the Victorian Civil and Administrative Tribunal (VCAT) on 4 April 2024. However, the application was later called in by the Minister for Planning on 7 October 2024 under Section 58(2)(a) of Schedule 1 of the *Victorian Civil and Administrative Tribunal Act* 1998 to be determined under their Priority Development program. The application was heard at a public hearing on 3 and 4 December 2024 and a report was submitted to the Minister for Planning on 9 January 2025. The application is yet to be determined. An image of this development is provided below, with the subject site in the background.



Figure 5 – Artist's impression of proposed development at No. 475-481 Church Street (extracted from Applicant's planning report)

Broader context

23. This area of Richmond and Cremorne is currently undergoing a period of transition from lower scale buildings to higher density development. There have been several approvals for new, larger scale developments on the eastern and western sides of Church Street. A snapshot of these approvals and their scale is provided below:

    (a) PLN17/0456 – 594 – 612 Church Street, Cremorne (8 storeys) - Constructed;

    (b) PLN17/0177 – 57 Balmain Street, Cremorne (7 storeys) - Constructed;

    (c) PLN17/0278 – 506 & 508-510 Church Street, Cremorne (10 storeys plus roof terrace) - Constructed;

    (d) PLN19/0886 – 11 - 13 Pearson Street and 10 - 12 Adolph Street, Cremorne (8 storeys) - Constructed;

    (e) PLN19/0404 – 10 Chapel Street, Cremorne (7 storeys) – Constructed;

    (f) PLN12/0894 – 69 - 77 Stephenson Street, Cremorne (7 storeys) – Constructed;

    (g) PLN16/0171 – 9 - 11 Cremorne Street, Cremorne (8 storeys plus roof terrace) - Constructed;

    (h) PLN18/0619 – 7 Dover Street, Cremorne (8 storeys) - Constructed;

    (i) PLN14/0267 – 13 Cremorne Street, Cremorne (8 storeys) - Constructed;

    (j) PLN17/0389 – 16A - 17A/64 Balmain Street, Cremorne (9 storeys) – Not yet constructed, extension of time application under assessment;

    (k) PLN17/0284 – 12-18 Albert Street, Richmond (7 storeys plus roof terrace) – Constructed;

    (l) PLN17/0626 – 60 - 88 Cremorne Street, Cremorne (7 storeys) - Constructed;

    (m) PLN17/0650 – 2 - 6 Gwynne Street, Cremorne (6 storeys) - Constructed;

    (n) PLN18/0328 – 459-471 Church Street & 20-26 Brighton Street, Richmond (4 up to 10 storeys) – Constructed;

    (o) PLN18/0498 – 1 - 11 Gordon Street, Cremorne (7 Storeys plus roof terrace) - Constructed;

    (p) PLN18/0756 – 84 Cubitt Street, Cremorne (7 storeys) - Constructed;

(q) PLN18/0989 – 118, 120 & 122 - 124 Balmain Street, Cremorne (9 storeys) – Construction commenced (early stages);

(r) PLN19/0025 – 9 Kingston Street, Richmond (6 storeys) – Not yet constructed, extension of time approved;

(s) PLN19/0664 – 19 Cubitt Street, Cremorne (7 storeys) - Constructed;

(t) PLN19/0527 – 22 - 26 Gordon Street, Cremorne (8 storeys plus roof terrace) – Constructed;

(u) PLN20/0230 – 587-593 Church Street, Richmond (8 storeys plus roof terrace) – Not yet constructed, extension of time approved; and

(v) PLN22/1011 – 93-95 Green Street, Cremorne (9 storeys plus roof terrace).

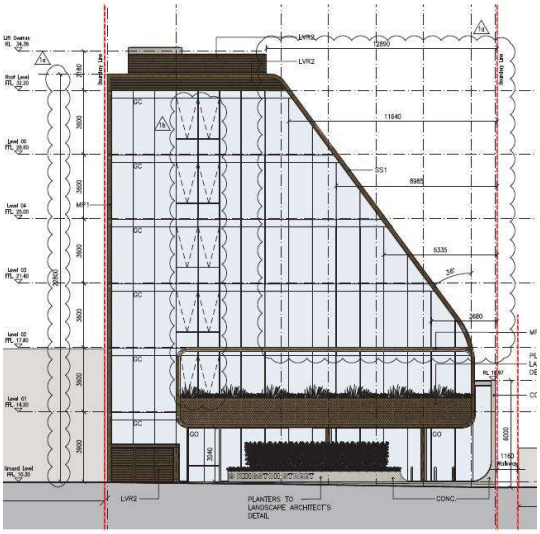


Figure 6 - Endorsed south elevation of No. 9 Kingston St, Richmond (PLN19/0025). Not yet under construction.



Figure 7 - Completed development at No. 12-18 Albert Street (Planning Officer, August 2024)



Figure 8 - Completed development at 459-471 Church Street & No. 20-26 Brighton Street (Planning Officer, August 2024)

24. Of relevance to this application are the approved and constructed developments at No.9 Kingston Street Richmond, No. 12-18 Albert Street, Richmond, No. 459-471 Church Street and No. 20-26 Brighton Street, Richmond (shown in Figures 9, 10 and 11 respectively). These sites share similar contexts to the subject site, being within the C2Z with direct abuttal to dwellings in residentially-zoned land and land within a Heritage Overlay. These developments adopt significant setbacks and lower scale built form adjacent to their residential interfaces to provide a sensitive transition to the low-rise residential area to their eastern interfaces. These developments will be discussed in detail later within this report.

Proposal

25. The application is for the construction of a multi-storey, mixed-use building (with two basement levels and roof terrace) containing as-of-right Office, permit required Shop and Food and Drinks Premises, sale and consumption of liquor, including a reduction in the car parking requirements.

Use

26. The building will be used for Offices (no permit required), a Shop and a Food and Drink Premises. Further details of the uses are as follows:

    (a) The Office tenancies will be located at Levels 1 – 5 and will have a combined leasable floor area of 1222sqm;

    (b) The Food and Drink Premises will be located at Basement Level 1 and will have a leasable floor area of 269sqm. A maximum of 100 patrons is proposed, with the sale and consumption of liquor forming part of the application;

    (c) The proposed hours of operation for the Food and Drink premises are (including the sale and consumption of liquor):

        (i) 11am to 11pm (Sunday to Thursday); and

        (ii) 11am – 12 midnight (Friday and Saturday);

    (d) The Shop will be located at ground floor level and will have a leasable floor area of 163sqm;

    (e) The proposed hours of operation for the Shop are 7am to 10pm (Monday to Sunday);

(f) The main entries to all 3 uses are proposed from Sanders Place. Vehicle access will be via the western-abutting laneway; and

(g) Provision of end-of-trip facilities at ground level, including 20 employee spaces and 8 visitor spaces within a bicycle storage room as well as 4 visitor spaces within the Sanders Place ground level setback.

Car Parking

27. A total of 8 car parking spaces are proposed within the Level 2 Basement, accessed via a car lift.

Development

28. Further details of the proposed development are as follows:

General

(a) Demolition of all existing buildings on the site (planning permit not required);

(b) The building will contain 6 storeys (with roof terrace above) with a maximum height of 22.6m (to the parapet) and 24m to the top of the lift core;

(c) The primary frontage will be to Sanders Place and vehicle access will be via the western-abutting laneway;

(d) Two levels of basement are proposed;

(e) The building will have a gross floor area of 2778sqm;

(f) The proposal will encompass a 'tiered' design, with an angled profile incorporating increased setbacks from the eastern boundary;

Basement

(g) Two levels of basement are proposed and will be constructed to all title boundaries;

(h) The basements will contain car parking, service rooms, the Food and Drinks Premises (at Level 1 basement), water tanks and storage rooms;

Ground floor

(i) The ground floor will be set back 1.5m from Sanders Place. A fire booster cabinet, planter box and two visitor bicycle rails are proposed within this setback;

(j) The remainder of the ground floor will be constructed along the north, east and west title boundaries;

Podium levels

(k) Level 1 will be constructed with a hard edge to Sanders Place and the northern and western boundaries and has the following setback from the eastern boundary:

(i) Between 1.01m at the southern end up to 3m at the northern end;

(ii) A planter box is constructed within this setback, with a hard edge to the eastern boundary at the southern end and a setback of 1.5m from the eastern boundary at the northern end;

(l) Level 2 will be constructed with a hard edge to Sanders Place and the northern and western boundaries and has the following setback from the eastern boundary:

(i) Between 2.11m from the southern end up to 6m from the northern end;

(ii) A planter box is constructed within this set back with a setback of 0.99m at the southern end and a setback o 3m at the northern end;

(m) Level 3 will be constructed with a hard edge to the northern and western boundaries and will be set back from Sanders Place 0.5m with a planter box constructed within this setback. The following setbacks are proposed from the eastern boundary:

(i) Between 3.42m at the southern end up to 8.5m at the northern end;

(ii) A planter box is constructed within this set back with a setback of 2.01m at the southern end up to 6m at the northern end;

Upper levels

(n) Level 4 will be constructed with a hard edge to the northern and western boundaries and will be set back 1m from Sanders Place (excepting the fire stair, which has a hard edge to Sanders Place). The following setbacks are proposed from the eastern boundary:

(i) Between 4.94m at the southern end up to 10.5m at the northern end;

(ii) A planter box is constructed within this setback and will be set back between 3.26m at the southern end up to 8.5m at the northern end;

(o) Level 5 will be constructed with a hard edge to the northern and western boundaries and will be set back 1.5m from Sanders Place (except the fire stair). A planter box is constructed within this setback. The following setbacks are proposed from the eastern boundary:

(i) Between 6.69m at the southern end up to 12m at the northern end;

(ii) A planter box is constructed within this setback and will be set back between 4.76m at the southern end up to 10.5m at the northern end;

Roof

(p) The roof terrace will be constructed with a hard edge to the northern and western boundaries and will be set back 1.5m from Sanders Place (except for the fire stair) and from the eastern boundary between 6.61m at the southern end up to 12m at the northern end;

(q) A 67sqm communal terrace is proposed;

(r) Rooftop services will be located towards the north and west of the site and includes a 3.5kW solar array as well as an accessible bathroom;

Materials and finishes

(s) The primary material palette for the proposed built form will consist of bronze-coloured perforated metal, mesh metal and powdercoated metal cladding, glossy and matte-finished, bronze coloured tiles in a varying gradient and fluted, tinted and clear glazing; and

(t) The external fire stair will be constructed of bronze-coloured, polished metal. The ground level of the staircase will have perforated mesh metal to enclose it and ensure it can only be accessed by building tenants.



Figure 9 – Artist's impression of proposed development viewed from 7 Sanders Place



Figure 10 – Artistic impression of proposed podium levels viewed from south-west corner of site, showing perforated mesh treatment to bottom of fire stairs



Figure 11 - Artist's impression of west elevation showing fire stair

Statutory controls

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

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

(a) Clause 34.02 – Commercial 2 Zone (C2Z):

(i) An Office is an as-of-right use and does not require a planning permit;

(ii) A planning permit is required to use the land for a Shop and Food and Drink Premises; and

(iii) A planning permit is required to construct a building and carry out works.

(b) Clause 43.02 – Design and Development Overlay – Schedule 5 – City Link Exhaust Stack Environs (DDO5):

(i) Pursuant to Clause 43.02-2, a planning permit is required to construct a building and carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required;

(ii) Section 2.0 of Schedule 5 to the DDO states that a permit is not required to construct a building or carry out works;

(iii) Section 7.0 states *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; and*

(iv) Pursuant to Clause 66.06, notice must be given to the Environment Protection Authority, Transurban City Link Limited and the Roads Corporation. Notice was given accordingly;

(c) Clause 45.06 – Development Contributions Plan Overlay – Schedule 1 – Yarra Development Contributions Plan (DCPO1):

(i) Schedule 1 of the Development Contributions Plan Overlay (DCPO1) applies to the proposal due to the proposed additional commercial floor area and requires the developer to pay a cash contribution towards essential city infrastructure like roads and footpaths. Pursuant to Clause 45.06-1 a permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay; and

(ii) The subject site is located within Charge Area 11 (Cremorne) and the development infrastructure levy is applicable to the office and retail floor spaces. Council's standard condition will be included to ensure that the applicable Development Infrastructure Levy is paid, as required.

(d) Clause 45.07 – City Link Project Overlay:

(i) Pursuant to Clause 45.07-3, a planning permit is not required as the proposed development does not include business identification signs in locations shown as "prohibited area for advertising signs" on the plan titled "Melbourne City Link Project – Advertising Sign Locations November 2023;

(ii) Pursuant to Clause 45.07-6, an application must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03; and

(iii) Pursuant to Clause 66.03, the application must be referred to the Head, Transport for Victoria, who is a determining referral authority. The application was referred accordingly;

(e) Clause 52.06 – Car Parking:

(i) Before a new use commences the required car parking spaces must be provided on the land as set out at Clause 52.06-5. The following table outlines the car parking requirements associated with the application:

Use	Size	Statutory Parking Rate*	No. Spaces Required	No. Spaces Allocated	Reduction sought
Office	1222sqm	3 to each 100sqm net floor area	36	8	28
Restaurant	269sqm	3.5 to each 100sqm leasable floor area	9	0	9
Shop	163sqm	3.5 to each 100sqm leasable floor area	5	0	5
Total			**50**	**8**	**42**

*Site is within the Principal Public Transport Network – Column B parking rates apply

(ii) Given the above, a planning permit is required to reduce the number of car parking spaces.

(f) Clause 52.27 (Licenced Premises):

(i) Pursuant to Clause 52.27, a planning permit is required for the sale and consumption of liquor.

(g) Clause 52.34 (Bicycle Parking):

(i) Pursuant to Clause 52.34-1 of the Scheme, a new use must not commence, or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage are provided on the land;

(ii) The following table identifies the bicycle parking requirements under Clause 52.34-3 of the Scheme and the provision of bicycle parking on site:

Proposed use	Size	Statutory Parking Rate	No. Spaces Required	No. Spaces Allocated
Office	1222sqm	1 employee space to each 300sqm of net floor area if the net floor area exceeds 1000sqm 1 visitor space to each 1000sqm of net floor area if the net floor area exceeds 1000sqm	4 employee spaces And 1 visitor space	15 employee spaces And 6 visitor spaces
Restaurant	269sqm	1 employee space to each 100sqm floor area available to the public 2 plus 1 visitor space to each 200sqm of floor area available to the public if the floor area available to the public exceeds 400sqm	3 employee spaces And 2 visitor spaces	5 employee spaces And 6 visitor spaces
Shop	166sqm	1 employee space to each 600sqm of leasable floor area if the leasable floor area exceeds 1000sqm 1 visitor space to each 500sqm of leasable floor area if the leasable floor area exceeds 1000sqm	0 employee spaces And 0 visitor spaces	0 employee spaces And 0 visitor spaces
Bicycle Parking Spaces Total			**7 employee spaces** **3 visitor spaces**	**20 employee spaces and** **12 visitor spaces**

Showers / Change Rooms	1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	1 shower / change room	6 shower / change rooms

(iii) Given the above, the on-site bicycle parking provision complies with the requirements of Clause 52.34.

(h) **Clause 53.18 – Stormwater Management in Urban Development -** 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:

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

(ii) Should meet all of the standards of Clauses 53.18-5 and 53.18-6; and

(i) Clause 65 – Decision Guidelines:

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

Internal and External Consultation

Advertising

31. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)* by letters sent to surrounding owners and occupiers and by 2 signs displayed (displayed on Sanders Place and the western laneway frontage).

32. Council received 7 objections, on the following key grounds:

(a) Inappropriate building height and lack of setbacks;

(b) Visual bulk impacts;

(c) Loss of daylight to habitable rooms;

(d) Overshadowing of private open space;

(e) Overlooking to habitable rooms and private open spaces;

(f) Noise impacts from the Restaurant use/Liquor Licence;

(g) Noise impacts from plant equipment;

(h) Traffic congestion to western laneway, including from employee as well as waste collection vehicles and consequential impacts to pedestrian safety;

(i) Lack of car parking;

(j) Obstruction of laneway during construction;

(k) Noise impacts during construction;

(l) Loss of view; and

(m) Devaluation of property.

33. A planning consultation meeting was not held.

34. Following the submission of the amended application under Section 57A of the Act, the application was not readvertised under the provisions of Section 57B of the Act. The amended application would not result in increased material detriment to surrounding properties.

Internal and external referrals

35. In accordance with the requirements of Clause 66.06, this application was advertised to Transurban City Link Limited, Transport for Victoria and the EPA as the site is within the Design and Development Overlay – Schedule 5. The Head, Transport for Victoria, in consultation with Transurban responded as outlined in the referrals table below. At the time of writing this report, a response was not received from the EPA.

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

External Agency	**Outcome**
Head, Transport for Victoria	No objection, subject to conditions which have been included in the recommendation
Internal Business Unit/ External consultant	**Comments**
External Urban Design (Hansen)	Not supportive of the original, advertised plans with the following recommendations made: • Revise the built form massing to reduce the visual bulk impact, particularly when viewed from the east, either by reducing height and / or setbacks • Provide additional articulation to the western interface • Incorporate highlight windows to eastern wall to improve internal amenity and natural light • Clarify 24/7 access to the external stair due to safety concerns
External Acoustic Consultant (SLR)	Supportive, subject to conditions which will be included in the recommendation. Key recommendations include a future review of mechanical services to confirm compliance with the applicable noise limits, limiting music in the restaurant to background noise level and provision of a Patron Noise Management Plan.
External Wind Consultant (MEL)	Supportive, subject to conditions which will be included in the recommendation. Key recommendations include further elaboration on the wind impacts to the private outdoor areas at 38, 40 and 42 Brighton Street.
Urban Design (Public Realm only)	Supportive, subject to the provision of an additional ground floor setback and a road safety audit to provide evidence the site can be accessed safely by pedestrians at a range of daytime and night time hours.

	The amended plans lodged as part of the Section 57A amendment have increased the ground floor setback to Sanders Place. The road safety audit is not recommended to be pursued as discussed later in the report.
Development Engineering	Supportive of car parking reduction and supportive of car parking access and location, subject to conditions. Key recommendations include increasing the depth of the loading bay to a minimum of 5.4m, providing a dimension of the width of the internal driveway, a 1:20 scale cross sectional diagram to show vehicle access to the site from the laneway and to confirm the utility cabinet doors along Sanders Place open a maximum 180degreees and latched to the building when open. Standard engineering conditions and notes have also been recommended and will be included in the recommendation.
ESD	Supportive of the sustainability management plan (SMP) originally submitted with the application, subject to conditions. Key recommendations included responding to outstanding information items and addressing various deficiencies including (and not limited to) BESS inconsistencies, lack of solar panels, and solar reflectance value of the roof materials. An amended SMP was lodged in conjunction with the Section 57A amendment and sought to address all outstanding deficiencies and information items. Council's ESD advisor reviewed the revised SMP and confirmed all outstanding matters have been addressed.
Strategic Transport	Supportive of bicycle parking arrangements subject to conditions some of which will be included in the recommendation. Key recommendations include providing all visitor bicycle parking in publicly accessible spaces at ground level and to provide a secure compound for employee bicycle parking.
Compliance	Supportive of the sale and consumption of liquor in association with the Restaurant use as well as the proposed hours of operation.
City Works – Waste Management	Fully supportive of the Waste Management Plan.
Strategic Planning	Not supportive of the original proposal or revised proposal, due to the building height and setbacks not complying with Draft Schedule 53 to the Design and Development Overlay (Draft Cremorne Urban Design Framework).

Policy Implications

Planning Policy Framework (PPF)

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

- Clause 2 - Municipal Planning Strategic, including:

  - Clause 02.01 – Context:
    - Clause 02.01-1 – Location
    - Clause 02.01-6 – Built Environment and Heritage
    - Clause 02.01-9 – Transport
  - Clause 02.02 – Vision
  - Clause 02.03-1 – Settlement:
    - Clause 02.03-3 – Environmental Risks and Amenity
    - Clause 02.03-4 – Built Environment and Heritage
    - Clause 02.03-6 – Economic Development
    - Clause 02.03-7 – Transport
  - Clause 02.04 – Strategic Framework Plan
- Clause 11 – Settlement
  - 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 15.01-5S – Neighbourhood Character
- Clause 17 - Economic Development:
  - Clause 17.01-1S – Diversified Economy
  - Clause 17.01-1L – Employment
  - Cause 17.02-1S – Business
  - Clause 17.02-1L – Retail
- Clause 18 – Transport:
  - Clause 18.01-1S – Land Use and Transport Integration
  - Clause 18.02-1S - Walking
  - Clause 18.02-2S – Cycling
  - Clause 18.02-2L – Cycling
  - Clause 18.02-3S – Public Transport
  - Clause 18.02-3R – Principal Public Transport Network
  - Clause 18.02-4L-01 – Car Parking
- Clause 19 – Development infrastructure:
  - Clause 19.03-3L – Water Sensitive Urban Design
  - Clause 19.03-5L – Waste

Other relevant documents

38. Urban Design Guidelines for Victoria (DELWP).
39. Yarra Economic Development Strategy 2020-2025.

Planning Scheme Amendment

Draft Amendment C318

40. On 25 October 2022, Council resolved to (in summary) endorse the Draft Cremorne Urban Design Framework (Draft UDF) for consultation and adopt the proposed community engagement program to seek community feedback on the Draft UDF.

41. Council sought community feedback on the draft UDF in late 2022. Council considered the feedback at a Council meeting on 12 September 2023. At the meeting, it also:

    (a) Endorsed a revised Cremorne Urban Design Framework (UDF) for further consultation; and

    (b) Resolved to request the Minister for Planning approve interim built form provisions via a Ministerial amendment (Amendment C317yara) and request consent to formally exhibit permanent planning provisions (Amendment C318yara).

42. Draft Amendment C318yara proposes to:

    (a) Introduce three new built form controls in the form of Design and Development Overlays (DDO) to manage the scale and design of new commercial development. The new DDOs would apply to the Cremorne West (DDO51), Railway (DDO52) and Church Street (DDO53) Precincts;

    (b) Introduce the Parking Overlay to the commercial areas of Cremorne to promote more sustainable modes of transport by limiting the amount of car parking needed in new development;

    (c) Insert a new policy under Clause 11.03 Planning for places: 11.03-6L Cremorne Precinct that supports Cremorne as a vibrant, diverse, accessible and high amenity enterprise precinct. This will include specific policy on land use, built form, access and movement, open space and the public realm;

    (d) Introduce the background documents that informed the proposed planning controls at Schedule to Clause 72.08; and

    (e) Rezone two identified zoning anomalies in Cremorne, where two zones apply to a single site: 20-26 Brighton Street and 459-471 Church Street.

43. Given this document has been adopted by Council it is now seriously entertained and will form part of the assessment of this application.

44. The subject site is located in the ‘Church Street Precinct” in Richmond. The Church Street Precinct is described as a traditional linear high street with commercial and retail uses and a mixed built form character. New midrise developments are visible from abutting low-scale residential areas to the east.

45. Whilst specific built form controls have not been developed for the subject site, the Draft UDF includes the following built form guidance on overall height, street wall height and upper level setbacks in the Church Street Precinct, as follows:

    (a) Maximum overall height: 20m;

    (b) Maximum street wall height: 12m;

    (c) Minimum upper level setback: 3m; and

    (d) Maximum boundary wall height: 20m.

46. A number of design objectives have also been included in the Draft UDF. These will be discussed within the assessment section of the report, where relevant.



Figure 12 - Extract of Draft Cremorne UDF showing preferred building heights, street wall heights and minimum upper level setbacks for the Church Street Precinct (subject site outlined in red)

Officer Assessment

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

(a) Policy and Strategic Support;

(b) Use, Sale and Consumption of Liquor;

(c) Built Form and Urban Design;

(d) Environmentally Sustainable Design, Internal Amenity;

(e) Off-site amenity impacts;

(f) Car Parking, Loading, Bicycle Facilities;

(g) Waste Management; and

(h) Objector Concerns.

Policy Strategic Support

48. The proposed development has strong strategic support at the State and local level for the construction of a mid-rise office building. The site and adjoining land to the south and west, as well as further north of No. 7 Sanders Place, are located in the C2Z. The C2Z specifically encourages office, retail uses and associated commercial services. Specifically, the proposed office use does not require a planning permit in the C2Z, which indicates strong strategic support for the proposed use and aligns with the purpose of the zone.

49. With regard to the proposed development, State and local policies within the Yarra Planning Scheme (the Scheme) encourage the concentration of development in and around activity centres with more intense development on sites well-connected to public transport, thereby ensuring efficient use of existing infrastructure.

50. The site is well connected to public transport opportunities, with trams along Swan Street (250m north) and Church Street (66m west) and East Richmond Railway Station (162m north-west), encouraging the use of alternative transport to and from the site and reducing reliance on motor vehicles as encouraged by Clauses 15.01-2L-01 (Environmentally Sustainable Development), 17.01-1L (Employment) and 18.01-3S (Sustainable and Safe Transport) within the Scheme.

51. Furthermore, Clause 02.02-8 (Economic Development) and Clause 02.04 (Strategic Framework Plan) identifies that Cremorne, as well as Richmond on the eastern side of Church Street, is one of two major employment precincts within the City of Yarra. The other being the Gipps Street Precinct in Collingwood. There are several strategies provided at Clause 17.01-1L (Employment) seeking to maintain and encourage employment in these major employment precincts, relevantly including the following:

    (a) *Manage the redevelopment of sites within Yarra's major employment precincts to provide uses that support their intended economic function;*

    (b) Encourage the intensification of employment land in Yarra's major employment precincts;

    (c) Support development that provides high-quality built form within Yarra's major employment precincts; and

    (d) Support development that improves the public realm of major employment precincts, including the provision of or access to public open space.

52. The C2Z preferences uses such as offices and other retail uses to occur within this location and accordingly, the site is located within an area where higher intensity industrial and commercial uses have been directed to be located by both local and state policy. This outcome is acknowledged in the Tribunal decision *WAF Construction Pty Ltd v Yarra CC [2003] VCAT 1122* (29 August 2003), where the following comments were made in relation to built form expectations within a Business 3 Zone (now Commercial 2 Zone) in Cremorne. Whilst the subject site is in Richmond, it is within the C2Z and subject to the Draft Cremorne UDF. As such, this decision is relevant to the proposal:

    > *[33] The site's location in an identified commercial/industrial area, together with its proximity to an extensive public transport network and an Activity Centre, are factors supporting a higher density commercial development.*
    >
    > *[34] [Commercial 2 Zones] seek to facilitate development of the service sector, allow for more efficient utilisation of business premises and encourage the development of employment areas that are serviced by public transport and bicycle and pedestrian networks.*

53. Council's Economic development policy at Clause 02.01-8 recognises Cremorne as an enterprise precinct, emerging as Melbourne's premier destination for creative design, particularly in the tech and digital space. It is home to global companies which sit side by side with small to medium sized firms, start-ups and co-working spaces. As shown in the Strategic Framework Plan at Clause 02.04, the subject site is located within the Cremorne Major Employment Precinct. As discussed above it is clear that local policy seeks to preserve and grow this employment area.

54. Having regard to the above, the proposed re-development of the site for a greater provision of floor area for offices and retail is considered to have strategic planning support. However, regard must be had to the appropriate scale of the proposal, based on the individual context and constraints of the land, and its proximity to residential zones. This aspect of the development will be discussed in detail later in the report.

Land Use & Sale and Consumption of Liquor

55. As noted, the proposed Office use does not require a planning permit under the C2Z, indicating strong strategic support. The use of the land for a Restaurant (Food and Drinks Premises) is also as-of-right under the C2Z, provided the leasable floor area of the premises does not exceed 100sqm. The Shop use is also as-of-right, provided it:

    (a) Adjoins, or is on the same land as, a supermarket when the use commences;

    (b) The combined leasable floor area for all shops adjoining or on the same land as the supermarket must not exceed 500 square metres; and

    (c) The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.

56. As the Restaurant has a leasable floor area of 269sqm and the Shop does not meet the criteria outlined above, a planning permit is required for both of these uses. However, there is otherwise strong strategic support for the Restaurant and Shop uses in this area given the site's location within a Major Employment Precinct and proximity to public transport as well as a Major Activity Centre, as discussed in the previous section of the report.

57. In respect of amenity impacts, Clause 13.07-1L-01 (Interfaces and Amenity) seeks to ensure that new non-residential use and development be designed to minimise noise and visual amenity impacts upon nearby, existing residential properties, with Clause 13.05-1S (Noise management) ensuring that community amenity is not adversely impacted by noise emissions. Amenity impacts relating to built form will be discussed later in the report, with the following assessment limited to the potential amenity impacts arising from the Shop and Restaurant uses only (as the Office use is as-of-right).

58. The proposed hours for the Shop are 7am to 10pm, 7 days a week and for the Restaurant, between 11am and 11pm (Sunday to Thursday) and between 11am and 12 midnight (Fridays and Saturdays). The liquor licence hours are consistent with the proposed operating hours for the restaurant. Clause 13.07-1L-01 does not include a provision for preferred trading hours for commercial uses and as the site is within commercially-zoned land, operating hours should not be unreasonably restricted as this would undermine the purpose of the C2Z, where commercial uses are specifically encouraged to locate. Further to this, Clause 13.05-1S (Noise management) also seeks to ensure that development is not prejudiced by existing sensitive land uses.

59. Noting the site's interface with residentially-zoned land to the north and east, Clause 13.07-1L-01 recommends the operating hours of non-residential uses in residentially-zoned land to be limited to between 8am and 8pm. These hours would be considered reasonable had the development been located in a more homogenous, residential neighbourhood. However, restricting the operating hours of the Shop and Restaurant uses in line with the above policy is considered to unreasonably undermine the purposes of the C2Z.

60. The hours of operation are not considered to result in unreasonable amenity impacts. It is anticipated that patrons leaving either premises would exit the site onto Sanders Place and head westwards, away from the residential areas, given the lack of direct access to the east and north. Further, the Restaurant will be located at basement level and a solid wall is proposed on the eastern boundary of the Shop tenancy, which will mitigate noise from internal activities associated with these uses.

61. Council's acoustic consultant (SLR) agree that patron noise impacts from within the building are unlikely to be an issue and are supportive of the hours of operation of the Shop, noting it is a 'low-risk' use having regard to the nature of its operation (i.e. a Retail Premises). SLR acknowledge the greatest risk lies with patrons leaving the Restaurant during night-time hours (i.e. between 10pm to 7am the following day). However, SLR agree with the recommendations in the applicant's acoustic report that patron behaviour could be managed through a Patron Noise Management Plan (also known as a Noise and Amenity Action Plan).

62. This is considered an acceptable outcome, given patrons would typically leave the venue towards Church Street where public transport and other food and drink and entertainment venues are located, rather than towards the residential areas east of the site. In addition, music within the Restaurant will be limited to background levels only via a condition. Should a permit issue, a condition will also require the submission of a Noise and Amenity Action Plan. This will be discussed in further detail in the assessment of the Sale and Consumption of Liquor.

63. In relation to deliveries, these will occur within the loading bay located on the western side of the site, away from the nearest dwellings. Waste collection will also occur from the western abutting laneway. Conditions will restrict the times of day that deliveries and waste collection will occur, in accordance with Council's Local Law guidelines, to ensure they do not unreasonably impact the amenity of nearby dwellings. A general amenity condition will also be included, should a permit issue. Loading and delivery activities will be discussed in more detail later within this report.

64. For the above reasons, the proposed Shop and Restaurant uses are supported and will not result in unreasonable amenity impacts, subject to the conditions outlined throughout this report.

65. The application also proposes the Sale and Consumption of Liquor in association with the Restaurant use, which requires a planning permit under Clause 52.27 of the Scheme. The following assessment is informed by policy at Clause 13.07-1L-02 (Licenced Premises) of the Scheme, which is considered a more localised reflection of the decision guidelines at Clause 52.27.

Location and access

66. Clause 13.07-1L-02 encourages licenced premises to locate where:

    (a) There is opportunity for a high level of public safety and surveillance of patrons;

    (b) There is convenient access to car parking, public transport, taxi ranks or ride sharing; and

    (c) Transport can be accessed in non-residential areas at late hours.

67. The subject site is located in the C2Z and as such there is strategic support for licenced venues within this area. However, the site is within 30m of residentially-zoned land. The risk of adverse impacts to nearby residential uses is reduced due to the food-focused nature of the Restaurant and a high proportion of seating (more than 75% of total patrons permitted within the venue). Further, the site is located approximately 66m east of Church Street, where access to public transport, ride share pick-ups as well as other food and drink and entertainment uses are located. Patrons leaving the premises are therefore likely to travel westwards, away from the nearest residential areas, with no direct road/laneway providing access to the residentially zoned land.

68. Although Sanders Place appears more as a laneway than a road, the Restaurant use would increase pedestrian activity in Sanders Place during nighttime hours, improving the sense of safety and passive surveillance of the street. This outcome is supported, given the commercial nature of this street.

Venue design and operation

69. Policy encourages licenced premises to be designed to:

    (a) Incorporate safe design principles in the layout and design of licensed premises.

    (b) Locate entries, exits and the areas for patron queuing away from sensitive land uses.

    (c) Provide waste management and storage on-site and provide noise enclosures where bottle crushers are to be used.

    (d) Ensure the design of licensed premises is responsive to its context and appropriately considers residential and other sensitive land uses near the premises, including the location of their existing doors, windows and open space areas.

70. Policy (under Venue operation) also seeks *to manage the operation of a licenced premises to minimise adverse amenity impacts on surrounding residential and sensitive uses.*

71. The Restaurant will be located at basement level and as such, patron noise from within the venue will be contained and is unlikely to have an unreasonable impact on nearby sensitive uses. Patrons will enter and exit the venue via Sanders Place. As previously discussed, SLR and the applicant's acoustic consultant raised concerns with the potential noise impacts from patrons leaving the venue and are satisfied that these impacts could be addressed via a management plan. This will form a condition for a Noise and Amenity Action Plan, which will be required to address (at minimum), the management of patron noise when leaving the venue, the management of queues, smoking areas, music noise, and the management of complaints.

72. Further, patrons are considered unlikely to cause unreasonable disturbances when leaving the venue given the food-focused nature of a Restaurant, in comparison to a bar or other late night entertainment venue which are more-associated with "vertical drinking environments".

73. The red line plan on Drawing TP-4200 shows that liquor service will be entirely contained within the Level 1 basement and is restricted to the dining areas, bar area, kitchen, bathrooms and back of house facilities. The venue layout shows more than 75 seats provided, which satisfies the requirement to provide a minimum seated capacity of 75% for café / restaurant liquor licences.

74. The Restaurant also contains bathroom facilities, so patrons do not need to travel up to ground floor level to use the bathrooms (and potentially gather out on Sanders Place). Smoking facilities have not been explicitly provided. However, there is outdoor space within the front setback that could be utilised by smokers. This is considered acceptable given:
    (a) The constraints of the building;
    (b) The majority of uses in the surrounding area do not have a designated outdoor smoking area within the premises and instead rely on public outdoor areas; and
    (c) As the venue is not a bar or entertainment venue, but rather a restaurant, there is a lesser need for a dedicated smoking area.
75. The Noise and Amenity Action plan required via condition will include provisions for ensuring that smokers do not cause unreasonable noise impacts.
76. The venue does not provide for live music and will have internal speakers for the provision of background music only. A condition will require music to be background levels only and ensure no external speakers are erected.
77. As the venue is a Restaurant, a condition will require the provision of food at all times when liquor is being sold and consumed. This will minimise the possibility of patrons becoming intoxicated at the venue, particularly in comparison to a bar or night club venue.
78. As will be discussed later in the report, waste will be stored on site and collected from the western-abutting laneway, in accordance with the submitted Waste Management Plan. A condition will also require that emptying of bottles and cans into bins to only occur between 7am and 10pm on Monday to Saturday or after 9am on Sundays and public holidays.

Hours of operation

79. Clause 13.07-1L-02 seeks to limit the sale and consumption of liquor from licenced premises to no later than 11pm for sites within 30m of a residential zone.
80. The proposed licence hours are:
    (a) Between 11am and 11pm, Sunday to Thursday; and
    (b) Between 11am and 12 midnight (the following morning), Fridays and Saturdays.
81. The licence hours between Sunday to Thursday are in accordance with policy and are therefore supported. A variation of 1 hour is sought for the venue on Friday and Saturday nights.
82. A variation to the licence hours until 12 midnight on Fridays and Saturdays is supported, for the following reasons:
    (a) The site is within the C2Z where commercial uses are encouraged to locate. Policy at Clause 02.03-6 (Economic Development) supports a night-time economy and the proposed licenced restaurant will contribute to this outcome within the surrounding area;
    (b) The hours are also consistent with the site's commercial zoning, which would otherwise allow trading until 1am had the site not been within 30m of a residential zone;

(c) The variation to the hours is limited to Friday and Saturday nights, where greater levels of night time pedestrian activity is typical;

(d) There are no outdoor areas associated with the restaurant, with the venue design and location within the basement also providing no direct interface with residential uses;

(e) Patron dispersal will typically be towards Church Street where there is access to public transport, ride share pick-up areas as well as other food and drink and entertainment venues;

(f) The Noise and Amenity Action Plan required via condition will include provisions to ensure that patron dispersal does not adversely affect the amenity of nearby sensitive uses and will also include procedures for the management of complaints;

(g) The proposed licenced premises is not considered to result in an unreasonable cumulative impact. The "Corner Hotel" decision (*Swancom Pty Ltd T/as Corner Hotel v Yarra City Council & Ors*) provides an assessment methodology for considering applications that may result in cumulative impact. The decision also acknowledges that depending on the nature of the sale and consumption of liquor (i.e. premises type, patron numbers and operating hours) the required level of assessment will vary;

(h) Based on this decision, Council has development an assessment tool to determine the likelihood of cumulative impact occurring as a result of a proposal based on risk factors associated with the type, size and closing hours of the premises, to help determine what level of assessment is appropriate. The below matrix table also sets out the change in circumstances on the site between patron numbers and hours for the sale and consumption of liquor:

Type of premise	Risk Factor
Café / Restaurant	0
Bar / Restaurant /	1
Bar	3
Hotel / Tavern	3
Nightclub	3
Place of assembly	2

Size of premise	Risk Factor
0-49 patrons	0
50-99 patrons	1
100-199 patrons	2
200+	3

Closing hours of premise	Risk Factor
11pm	0
12am	1
1am	2
2am	3
3am	3
Beyond 3am	4

(i) Applying the matrix of risk, a reasonable consideration would suggest a score of 1-3 would be no risk and higher than 3, potential risk. In this instance the venue achieves a score of 2 between Sunday and Thursday and a score of 3 on Fridays and Saturdays. As such, the venue is not considered to be a risk and a cumulative impact assessment is not required. However, it is noted that the majority of licenced venues are located along Church Street or Swan Street (with Swan Street containing more late-night venues). The level of consumption at the proposed restaurant would be modest in comparison to other late-night venues in the surrounding area, given food service will be the primary activity occurring within the restaurant.

83. For the above reasons, the licence hours until 12 midnight on Fridays and Saturdays are acceptable. The licence hours will form conditions, should a permit issue. The application was also referred to Council's Compliance Unit, who were supportive of the licence on the basis that the sale and consumption of liquor is in association with a Restaurant, that background music only will be played and that the hours will be limited to 12 midnight on Fridays and Saturday and 11pm on other days.

Patron numbers

84. Clause 13.07-1L-02 encourages venue size and patron numbers that:

(a) Provide for a safe and amenable operating venue capacity; and

(b) Reflect the strategic and physical context of the site.

85. Policy guidelines require consideration of:

(a) Whether the number of patrons to be accommodated are within the safe and amenable operating capacity of the premises, based on the Liquor Licensing Fact Sheet - Maximum Patron Capacity (Victorian Commission for Gambling and Liquor Regulation, 2018);

(b) An assessment by a building surveyor detailing the patron capacity of the licensed premises where an application proposes an increase in patron numbers or a new licence; and

(c) Whether the number of patrons has a cumulative impact on the local area.

86. The proposal seeks approval for a maximum of 100 patrons within the Restaurant at any one time. As noted in the venue design section above, the seating layout provides for more than 75% of patrons to be seating (e.g. more than 75 seats are provided). This will align with the *VCGLR Liquor Licensing Fact Sheet – Maximum Patron Capacity*.

87. The *VCGLR Liquor Licensing Fact Sheet – Maximum Patron Capacity* also recommends that the maximum number of patrons that can be accommodated on the premises is determined by applying a ratio of one person per 0.75sqm floor area. Based on this ratio, the 269sqm restaurant is capable of accommodating up to 348 patrons.

88. Despite this, the submitted patron capacity report, produced by Floreancig Smith Building Surveyors, notes that the maximum patron capacity for this site is 100 based on an occupancy permit calculation which considers sanitary facilities, floor area and exit widths for the establishment. Given the above, the proposal for a maximum of 100 patrons is supported and will form a condition should a permit issue.

Noise

89. Clause 13.07-1L-02 seeks to design, mange or modify licenced premises to minimise any unreasonable noise impacts on the local area. Policy guidelines at Clause 13.07-1L-02 require consideration of (as is relevant):

    (a) Whether noise emissions from licensed premises comply with the standards specified in EPA Publication 1826 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues or any other requirement, such as accepted sleep disturbance criteria or relevant Australian Standards (except for an application for a restaurant, including a café, where the preferred hours of operation specified in this policy are met; or any application for a packaged liquor outlet);

    (b) The preparation of an acoustic report (except for cafes but includes restaurants with an open courtyard and restaurants with a residential interface);

    (c) Employing on-site noise attenuation measures to licensed premises where unreasonable amenity impacts may result from proposed activities on the surrounding area; and

    (d) The preparation of a Noise and Amenity Action Plan (except for restaurant, café or packaged liquor outlet).

90. The proposed red line area includes the majority of the Level 1 basement only. The proposal will be conditioned to cease the sale and consumption of liquor at 11pm, Sunday to Thursday and 12 midnight on Fridays and Saturdays (the appropriateness of these hours has been discussed earlier in the report). No live music will be provided, and a standard condition will limit any music to background levels. As previously discussed, both the applicant's acoustic consultant and SLR agree that patron noise from patrons leaving the venue can be adequately managed via a Noise and Amenity Action Plan. Subject to the inclusion of these conditions, it is expected that the impact of any noise generated will be minimal.

91. While nearby land is within a residential zone, considering the interface with commercial zoning and a Major Employment Precinct, any noise produced, and speakers kept at background level are not considered to result in unacceptable noise. Overall, it is not expected that the sale and consumption of liquor during the hours associated with a restaurant will result in unreasonable amenity impacts to these sensitive uses.

92. Clause 13.07-1L-02 does not specifically require a Noise and Amenity Action Plan to be submitted for liquor licence applications that pertain to restaurants. This recognises the low-risk nature of these types of licences. However, due to the concerns raised in the acoustic report and acoustic peer review, a Noise and Amenity Action Plan will be conditioned, primarily to address the management of patrons leaving the venue.

93. Additionally, standard conditions would be included to ensure that noise at all times complies with the requirements of the Environmental Protection Regulations under the *Environment Protection Act 2017* and the Incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021. Conditions will also require ongoing compliance with the endorsed acoustic report and noise and amenity action plan.

94. SLR have also recommended that the applicant's acoustic report be updated to include graphs or tables of the hourly background noise monitoring results and note the day and time of measurement used as the background noise level for the purposes of calculating the night period music noise limits. These matters will be addressed via a condition for an amended acoustic report, should a permit issue.

Built Form and Urban Design

95. The built form and urban design assessment for this proposal is guided by State and Local policies at Clause 15.01-1L (Urban Design), Clause 15.01-2S (Building Design), Clause 15.01-2L (Building Design), Clause 15,01-1L (Urban design) and Clause 13.07-1L-01 (Interfaces and amenity). In the interests of providing a concise assessment and avoiding repetition between State and local design principles, the following assessment will group similar themes where applicable.

Urban form, character and context

96. As outlined in the Surrounding Land description of this report, the surrounding neighbourhood character is mixed. The land zoned C2Z largely consists of two storey office buildings, with taller buildings located closer towards the Church Street corridor. Some low-scale residential development is interspersed throughout this commercial area, noting that these are non-conforming uses. There is also an emerging character of more intense commercial development within the Church Street hinterland area (e.g. between Brighton Street and Church Street). This is evident in the newly constructed building at 12-18 Albert Street at 7 storeys and the approved development at No. 9 Kingston Street, at 6 storeys. Images of these developments are provided below.

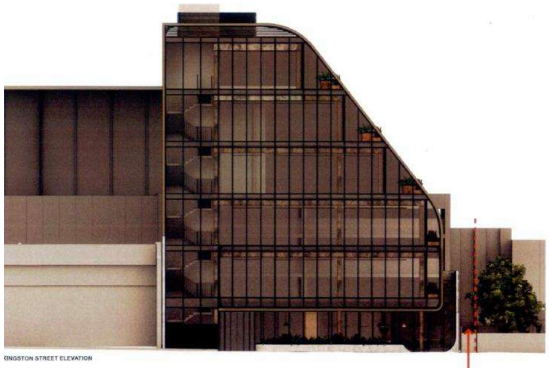


Figure 13 - Artist's impression of No. 9 Kingston Street (source: PLN19/0025 advertised design report))



Figure 14 - Photo of No. 12-18 Albert Street (Planning Officer, August 2024)

97. Developments such as the examples above (which exceed the preferred height of the Draft UDF) were considered acceptable considering the detailed design responded to their physical and strategic context, including providing a transition in scale to sensitively respond to the low-rise residential area east of these sites.

98. The built form of the wider surrounding area is dominated by its location within a commercial zone and its proximity to the Swan Street Activity Centre and Cremorne Major Employment Precinct. This mixture in built form types and heights is typical of this area of Richmond and Cremorne, with Clause 15.01-2L (Building design) directing mid-rise development to be accommodated within the employment, commercial and industrial areas of the municipality. As a major employment precinct, this area will continue to experience an intensification of use and development.

99. Considering the recent approvals of larger scale developments, the developments' proximity to the Swan Street MAC, location within a major employment precinct, various public transport links and that the surrounding sites are not located within a heritage overlay to restrict development, it would be a reasonable expectation that this site and others in the street would experience further intensification in use and development.

100. The area of Richmond south of Swan Street and between Church Street and Brighton Street is undergoing significant change with regards to building heights and forms, with an emergence of dense mid-rise to high-rise development. However, it is acknowledged that the taller forms in excess of 6 storeys are concentrated along key boulevards and main streets (e.g. Cremorne Street, Balmain Street and Church Street) and are not evident in the core of the suburb where the subject site is located, or with direct abuttal to residentially zoned land.

101. Based on the context outlined, a mid-scale development on the subject site is expected. However, a detailed assessment against the appropriateness of the height and massing are prudent in determining the acceptability of the proposal from a built form perspective. The subject site does not benefit from the strategic positional benefits of other higher scale development described above. The subject site is located at the edge of the C2Z; at the interface with properties in the NRZ. As such there is a need to sensitively transition any future built form to this residential interface.

Height, scale and massing

Building height

102. The proposed development presents as an overall 6 storey building which equates to 24m, inclusive of the plant (22.6m up to the parapet). It is also noted that the development has reduced in height from the originally submitted and previously advertised proposal, which presented as an overall 7 storey development, equating to 27.4m. The overall height has since reduced by 3.4m via the removal of one level.

103. As previously identified, the Draft UDF and proposed DDO53 envisions a maximum overall height of 20m (5 storeys) for this land. Given the Draft UDF is yet to be formally incorporated into the Scheme and in the absence of any specific height requirements currently in existence, Clause 02.03-4 (Built environment and heritage) and Clause 15.01-2L (Building design) requires regard to the physical and strategic context of the site. Clause 15.01-2L also directs mid-rise development in employment, commercial and industrial areas.

104. The proposed building height of 6 storeys is generally reflected in the emerging character of mid-rise development at the edge of the C2Z in the surrounding area, including the two approved developments on Kingston Street and Albert Street discussed above. No. 9 Kingston Street is approved at a height of 6 storeys and 24.1m (to the top of the lift overrun) and No. 12-18 Albert Street is approved at a height of 7 storeys and 26.7m (to the top of the lift overrun). Similar to the subject site, these developments also share an interface with residentially-zoned land, as demonstrated in the image below.

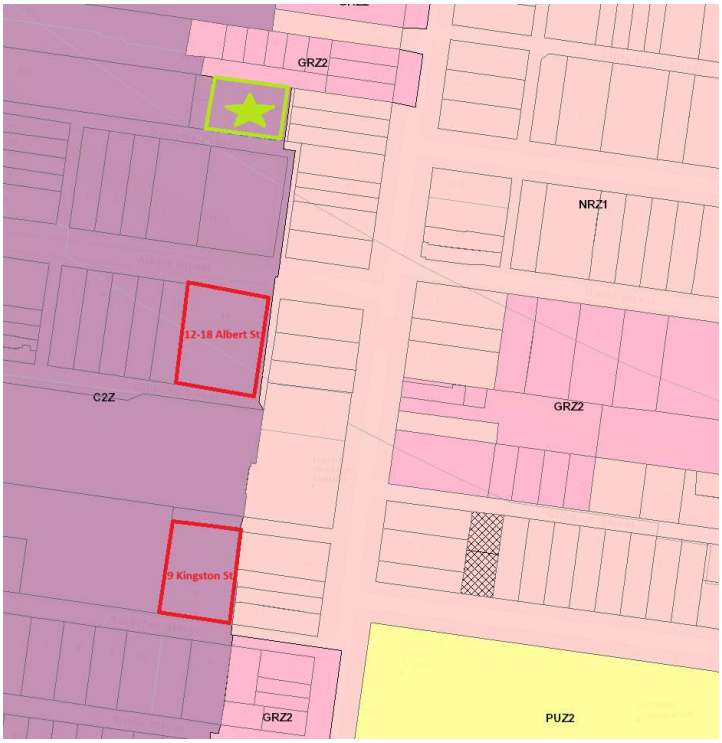


Figure 15 – Zoning map showing locations of subject site (green), 12-18 Albert St & 9 Kingston St and their interface with residentially-zoned land (DTP, April 2025)

105. Upon review of the planning officers' reports for these two applications, the heights of these developments were supported, given the tallest elements of the buildings were located furthest away from the residentially-zoned land and the buildings decreased in height as they approached their residential interfaces. This is reflected in the buildings' sloped eastern facades, as clearly demonstrated in Figures 13 and 14 of this report.

106. The originally advertised proposal was for a 7 storey building with a maximum height of 27.4m. The proposal has since been amended under Section 57A of the Act, which reduced the height to 6 storeys and 24m (a reduction of 1 storey and 3.4m). The tiered design incorporating greater setbacks from the east at the upper levels has been retained. A comparison between the advertised proposal and the current proposal is shown in the below image:

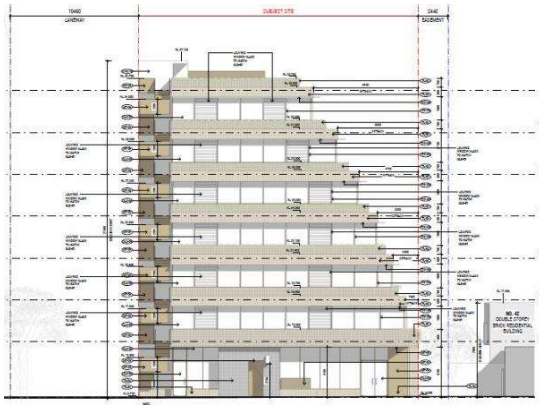


Figure 16 – Original development proposal – 7 storeys

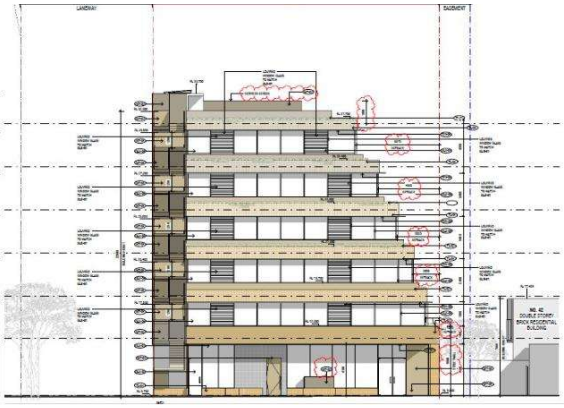


Figure 17 – Current development proposal – 6 storeys

107. The original application was referred to Council's Urban Design Consultant (Hansen) and Strategic Planning team, who were not supportive of the 7 storey building height, noting the following:

    (a) The height is a substantial departure (i.e. 7.3m) from the preferred heights of the Draft Cremorne UDF (5 storeys / 20m) which is intended to create a more suitable transition from the commercial Church Street corridor to lower scale residential areas further east; and

    (b) The height of 27.3m overwhelms surrounding residential properties and results in excessive visual bulk.

108. As a result of these concerns, Hansen recommended that a revision to the built form massing be provided to reduce visual bulk, which could be achieved by reducing the overall height, or by 'pushing out' the lower or mid-levels closer to the eastern boundary to help visually conceal the upper form.

109. The amended proposal has sought to address Hansen's recommendations by reducing the height of the building by one storey and 3.4m, as illustrated in Figures 16 and 17 above. The revised design has not followed the recommendation to push the lower levels of the building further towards the eastern boundary. This approach is supported given it would result in increased building mass towards the eastern-abutting dwellings, which could exacerbate visual bulk impacts.

110. Whilst the revised building height remains non-compliant with the 20m / 5 storey preferred height of the Draft Cremorne UDF, the reduction in height has resulted in a notable reduction in the building's visibility from the residential areas along Brighton Street, as illustrated in the following images. These diagrams include the proposed envelope of the development at No. 475-481 Church Street however it is noted that this development is yet to be approved and should be disregarded.

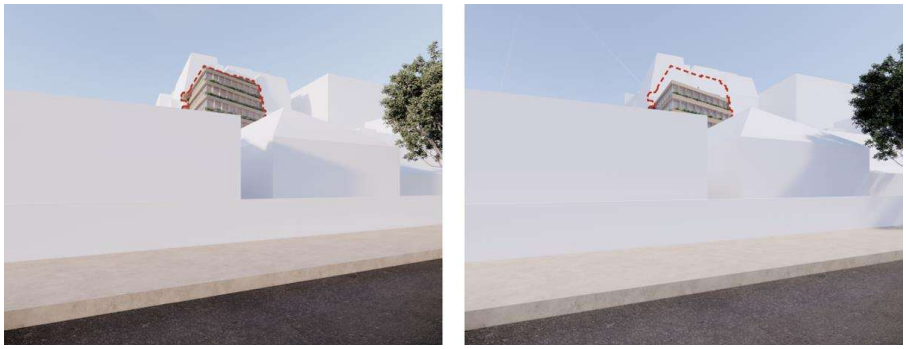


Figure 18 – Artist's impression of previously advertised (left) and revised (right) development, viewed from Brighton Street approximately from Nos, 44, 46 and 48 Brighton Street

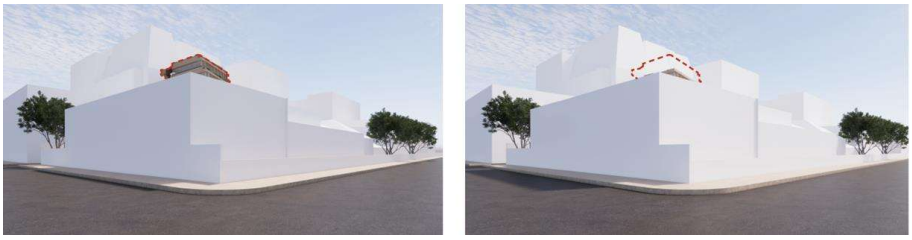


Figure 19 - Artist's impression of previously advertised (left) and revised (right) development, viewed from the corner of Albert Street and Brighton Street

111. To further mitigate visual bulk impacts, the eastern elevation of the building has adopted a "twisting profile" with the setbacks from the eastern boundary greater towards the northern end of the site and increasing as the building height increases. This design response consequently results in the tallest elements of the building being located towards the western side of the site, away from the residential interface. This approach is similar to that taken by the developments at No. 12-18 Albert Street and No. 9 Kingston Street and is a successful method in reducing visual bulk to the more sensitive uses to the east.

112. The external finishes have also been amended to adopt a darker colour palette at the lower levels, increasing to a lighter colour palette for the upper levels. This graduated transition from dark to lighter tones emphasises the building's lower forms and draws attention away from the upper levels, ensuring they read as more recessive elements in the streetscape, as shown in Figure 20. Planter boxes along the eastern elevation also soften built form along this interface.



Figure 20 – Artist's impression of previously advertised proposal (left) and revised proposal (right) from the backyard of No. 40 Brighton Street

113. In addition, each level on the eastern elevation has been further simplified to reduce the number of steps in the built form. This has been achieved by adopting a consistent parapet height at each level, as illustrated in the below image. The sections outlined in red on the original proposal have been removed.

114. These treatments also assist in mitigating visual bulk impacts to the north of the site.

115. The northern boundary wall is softened by it gradually stepping away from the north-eastern corner of the site as the building height increases, which maintains outlook to the sky along parts of the private driveway and from sections of the adjacent dwellings to the north. As is also discussed in the Off-site amenity impacts section, the living areas of dwellings at No. 7 Sanders Place are oriented towards the north, with views to the south generally considered to be a secondary outlook.

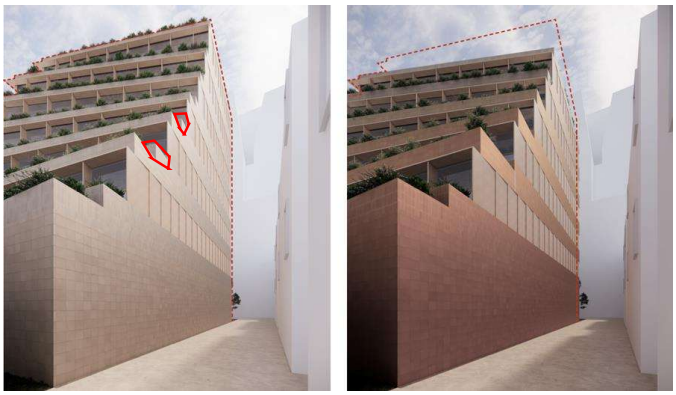


Figure 21 – Artist's impression of original proposal (left) and revised proposal (right) showing reduction in parapet heights at each level

116. In reviewing the amended proposal, Council's Strategic Planning Unit have advised that they are still not supportive of the development, noting that the building continues to not comply with the preferred building heights and setback requirements of the Draft DDO53. Whilst the building height and setbacks are still a departure from that envisaged by the Draft UDF, the design response has adopted measures to reduce the scale of built form towards its residential interfaces through material treatments, increased upper level setbacks and a reduction in the overall building height as discussed above.

117. It is also noted that the height requirements of the Draft DDO53 are discretionary, not mandatory. However, the proposed development, through the design response discussed above, continues to meet the design objectives of the Draft DDO53 in providing *a mid-rise built form character with taller built form reinforcing the Church Street activity spine and transitioning to a lower built form on narrow, east-west side streets and at the interfaces with adjoining low rise residential areas* and *to ensure development responds to interfaces with residential precincts by providing a suitable transition in scale and form that minimises amenity through visual bulk, overlooking and overshadowing*, as will be discussed later in the report.

118. The revised building envelope is considered to reflect the scale and massing of built form observed within similar site contexts (such as No. 9 Kingston Street and No. 12-18 Albert Street) and is considered to meet the criteria at Clause 15.01-2L (Building Design) that building heights should have regard to the physical and strategic context of the site. The revised design response is also not considered to result in unreasonable visual bulk. As such, a height of 6 storeys / 22.6m is supported.

Street wall

119. The development proposes a 3 storey street wall to Sanders Place with a maximum height of 11.8m (measured in Objective Trapeze). The height of the street wall is less than the maximum preferred under the Draft Cremorne UDF, which prescribes a 12m maximum street wall height. Whilst this height is greater than the two storey street walls approved at No. 12-18 Albert Street and No. 9 Kingston Street, a three storey street wall is acceptable having regard to the future built form context of the surrounding area.

120. Whilst existing buildings along Sanders Place are two storeys in height, the Draft Cremorne UDF envisages street wall heights up to 16m further west towards Church Street. The proposed 3 storey / 11.8m street wall is therefore considered to provide an appropriate transition in scale down towards the residential areas east of the site, where maximum building heights are limited to 9m and 2 storeys. This is reflected in the Draft UDF's preferred street wall height of 12m for the subject site.

121. The street wall reduces in height towards the eastern boundary, to 1 storey / 5.5m. This reduction in height further demonstrates the development's sensitive transition towards the lower scale residential context east of the site. In combination with the 2.5m buffer provided by the easement; the height of the street wall at the site's eastern end will minimise visual bulk impacts towards dwellings on Brighton Street. This is considered a positive design response.

122. Council's Strategic Planning Unit and Hansen are also supportive of the street wall height, both observing that the heights are consistent with the preferred heights under the Draft UDF. The street wall height of the proposed development is therefore supported.

Setbacks and building separation

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

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

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

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

124. The Draft UDF contemplates a preferred upper-level setback of 3m above the street wall. At Level 3 (above the street wall), the development proposes an upper-level setback to Sanders Place of 0.5m. This setback increases to 1m at Level 4, 1.5m at Level 5 and 3.1m at roof terrace level.

125. The proposed setbacks to Sanders Place are not consistent with the preferred setbacks of the Draft UDF, which are intended to reduce the visual impacts of buildings experienced from the street. However, the proposed development is considered to still meet this objective, given the setbacks of the building from the eastern boundary, which increase alongside building height.

126. These setbacks are considered to result in the same outcome intended under the Draft UDF, which is to provide visual relief in built form. The increasing setbacks and graduated increase in building height away from the eastern boundary allows for transparency through the site and views to the sky and also provides a sense of visual relief towards the lower-scale residential areas east of the site and the public realm, as illustrated on the proposed south elevation:

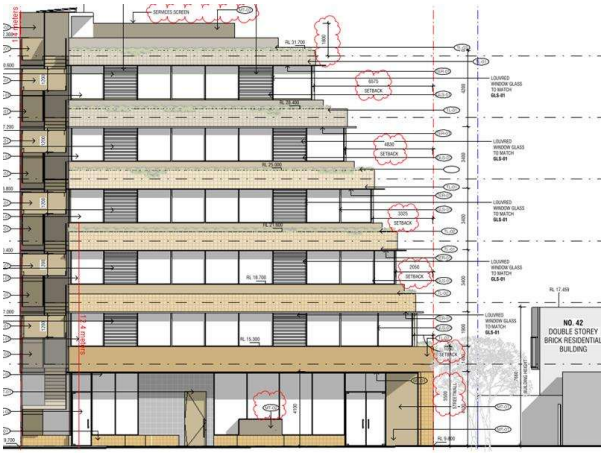


Figure 22 – Proposed south elevation

127. In addition, the upper-level street setbacks of the developments at No. 12-18 Albert Street and 9 Kingston Street are also less than the preferred 3m setback of the Draft UDF, with both developments having a maximum setback of approximately 1m from the street. These setbacks were considered acceptable considering the design responses which also adopted a graduated building height from east to west, providing an appropriate transition in building height towards the more sensitive, residential areas and an element of visual interest and relief within the streetscape. As noted in Hansen's urban design advice '*We are generally supportive of this approach, despite the relatively minor upper-level setbacks, given the laneway/ service condition of Sanders Lane and given the allotments to the south are also within the C2Z.*'

128. The officer's report for No. 12-18 Albert Street acknowledged that the levels above the podium were further softened by glazing. Similarly, the proposed development incorporates extensive glazing to its upper levels on the southern elevation as well as planter boxes to further soften the appearance of the building. In addition, as the building height increases, the external materials adopt a lighter finish, which will allow the upper

levels to read as lighter-weight form in comparison to the more robust street wall. Based on the above, the street wall height to Sanders Place is supported.

129. Where development interfaces with residentially-zoned land, the Draft UDF prescribes a maximum interface wall height of 8m, with upper levels to be set back 45 degrees above the interface wall height, up to a minimum distance of 12m from the interface wall. Along the eastern elevation, the development proposes a maximum boundary wall height of 5.5m, complying with the Draft UDF. However, the development does not meet the 45 degree upper level setback above the boundary wall.

130. Along the northern elevation, a 4.5m up to 22m high wall is constructed on the northern boundary and also does not comply with the preferred setbacks under the Draft UDF, as illustrated in the following mark-ups prepared by Council's Strategic Planning Unit:

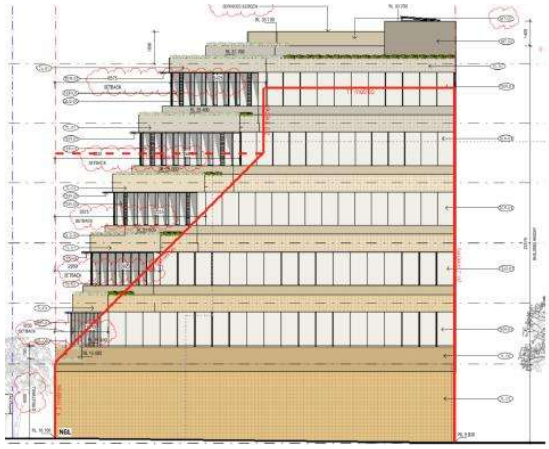


Figure 23 – Proposed north elevation with Draft UDF preferred upper-level setback envelope outlined in red

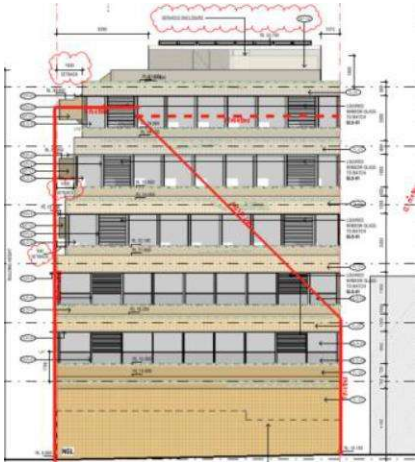


Figure 24 – Proposed east elevation with Draft UDF preferred upper-level setback envelope outlined in red

131. Council's Strategic Planning Unit recommended that the setbacks from the eastern and northern boundaries be increased to comply with the preferred setbacks of the Draft UDF. However, this recommendation will not be adopted, as will be outlined in the following paragraphs.

132. The intent of the Draft UDF's preferred upper-level setbacks for residential interfaces is to protect the amenity of existing residential zones in terms of visual bulk, overshadowing of private open space and overlooking. These three amenity considerations have been considered at length in the Off-site Amenity section of this report and in the above paragraphs with respect to visual bulk. As has been discussed throughout the report, the proposed design response appropriately demonstrates a sensitive transition to existing residential areas and is consistent with the transition of other approved mid-rise development towards established residential areas. As will be discussed within the Architectural Expression section of the report, the design response also demonstrates high quality and well-articulated facades which contribute towards minimising visual bulk impacts.

133. Regarding the northern interface, the development incorporates a number of strategies to address visual bulk and the transition to the dwellings at No. 7 Sanders Place. Visual bulk from the northern boundary wall is softened by it stepping away from the north-eastern corner as building height increases. This results in the tallest elements of the boundary wall being concentrated towards the western boundary, which is supported considering the Draft UDF envisages taller buildings towards the Church Street spine. This "peeling away" of the building from the northern boundary will also maintain transparency through the site and outlook for south-facing windows of the northern-abutting dwellings.

134. The development also adopts a varied material palette along the northern boundary wall to further add visual interest. This includes the use of terracotta cladding with insets to add depth, bronze-coloured tiles which graduate to a lighter colour as building height increases as well as planter beds along the north-east corner which will add additional softening to the built form.

135. In addition to this design response, the driveway of No. 7 Sanders Place provides an additional 4.7m wide buffer between the subject site and the dwellings, which will further reduce the visual impact of the development. As will be discussed in the Off-site Amenity section of this report, the primary outlook for these dwellings is to the north.

136. It is further noted that adopting Strategic Planning's recommendations for both the northern and eastern elevations to comply with the preferred upper level setback requirements of the Draft UDF would significantly compromise the development potential of the site, noting the site's constraints with a width of 22.7m and depth of 16.4m. The upper level setback requirements (which apply to a minimum depth of 12m from the boundary) would consequently apply to more than 50% of the site's frontages, as is evident in Figures 23 and 24 above. This restriction in development on the site is at odds with the strategic directions for the area for more mid-rise development, owing to its location within a major employment precinct, proximity to a major activity centre and public transport services. As such, the proposed setbacks are supported.

137. The development will be built on the boundary along the western elevation. Clause 15.02-1L seeks to ensure walls on boundaries *minimise adverse impacts on the amenity of adjoining residential properties through unreasonable overshadowing of private open space, visual bulk or loss of daylight to habitable room windows.* In addition, the Draft UDF prescribes a maximum boundary wall height of 20m (for non-residential interfaces) and also prescribes a setback of 3m where the development exceeds the boundary wall height by 1 to 3 levels. This is to ensure that *development is well spaced and sited to avoid visual bulk and provide equitable access to outlook, daylight, sunlight penetration and views to the sky.*

138. The western boundary wall will have a maximum height of 23.9m and exceeds the preferred boundary wall height by approximately 1.5 levels, as shown in the below image:

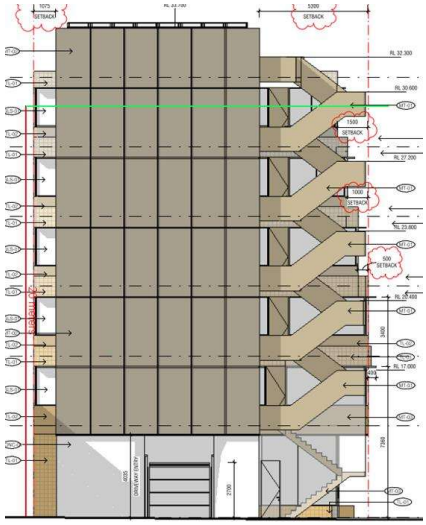


Figure 25 – West elevation showing Draft UDF preferred 20m maximum boundary wall height in green

139. Whilst the western boundary wall exceeds the preferred height under the Draft UDF, and does not provide a setback above this height, the western boundary wall results in an acceptable design response. This will be discussed in further detail in the Architectural Expression section of the report. However, in summary, the open-style treatment of the external stairs and the materiality on this elevation will provide a highly articulated façade that expresses the development in the round, creates visual interest and ensures there is no blank wall expression.

140. The setbacks of the building from the eastern boundary address the abovementioned building separation objectives and are considered to achieve visual relief, daylight access, overshadowing outcomes and views of the sky. A 5.49m wide laneway also directly abuts the subject site to the west, which will provide a further buffer between the proposed development and any future development further west along Sanders Place. It is further notated that the Draft UDF envisages a building height of 28m on the neighbouring site to the west (on the opposite side of the laneway). As such, future development on this site would likely obscure views of the western boundary wall. The proposed 23.9m western boundary wall is therefore supported.

Architectural expression

141. Clause 15.01-2S (Building design) seeks to achieve building design and siting outcomes that contribute positively to the local context and enhance the public realm. The Draft UDF encourages architectural excellence, achieved through (amongst other things):

    (a) Avoiding the use of surfaces at facades which cause unacceptable glare to the public realm;

    (b) Avoiding continuous walls of buildings when viewed from the street by providing visual breaks, articulated massing and/or separation between building forms at street level and upper levels; and

(c) *Avoiding blank walls visible to the public realm. Where a solid external wall is unavoidable, walls should be detailed and include articulation to provide visual interest.*

142. As discussed within the built form assessment of this report, the development adopts a number of massing strategies to break up the built form, thereby providing visual breaks and views to the sky from the public realm.

143. In relation to materials and finishes, the primary material palette will consist of polished and perforated, bronze-coloured metal cladding, bronze-coloured tiles in both a glossy and matte finish (graduating from a darker to lighter finish as building height increases), black tiles, terracotta cladding and reflective, fluted/obscure and clear glass. The proposed materiality is of high quality and will provide visual interest at each of the building's facades. The materials are generally 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.

144. The use of darker-coloured finishes to the lower levels emphasises the lower levels of the building. As building height increases, lighter-toned finishes are applied which allows the upper levels to read more recessively. Overall, the proposed materials are supported. A condition will require a notation to confirm a graffiti-proof treatment will be applied to the ground level frontages, where applicable.

145. Each façade includes a high level of articulation, achieved through a variation in materials, broken up with glazing as well as landscaping which will soften built form. Hansen had raised concern with the original proposal's western façade, observing that "*the majority of the western elevation consists of simple, unarticulated concrete paneling … we believe that further articulation, similar to the northern wall treatment, is necessary to ensure the building is well-articulated, providing visual interest from all sides.*"

146. The amended plans lodged under Section 57A of the Act have sought to further refine the articulation of the western elevation. This façade now includes glazing along the northern end of the boundary wall, expressed joint, bronze coloured, perforated metal cladding and polished bronze metal to the external fire stairs. These treatments are of high quality and provide visual interest from the wider public realm as illustrated in the below image. The revised material treatments to the western façade are therefore supported.

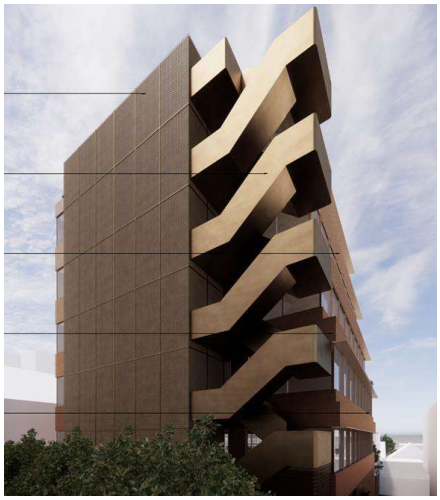


Figure 26 – Artist's impression of western elevation

147. Hansen were otherwise generally supportive of the development's architectural expression, however also recommended that highlight windows be incorporated into the development's ground floor eastern wall, to improve internal amenity whilst adding additional articulation to this ground level wall. Views of the eastern boundary wall from neighbouring SPOS on Brighton Street would largely be obscured by existing boundary fencing and as such, further articulation of this wall is not considered necessary. In addition, the Shop is provided with south-facing windows to provide a source of natural light. Council's ESD officer is also satisfied with the overall development's daylight access, noting 72% of floor area achieves a daylight factor of at least 2%. As such, this recommendation will not be adopted.

148. In relation to glare, extensive glazing is proposed across the building's eastern and southern facades. Glazing treatments will vary between clear, reflective and fluted glass. However, the percentage of reflectivity has not been nominated. There are also concerns that the bronze-metal cladding and tiles could result in unreasonable glare impacts to the surrounding area. Planning Practice Note 96 (Glare and Reflectivity) acknowledges that extensive use of glass and polished cladding is more likely to clause reflected glare than other materials in the built environment.

149. Glazing across the eastern façade will be broken down as individual windows that will be installed as individual panels. The floor above will also cantilever over these windows, which will go some way in mitigating glare impacts. The glazing and polished metal, and glossy tiles to the southern elevation are not considered to result in unreasonable glare, given they are south-facing and will not receive direct sunlight. However, there are concerns that the western elevation could have unreasonable glare noting the extensive use of polished metal to the external stairs. There are also concerns with glare impacts to the dwellings at No. 7 Sanders Place, given there are glossy tiles proposed to this façade and that the north-facing boundary wall will receive direct sunlight.

150. A condition will require the submission of a Façade Strategy, to ensure the materials to be used for the development are reviewed prior to construction, with a higher degree of detail provided to ensure they are of a high architectural quality in accordance with the plans submitted to dated. The Façade Strategy will also be required to include details to demonstrate that the materials will not result in unreasonable glare.

151. A condition will also require the materials schedule to be provided on a single page, rather than across three separate pages relating to selected portions of the building which do not capture all the materials proposed in the development.

Public Realm

152. Clause 15.01-2L seeks the following in relation to the public realm:

    (a) Provide active frontages in commercial areas;

    (b) 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;

    (c) Orient development to the street, and to both streets for a corner site; and

    (d) Discourage dominant car parking, garage doors and driveways.

153. In addition, the Draft UDF seeks to "*ensure new development enhances the public realm and contributes to a network of pedestrian friendly streets through street activation … open spaces, comfortable wind conditions and street setbacks at ground level.*"

154. The above objectives have been achieved at ground level. The development will be oriented to front Sanders Place. The development incorporates a 1.5m deep ground level setback, which will provide a safe pedestrian entry point for all proposed uses between the building and Sanders Place, separating pedestrians from vehicles on the road. The first floor above will cantilever over the ground level setback, providing weather protection for pedestrians.

155. A high degree of glazing is proposed across the ground level frontage, allowing views into and out of the site which will activate the building with the street and also provide opportunities for passive surveillance. The external fire stairs on the western side of the building will also be open, allowing views out towards the public realm.

156. Hansen had previously commented on accessibility and security concerns relating to the exposed external stair, and sought clarification on accessibility as there were concerns with this space potentially being used as a refuge. The amended plans lodged under Section 57A of the act have sought to resolve this issue, by enclosing the ground level component of the stairs with a metal mesh security screen and gate, as shown in the below image. This finish maintains the sense of openness within this corner. External lighting is also proposed under the ground level awning, which will illuminate the frontage during night-time hours and enhance perceptions of safety.



Figure 27 – Artist's impression of ground level frontages for the original proposal (left) and current proposal (right)

157. Council's internal Urban Design Unit had previously raised concerns with the lack of a ground level setback as part of the original proposal. Under the original proposal, the ground level was set back between 1.2m up to 1.8m. However, the fire stairs and restaurant entry were only set back 0.39m from Sanders Place. Council's Urban Design unit advised that an additional setback should be provided, to improve the pedestrian refuge from Sander Place, to allow some degree of social occupation of the space and to also sufficiently accommodate bicycle infrastructure and fire boosters.

158. The revised proposal submitted under Section 57A of the Act satisfactorily addresses this recommendation, by increasing the ground level setback to Sanders Place to 1.5m in front of the shop, restaurant entry and office lobby area.

159. Urban Design also recommended that a road safety or pedestrian access audit be submitted to provide evidence that the site can be accessed safely and comfortably by pedestrians including mobility impaired at a range of daytime and nighttime hours to suit building uses.

160. This recommendation will not be adopted in this instance, given:

(a) There is already street lighting in Sanders Place which will adequately illuminate the street during nighttime hours. External lighting is also proposed within the ground level frontage to illuminate entry spaces;

(b) Vehicles would be travelling down Sanders Place at a low speed due to the narrow width of the road and would exercise additional care while travelling;

(c) Vehicle volumes in Sanders Place are not expected to be high, even as a result of the proposed development, as only 8 car spaces are proposed;

(d) Motorists would become accustomed to more pedestrians in the environment and would adjust driving behaviour accordingly;

(e) Sanders Place primarily accommodates localised traffic movements as opposed to external traffic movements; and

(f) There is already a degree of pedestrian activity in Sanders Place owing to existing office buildings surrounding the subject site.

161. In addition, Council's Engineering unit have not recommended this audit, for the reasons outlined above (discussed informally on 24 March 2025). It would also be onerous for a single development in Sanders Place to take full responsibility of a road safety audit given there are other properties which front and have access to this laneway.

162. Urban Design have also recommended that the visitor bicycle parking spaces be relocated as they obstruct pedestrian movement through the ground level frontage. Planning Officers do not agree with this view, noting that the bicycle spaces are in a location that is clearly visible from Sanders Place and easily accessible from Church Street. Their location is also consistent with advice from Council's Strategic Transport Unit, who prefer visitor bicycle parking spaces to be placed in publicly accessible spaces. The recommendation will therefore not be adopted.



Figure 28 – Artist's impression of ground level frontage showing bicycle parking will not obstruct access to building entry

163. The ground level frontage along the western laneway also provides a reasonable degree of activation. The access to the external stairs is provided from the western laneway. The staircase is open and will promote passive observation of the laneway as well as increased activation. The visitor bicycle parking on the south-west corner of the site also increases activity along this laneway interface. Whilst the gate opens outwards, this is a requirement for fire safety reasons and is unlikely to cause obstruction to the laneway given its width. The vehicle accessway is clearly visible and includes convex mirrors to facilitate visibility of other laneway users for vehicles exiting the building.

Overshadowing

164. Any redevelopment of the subject site will likely increase the extent of overshadowing. It is clear that with regard to the context of a C2Z in a major employment precinct and the preferred height controls of the Draft UDF where mid-rise development is anticipated to be accommodated, additional overshadowing is expected. The submitted shadow diagrams do not clearly distinguish between the shadow footprint of the existing building and the proposed shadows. However, as the building is increasing from 2 to 6 storeys and is located on the northern side of Sanders Place it is clear that additional overshadowing to the surrounding public realm will occur.

165. The submitted shadow diagrams are modelled on the September Equinox which is widely regarded as an acceptable balance between managing on and off-site amenity expectations. This is reflected in the ResCode standards of Clause 54 and Clause 55 which require consideration of overshadowing impacts to SPOS at the September Equinox only.

166. Whilst the Draft UDF includes provisions relating to overshadowing of the public realm, the policies only apply to overshadowing of public open spaces, Church Street and the southern footpath of Balmain Street east of the railway bridge. There are no specific requirements for overshadowing of Sanders Place. However, any future development of the subject site, including a development that was fully compliant with the Draft UDF, would result in additional shadows to Sanders Place due to the narrow nature of the road, which is 4.05m to 4.4m wide. The shadows of the proposed development on Sanders Place are therefore considered acceptable.

167. Overshadowing of SPOS and daylight to existing habitable rooms within the residential properties to the east will be discussed in the Off-site Amenity section of this report.

Wind

168. Clause 15.01-1L (Building Design) seeks to 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. In respect of wind impacts, Council commissioned a peer review by MEL consultants of the applicant's desktop wind impact assessment and agrees with the conclusions that:

    (a) *Wind conditions in the ground level footpath areas and access ways would be expected to be within the recommended walking comfort criterion*

    (b) *Wind conditions at the main entrances would be expected to be within the recommended standing comfort criterion;*

    (c) *Wind conditions in the benched seating area would be expected to be within the recommended sitting comfort criterion;*

(d) *Wind conditions at the rooftop communal area would be expected to be within the recommended standing comfort criterion; and*

(e) *Wind conditions would be expected to fulfil safety criterion.*

169. The above wind conditions achieved for the surrounding public realm as well as communal terrace are acceptable. Whilst only standing criteria is met for the rooftop communal open space, this is acceptable as the terrace is not associated with residential use where it could be relied upon for open space.

170. However, MEL have recommended that the applicant's wind impact assessment elaborate further on the wind impacts to the private outdoor areas on Nos. 38, 40 and 42 Brighton Street. The applicant's assessment claims that wind conditions could be elevated in some locations but are not expected to exceed the recommended comfort/safety criteria. MEL advise that this statement is too general and as such further clarification is required. This will be addressed via a condition for an amended wind impact assessment. The amended assessment will also be required to be revised for consistency with the condition 1 plans.

171. A Wind Tunnel assessment has not yet been undertaken. However, the applicant's wind impact assessment has recommended a wind tunnel test be conducted during the detailed design stage of the development to quantify the wind conditions and determine the proper wind control measures where necessary. MEL are supportive of this approach, noting that a desktop assessment during the early stages of design development is appropriate for providing architects, developers and responsible authorities advice on the wind effects of the design.

172. In addition, should the proposed development at No. 475-481 Church Street be approved (and subsequently constructed), this development would increase shielding for direct wind flow and reduce the wind impacts of the proposed development.

Site coverage

173. The level of site coverage in excess of 80% is acceptable. In accordance with policy at Clause 15.01-2L the pattern of site coverage in the immediate area is higher than 80%, with 100% site coverage typical for established and new commercial buildings throughout Richmond.

Landscaping

174. A landscape plan has not been submitted with the application. However, the development plans show indicative landscaping as follows:

(a) A planter box at the bottom of the fire stairs at ground level, within the front setback;

(b) Planter boxes at each level along the eastern elevation;

(c) Planter boxes at each level between Level 3 and Level 5 along the southern elevation; and

(d) Planter boxes along the northern perimeter of the roof services and eastern and south perimeters of the roof terrace.

175. Clause 15.01-2L encourages trees and vegetation planting to increase their canopies and coverage to contribute to an urban forest. Due to site constraints, it is not feasible for canopy tree planting to be included. However, the development incorporates extensive use of planter boxes across the eastern and southern elevations which will adequately contribute towards urban greening objectives within the surrounding area. This has been illustrated in the below image:



Figure 29 - Extract from materials schedule showing landscaping along eastern façade

176. A condition will require the submission of a landscape plan that provides specific details about the plant species selected, the required growing media and details about ongoing maintenance, amongst other requirements. The landscape plan will also need to demonstrate that plants do not unreasonably obstruct the outlook from the office tenancies.

Services and equipment

177. The service equipment has been integrated into the overall design and massing of the building. The service equipment is located on the roof terrace and will largely be obscured by the western boundary wall which forms the stairwell and lift core. A fire hydrant is proposed within the ground level front setback. The fire hydrant is well-integrated with the rest of the building and will be enclosed by a bronze, perforated metal cupboard to obscure views. The cabinet doors will open within the site and will not obstruct the passage of Sanders Place users.

178. Council's Engineering unit had recommended that the plans should include an annotation that the utility cabinet doors along Sanders Place can open at 180 degrees and be latched onto the building wall when open. This recommendation was to ensure that the service cupboard doors do not obstruct the passage of Sanders Place users. As the setback from Sanders Place has now increased, the fire booster cabinet doors will open within the subject site. As such this recommendation will not be pursued.

Environmentally Sustainable Design & Internal Amenity

179. Policy at Clauses 02.03 (Strategic Directions), 15.01-2S (Building Design), 15.01-2L (Building Design) 15.01-2L-01 (Environmental Sustainable Development) and 19.03-3L (Water Sensitive Urban Design) of the Scheme encourage environmentally sustainable development (ESD), with regard to water and energy efficiency, building construction and ongoing management. The following are key ESD commitments of the proposed development:

    (a) Total BESS score of 70%, which exceeds the minimum 50% required to achieve best practice and satisfies the minimum requirements to achieve ESD excellence (70%);

    (b) Provision of a 3.5kWp rooftop solar photovoltaic system;

    (c) Provision of electric vehicle charging infrastructure;

    (d) Rainwater harvesting system for irrigation and toilet flushing via a 5kL rainwater tank;

    (e) High-performance glazing and energy efficient building services, appliances and fixtures;

    (f) No gas connections throughout the building; and

    (g) Provision of employee and visitor bicycle parking spaces, including end-of-trip facilities.

180. Council's ESD advisor initially identified that the proposal did not meet Council's Best Practice ESD standards and identified a number of deficiencies and outstanding information required to be addressed, as outlined in the referral comments dated 23 October 2024 (and included as an attachment to this report). Some of the outstanding issues to address included (and were not limited to):

    (a) Inconsistencies in BESS claims against what was shown in the development plans;

    (b) A requirement to commit that all car parking will have enabling infrastructure installed for future electric vehicle charging stations; and

    (c) Provision of further information on how best practice claims have been achieved.

181. The applicant sought to address these outstanding issues in the SMP lodged with the Section 57A amendment. The updated SMP was re-referred to Council's ESD advisor who confirmed that the SMP is now satisfactory and can be endorsed (referral comments dated 6 March 2025).

Internal amenity

182. Policy at Clause 15.01-2L seeks high-quality environments for building occupants including internal spaces, access to private open space, daylight and ventilation.

183. The proposed development is considered to provide a good level of amenity and indoor environmental quality (IEQ). The BESS summary confirms that the IEQ score will be 58%, exceeding the minimum 50% that is considered best practice.

184. The development provides large expanses of glazing at all levels with operable louvre windows included on each level. The SMP submitted indicates that the office areas will be ventilated through a combination of natural and mechanical measures. The mechanical ventilation system will be designed to achieve, monitor and maintain an increase in outdoor air of at least 50% above the Australian Standard (1668.2:2012). Council's ESD officer is satisfied with this outcome.

185. The development also achieves good access to daylight for the office levels as well as shop at ground level. Based on the daylight modelling provided, the Office areas achieve daylight to at least 50% of the floor area, exceeding the minimum 33% required to achieve best practice. The Retail floor area (excluding the Restaurant) will achieve daylight to 30% of its floor area, falling marginally short of the minimum 33% required to meet best practice. However, this outcome is acceptable considering the overall development results in 72% of the total floor area achieves a daylight factor of at least 2%. Council's ESD officer has advised this design response to be satisfactory and has not recommended that daylight be increased to the Shop tenancy.

186. The basement level Restaurant has not been included in the daylight modelling as it is assumed that the use will primarily operate during night-time hours. Council's ESD officer has not raised issue with this outcome.

187. The development includes a recessed entrance area that provides direct access to the Office lobby, the Restaurant and the Shop as well as the lift core and end-of-trip facilities and service rooms.

188. A communal outdoor area is proposed at roof level which will enhance the on-site amenity of the building. Each office level will also be equipped with lockers, bathrooms and kitchenettes for staff use. Separate bathroom facilities are also provided for the Shop and Restaurant tenancies. Bicycle parking and end of trip facilities are also incorporated into the design at ground level.

189. Furthermore, Clause 15.01-2L specifically identifies that developments should be encouraged to provide:

    (a) Lighting of common spaces;

    (b) Passive surveillance of common spaces; and

    (c) Landscaping that maximises sightlines.

190. The development adequately responds to the above requirements, noting that this is a proposal for a commercial use with large open plan floor plates with access to daylight direct from windows due to the dual aspect allotment.

191. Whilst the common roof terrace does not receive passive surveillance from the office tenancies, it is considered that this is not warranted. Due to the nature of the use this area would be utilised typically during office hours. To ensure the use of the terrace does not have an unreasonable amenity impact on the surrounding area, a condition will require a notation to confirm that the roof terrace will be accessible to office employees only. This will ensure that the roof terrace is not accessible during more sensitive, night-time hours when the Restaurant is operating.

192. In relation to landscaping, a condition will require a notation on the landscape plan to ensure that plant growth will be maintained to ensure view lines are maximised.

Off-site Amenity Impacts

193. The relevant policy framework for amenity considerations is contained within Clause 13.07-1L-01 (Interfaces and amenity) and Clause 15.01-2L (Building design). As the site and surrounds description identifies, there are dwellings within residentially-zoned land immediately north and east of the subject site.

194. Commercial 2 zoned land is where a range of commercial and light industrial uses are to be located (and hence their associated built form). Dwellings (other than caretaker's dwellings) are prohibited in this zone. Underlining this, the decision guidelines for buildings and works in Clause 34.02 do not refer to consideration of impacts on residential uses more generally but rather of the interface with adjoining zones, especially the relationship with residential areas. Furthermore, the purpose includes "that uses do not affect the safety and amenity of adjacent, more sensitive uses" but does not refer to development specifically. This issue has been discussed in many Tribunal decisions within the C2Z (formerly Business 3 Zones) including:

W Huczek & D Starkiewicz v Yarra CC [1999] VCAT 45 (31 August 1999)

[97] Neither the zone purpose, nor the decision guidelines, indicate an intention that residential amenity should be an issue in this zone, or residential standards of amenity applied within it.

[108] It is not for the Tribunal to refuse a commercial development which complies with the zone requirements in a "Business" zone on the basis that if residential standards of amenity are applied, it would have an adverse impact on a non-conforming residential use. Such assertions would render the planning controls unwieldily, cumbersome and unpredictable, and would lead to a reduction in confidence in those particular planning controls.

Burrett v Yarra CC [2005] VCAT 978 (24 May 2005)

[23] I am not suggesting that residential amenity considerations are irrelevant; however, expectations need to be tempered against the purpose of the Business 3 zone which does not include providing for residential use. On the contrary residential use is "prohibited", with caretaker's house being the exception. If the protection of the residential amenity of caretaker's houses is elevated to a matter of primary or significant importance in this type of zone, this could stifle the proper development of the area for its primary purpose.

[24] The policy at Clause 22.05 referred to by Ms Miles deals with the amenity impacts at interface locations. Whilst this site is located at the interface between the Business 3 and Residential 1 zones, the proper application of the policy is with respect to with interface issues between properties within different zones, not within the same zone. Further, the site is not located in an area where a mix of residential and commercial/industrial activity is encouraged and the potential for amenity conflicts needs to be carefully managed.

195. As such, the application of policies to protect the amenity of dwellings to a standard associated with residential areas would result in an unreasonable limitation of the development potential of the subject site. The vision for the area under the current zoning and Council's strategic planning is for increased development to contribute to accommodating employment growth, supporting economic viability and enhancing the employment precinct.

196. The following considerations of amenity are limited to the impact of the proposed built form, as the amenity impacts from the proposed land uses (Shop and Restaurant) were considered under the Land Use section of this report. In respect of the impact of development on adjoining properties, Clause 15.01-2L (Building Design) discourages impacts on existing adjoining development through:

    (a) Unreasonable overshadowing of secluded open space and loss of daylight to habitable room windows;

    (b) Visual bulk;

    (c) Overlooking and excessive screening;

    (d) Noise from building plant and equipment; and

    (e) Loss of on-street car parking from excessive crossovers.

197. Clause 13.07-1L-01 includes several strategies for non-residential use and development to achieve under the themes of noise, fumes and air emissions, storage and waste, light spill, overlooking and unsightly views. These will be assessed below.

Noise

198. The use of the land for an Office does not require a planning permit within the C2Z and it is considered unlikely that this use would result in unacceptable noise emissions to the nearby residential properties. Noise impacts from the proposed Shop and Restaurant uses were considered under the Land Use section of this report. Further, should a permit issue a condition will require noise emissions from the building (including from plant equipment, to 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.

199. The submitted acoustic report was referred to Council's Acoustic Consultant (SLR) for peer review of the acoustic impacts from plant equipment and vehicle access. In relation to mechanical services, specific equipment selections have not been determined at this stage of the project. Rather, the applicant's acoustic report has undertaken an indicative assessment based on early stage spatial drawings and noise levels for typical equipment and determined that noise impacts can be appropriately managed through:

    (a) Selection of quiet equipment;

    (b) Locating equipment appropriately;

    (c) Acoustic barriers around outdoor plant areas;

    (d) Using variable fan speed controllers, CO2 sensors in the car park, timers, etc. so that the plant only operates when required and at a minimum duty; and

    (e) Internally lined ducts or attenuators.

200. The applicant's acoustic report also confirms that the acoustic design of mechanical services should be revisited during the detailed design stage once sufficient details are available to confirm that the environmental noise limits can be satisfied.

201. SLR are comfortable with this approach but have recommended that the future acoustic review of mechanical services design should be conducted by a suitably qualified acoustic consultant. The acoustic review during the detailed design phase should also ensure that the proposed equipment complies with all relevant noise limits (i.e. the night period as well as day and evening periods). These matters will be addressed via a condition for an acoustic report to be submitted prior to the building being occupied.

202. Vehicle access is proposed from the western-abutting laneway with potential noise sources arising from the operation of the roller door and the car lift. Given the car lift will be fully enclosed within the building, it is not considered that its operation would result in unreasonable noise impacts. In addition, the applicant's acoustic report confirms that noise levels from the operations of the car lift would be below the mechanical services design target and propose the following measures to minimise noise from vehicle use of the car lift:

    (a) Irregularities in the driveway surface should be avoided where possible;

    (b) Any drainage grates or speed bumps should be securely restrained to avoid any 'crashing' or 'banging' as cars drive over them; and

    (c) The roller door should be regularly maintained to minimise noise during operation.

203. SLR are comfortable with this approach, however, highlight that the location of the car lift roller door (shown on the west elevation) is not shown on the ground floor plan. If the gate is located at or near the western boundary, then a sleep disturbance assessment of the gate should be conducted. A condition will require the roller door to be clearly shown on the plans. However, a sleep disturbance assessment is not considered necessary, given under existing conditions, there are already two roller doors in operation in proximity to the dwellings at No. 7 Sanders Place, as well as electronic access gate. As such, the operation of the proposed roller door is not considered to unreasonably add to the existing noise environment in terms of garage roller doors.

Overshadowing and daylight to windows

204. The decision guidelines of the C2Z include a requirement for buildings to provide for solar access. The amenity impacts associated with the proposal must be measured in the context of the future development of the land and that the zoning of the land seeks to encourage commercial areas for offices. As previously identified, Clause 15.01-2L (Building Design) only requires consideration of adjoining properties in relation to overshadowing and daylight to adjoining SPOS or habitable rooms.

205. In the absence of any specific guidelines, Standard B21 of Clause 55 (Rescode) will be used as a reference. This standard seeks to ensure buildings do not significantly overshadow existing SPOS between 9am and 3pm on 22 September. Within this six-hour time period, the Standard requires a minimum of five hours of sunlight.

206. The submitted shadow diagrams have included shadow modelling that includes the shadow footprint of the development proposed at 475-481 Church Street, as well as shadow modelling based on the existing built form context on this site. Given a permit has not been issued for this development, the following assessment will be based on the existing site and surrounds context.

207. In relation to overshadowing of SPOS to dwellings in the Neighbourhood Residential Zone, the submitted shadow diagrams confirm that any additional overshadowing to SPOS will occur at 3pm only at the September Equinox. The SPOS areas impacted are at Nos. 38 to 44 Brighton Street, east of the site.

208. The extent of additional overshadowing is acceptable, noting that these properties adjoin the C2Z, where a more robust built form interface is envisioned. This is also reflected in the Draft UDF, which envisages buildings up to 20m on the subject site. As such, the Draft UDF contemplates that development on this site will result in additional overshadowing of SPOS. The extent of shadows have been limited by the design of the building, with the increased setbacks from this sensitive interface successfully limiting shadows to the adjacent SPOS.

209. The overshadowing impacts are limited to a one-hour period in the afternoon, with these areas of SPOS benefitting from uninterrupted sunlight to SPOS until after 2pm This one-hour impact is considered to meet the objective at Clause 55.04-5 which seeks to ensure that buildings do not significantly overshadow existing SPOS. Considering the site context and preferred built form character for the surrounding area, this shadow impact is not considered to be 'significant'. Shadows at all other times throughout the day will fall upon the roofs of commercial buildings within the C2Z to the south.

210. Regarding daylight to existing windows to the east of the site, the closest habitable room windows which interface with the subject site are set back at least 5.38m from the common boundary. These windows will continue to benefit from substantial light courts and receive adequate daylight given the provision of the easement and increased setbacks of the building from these windows. This is also reflected in the shadow diagrams which demonstrate these windows would only be impacted by the proposed building's shadow at 3pm (at the September equinox). This period of the year is considered a reasonable benchmark for assessing daylight impacts as it strikes an appropriate balance between ensuring future development potential on the subject site and maintaining reasonable amenity to existing dwellings.

211. The townhouses at No. 7 Sanders Place feature a number of south-facing habitable room windows which interface with the subject site. The proposed development will not unreasonably impact daylight to these windows, considering they are south-facing and will not be subject to any additional overshadowing. The development will also be set back 4.7m from the nearest windows and will provide a generous lightcourt of approximately 104sqm (measured in *Objective Trapeze*).

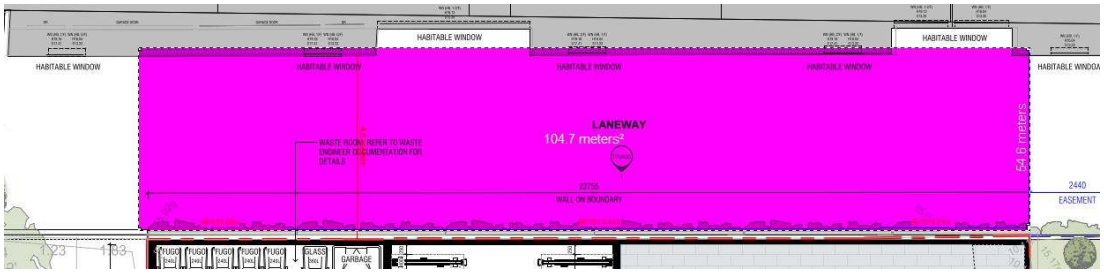


Figure 30 – Officer mark-up of ground floor plan showing lightcourt to south-facing windows at No. 7 Sanders Place

Visual bulk and overlooking

212. In respect of visual bulk, the appearance and bulk of the development when viewed from No. 7 Sanders Place is appropriate and will not result in unreasonable bulk impacts considering:

(a) The dwellings at No. 7 Sanders Place are oriented to have their living areas and balconies / terraces with a primary outlook to the north. Only secondary outlooks (bedrooms and secondary windows to living / kitchen areas) face south towards the site;

(b) The driveway for No. 7 Sanders Place provides a further 4.7m buffer between existing windows and the development;

(c) The northern boundary wall is softened by it gradually stepping away from the north-eastern corner of the site as the building height increases, which maintains outlook to the sky along parts of the private driveway; and

(d) The materials and colour palette appear gradually lighter as the building increases in height, providing further visual recession as the upper levels would appear more lightweight in nature.

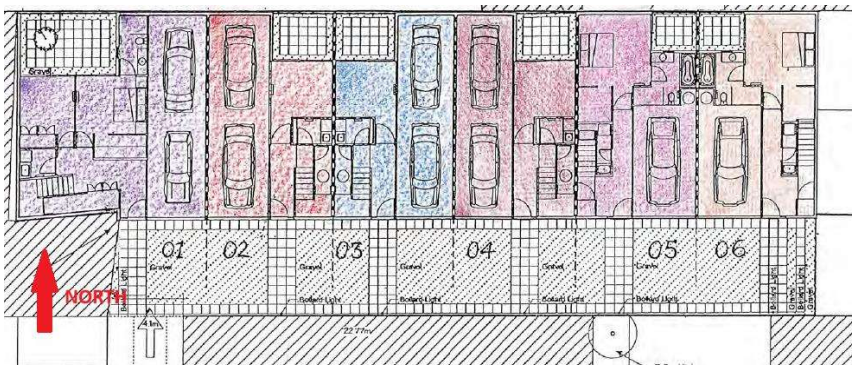


Figure 31 – No. 7 Sanders Place endorsed ground floor plan (PL01/0765)

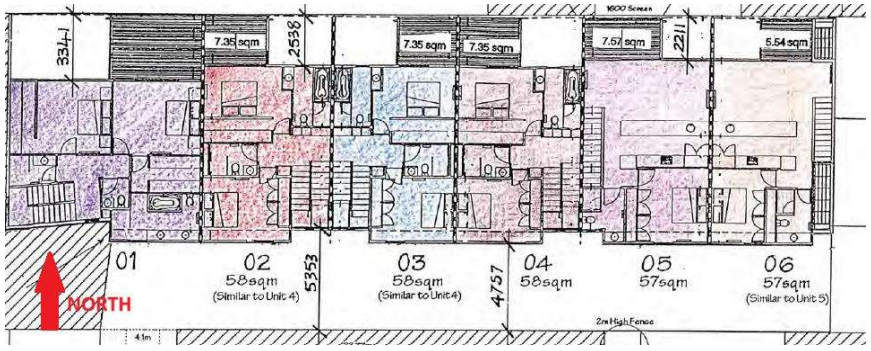


Figure 32 – No. 7 Sanders Place endorsed first floor plan (PL01/0765)

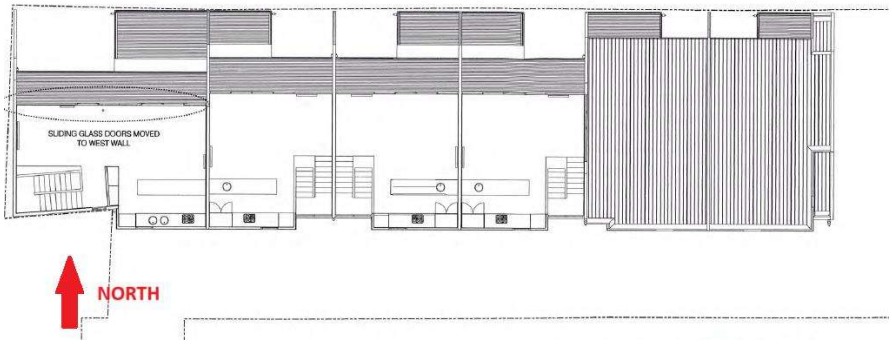


Figure 33 – No. 7 Sanders Place endorsed second floor plan (PL01/0765)

213. These treatments are illustrated in the below image, which also includes an outline of the originally-advertised proposal in red.

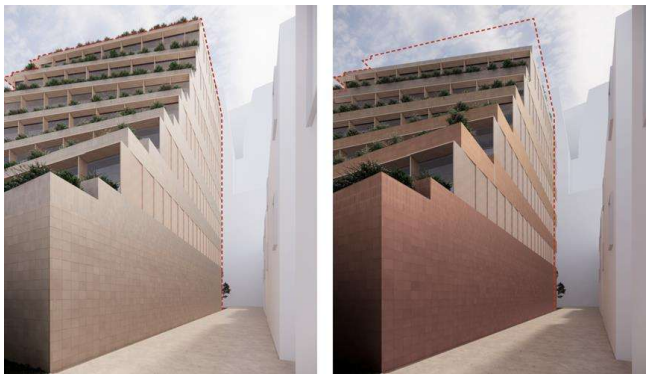


Figure 34 – Artist's impression of originally advertised proposal (left) and Section 57A amendment proposal (right), viewed from the north-eastern end of the driveway at No. 7 Sanders Place

214. The visual bulk impacts to dwellings east of the subject site are also considered to be appropriately managed. The eastern boundary wall will be constructed to a maximum height of 5.5m, whereas the Draft UDF contemplates boundary walls (interfacing with residentially-zoned land) up to 8m in height. Further, the setback of the building from the eastern boundary increases as the building height increases. This 'twisted' profile has also enabled the overshadowing impacts to be minimal.

215. The eastern elevation also incorporates the same material treatment applied to the northern elevation, where lighter colours to the upper levels make them appear more lightweight. The provision of planter boxes along the eastern elevation also helps to soften the mass of the building. These design treatments are demonstrated in the below image, which includes an outline of the originally advertised proposal in red.



Figure 35 – Artist's impression of originally advertised proposal (left) and Section 57A amendment proposal (right), viewed from the SPOS of No. 40 Brighton Street.

216. Local policy seeks unsightly views of business activity to be minimised when viewed from adjoining residential properties. Given the nature of the use, for an office, shop and restaurant, it is considered that the proposal would not result in unsightly views.

217. In relation to overlooking, it is an accepted principle that overlooking only occurs between habitable rooms (i.e. bedrooms and living rooms) and private open spaces within a 9 metre radius. The proposed development is for commercial purposes and therefore is not subject to the same requirements. Local policy at Clause 13.07-1L-01 (Interfaces and amenity) requires consideration of overlooking to SPOS and habitable room windows of adjoining properties. In the absence of any specific guidelines, Standard B22 of Clause 55 will be used as the test to assess the reasonableness of overlooking from the proposed office development to nearby SPOS and habitable rooms.

218. To the east of the site is residentially-zoned land, which includes SPOS at Nos. 36-44 Brighton Street which falls within a 9m radius of the east-facing office windows. To mitigate overlooking, the Level 1 and Level 2 east-facing office windows will be screened with fluted glazing up to 1.7m above floor level, with a maximum transparency of 25%, which complies with Standard B22. A condition will require the Level 2 obscure glazing dimensioned up to 1.7m above floor level.

219. Screening is not required to the Level 3 and above east-facing windows to SPOS areas or habitable rooms on Brighton Street. The following mark-up of the south elevation in Figure 36 (which shows the closest built form to the eastern boundary) shows that the Standard B22 view line would be obstructed by the built form of the lower planter box. As the built form progresses towards the north, the eastern setbacks increase and as such, the view line would become more restricted. There would also be no unreasonable overlooking to the west-facing, first floor window at No. 42 Brighton Street, as Figure 36 shows that this room falls outside the 9m radius from Level 3 and above east-facing windows. In addition, the setbacks from the eastern boundary increase as building height increases, which results in additional built form obstructing the view line. This is illustrated in Figure 37 with a mark-up of overlooking from Level 4.

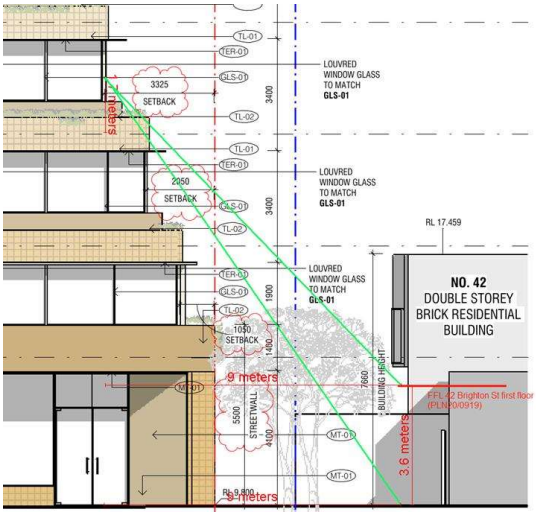


Figure 36 – Mark-up of south elevation showing Level 3 views (in green) to SPOS blocked by lower planter box

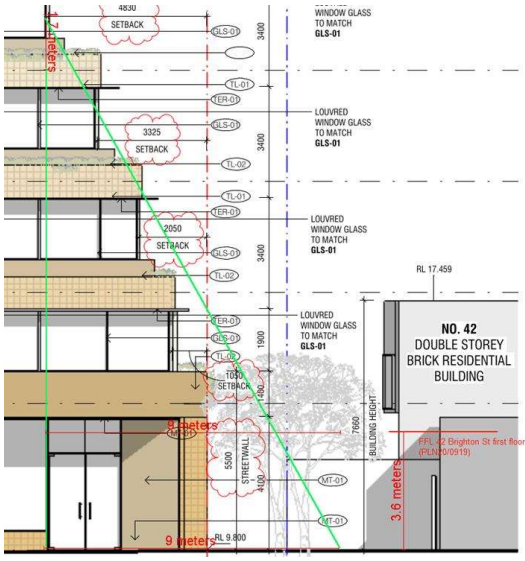


Figure 37 – Mark-up of south elevation showing Level 4 views (in green) blocked by lower built form

220. However, as shown in the below mark-up of the Level 3 floorplan, there may be views from the east-facing windows towards south-facing windows at No. 7 Sanders Place, including from the levels above as well. Overlooking diagrams have not been provided for this outlook. As such, a condition will require diagrams to demonstrate that there is no unreasonable overlooking from the east-facing office windows to south-facing habitable room windows at No. 7 Sanders Place, or for these windows to otherwise be screened in accordance with Standard B22.

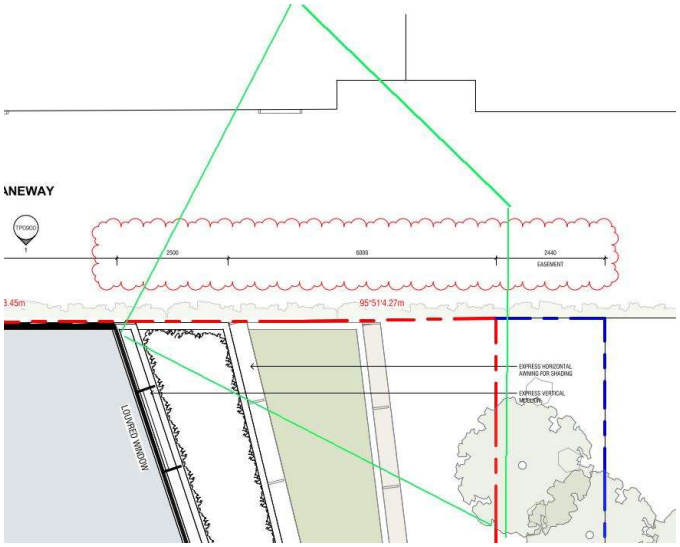


Figure 38 – Mark-up of Level 3 showing potential overlooking to south-facing window at No. 7 Sanders Place

221. There are no views to SPOS or habitable room windows within a 9m radius of the eastern perimeter of the roof terrace. Views from the north of the terrace will be obstructed by the roof services. Further, there are no views to SPOS or habitable room windows from the north or west as a solid boundary wall is proposed.

Fumes, air emissions and light spill

222. The Shop, Restaurant and Office uses will be enclosed with the uses conducted indoors (with the exception of the roof terrace). The proposed uses will not result in unreasonable air emissions. Light spill from the office tenancies will not be unreasonable, considering their use will generally be contained within standard business hours. The Office use is also as-of-right and does not require a planning permit to operate. The Restaurant use is located at basement level and as such there will be no light spill to the surrounding area. The eastern boundary wall will prevent any light spill from the Shop.

223. As discussed previously in the report, a condition will require a notation to confirm the roof terrace will be accessible to office tenants only. This restriction will ensure there are no unreasonable light spill impacts from the roof terrace, given it will only be used during office hours which are generally between 8am-6pm, Monday to Friday.

Storage and waste

224. All storage and waste will be adequately concealed within the building. This will be discussed in further detail later in the report, under the waste management section.

Equitable development

225. To ensure the 'fair, orderly, economic and sustainable development of land' in accordance with the objective of the Act, matters of equitable development should be considered.

226. The proposed development will not compromise equitable development opportunities towards the north, as a boundary wall is constructed along this elevation. Further, land to the immediate north is zoned residential which has a 9m height limit. Equally, land to the east is also residentially-zoned and is subject to a 9m height limit. As such, there is limited potential on these adjoining sites for more intense development.

227. The development also proposes a solid boundary wall on the western elevation. As there are no primary windows on this elevation (except for west-facing kitchenette windows), the boundary wall is not considered to prejudice development opportunities for the adjoining property. The site is also separated from the western-adjoining property by a laneway/easement, which provides an additional buffer between the subject site and future development to the west.

City Link Exhaust Stacks

228. The DDO5 requires that notice of a development be given to the Transurban City Link Limited, Transport for Victoria and the EPA as previously identified. The design objectives of DDO5 are as follows:

    (a) To ensure that the development of land around the City Link exhaust stack is not adversely affected by the operation of the stack;

    (b) To ensure that development of land around the City Link exhaust stack does not adversely affect the operation of the stack; and

    (c) To ensure that the relevant authorities are informed of development within close proximity of the City Link exhaust stack and to facilitate comment by those authorities on any specific requirements relating to the design and built form of new development in the area which might be desirable having regard to the proximity of the stack.

229. All authorities were advertised to with Transport for Victoria raising no objection with the proposal in consultation with Transurban City Link, subject to a condition for a Plume Dispersal Study to be submitted to the Head, Transport for Victoria, CityLink and the Responsible Authority to demonstrate that the proposed development will not be adversely impacted by the operation of the stack, and to ensure the development does not adversely impact the operations of the stack. This requirement will form a condition should a permit issue.

230. The EPA had not responded to Council's referral at the time of writing this report.

Car Parking, Loading & Bicycle Facilities

Car parking

231. Under Clause 52.06 of the Scheme, the applicant is seeking a car parking reduction of 28 spaces for the Office use, 9 spaces for the Restaurant use and 5 spaces for the Shop use, equating to 42 spaces in total. Eight on-site car parking spaces are proposed for the Office use only (0.61 spaces per 100sqm) located within the Level 2 basement.

232. With regards to the car parking demand generated by the proposed office use, it is acknowledged that the statutory car parking rates outlined in the Scheme are conservative when applied in this instance, given the inner-city location of the subject site and proximity to alternative transport means.

233. Modal shifts to reduce the reliance on the use of private motor vehicles are not only welcomed, but required, to ensure that a holistic planning approach to precincts that are designated for greater change is applied.

234. In a local policy context, Clause 17.01-1L (Employment) seeks in relation to the municipalities major employment precincts that walking, cycling and public transport over car reliance is specifically encouraged.

235. In support of the reduced car parking on-site, examples of existing offices within the City of Yarra with reduced on-site car parking were provided by Council's Engineering Unit. Details of these offices are provided as follows:

    (a) 60-88 Cremorne Street, Cremorne – 0.72 spaces/100 m2;

    (b) 51 Langridge Street, Collingwood – 0.54 spaces/100m2; and

    (c) 33 Balmain Street, Cremorne – 0.78 spaces/100m2.

236. The proposed parking rate of 0.69 spaces per 100sqm floor area is consistent with the rates described above. The Engineering unit considers this acceptable due to the location of the site and the sustainable transport options offered. Furthermore, the provision of car parking at this lower rate would encourage a modal shift from private vehicle use to more sustainable travel. Specifically in relation to the particular benefits of the site location, the reduction being sought by the proposal is further supported by the following:

    (a) The site is well serviced by public transport, including the following as identified by Council's Engineering Unit:

        (i) Church Street trams – 180m walk;

        (ii) Swan Street trams – 350m walk; and

        (iii) East Richmond railway station – 230m walk;

    (b) The surrounding area has a good bicycle network, with Church Street identified as a key cycle and pedestrian route within Clause 02.04 (Strategic Framework Plan). The proposal includes employee bicycle parking spaces and end of trip facilities in excess of rates specified within the Scheme to encourage staff to ride to work. Six visitor bicycle parking spaces are also proposed;

    (c) Office land uses are particularly conducive to alternative transport modes given that trips typically occur within peak hour when public transport services are most frequent. The regularity and familiarity of the journey is also a factor that encourages alternative travel modes. Employees are also more likely to cycle to avoid peak hour traffic delays;

    (d) There is limited on-street parking in the area, with restrictive parking controls acting as a disincentive for employees to travel to work by car. Occupant or visitor parking permits will not be issued for the development and building tenants would be entering leases aware of the on-site parking availability. Therefore, businesses with a high reliance on car parking are unlikely to take up a lease at the site;

    (e) Visitors would likely be aware of the car parking constraints in the area or otherwise be made aware by the occupants of the building, thus also encouraging use of alternative modes such as public transport, cycling, ride share or taxis; and

    (f) Council's Engineering Unit are supportive of the application on the basis that it is in line with the objectives of Council's Strategic Transport Statement noting that the site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site parking would discourage private motor vehicle use.

237. The above reasons are further supported by Clause 18.02-4L-01 (Car parking) which has the objective to ensure car parking is supplied and managed consistent with promoting travel by sustainable modes. The clause identifies that an application for a reduction in car parking can be supported where:

(a) *There is appropriate public transport accessibility and the subject land is located within walking or cycling distance to shops, jobs and amenities;*

(b) *The use or development is unlikely to result in unreasonable impacts on existing on-street parking;*

(c) *Increased motor vehicle traffic from the development is likely to unreasonably impact on the amenity of nearby residents;*

(d) *The development uses the upper floors of existing commercial buildings in activity centres and employment areas more efficiently (where relevant); and*

(e) *The development provides adequate bicycle parking.*

238. As previously identified, the proposal meets the above and therefore it is considered that the reduction in car parking sought can be supported. The development also includes the provision of an electric vehicle charging point located at Car Space No. 1.

239. It is understood that on-street parking demand is very high and close to saturation point, however, existing patterns of car parking usage is not useful given policy within Clause 52.06 encourages the use of other forms of transport.

240. Council's Engineering Unit were supportive of the proposed reduction, stating the following:

"From a traffic engineering perspective, the car parking provision for the office use 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

241. For the car parking spaces accommodated on-site, the applicant's traffic engineers and Council's Engineering unit quantified peak hour volumes of 4 vehicle movements both within the morning and afternoon peak (equivalent to 1 vehicle every 15 minutes on average). Council's Engineering unit confirmed that the additional traffic volume is not unduly high and would not have a detrimental impact on the traffic operation of Sanders Place or the surrounding road network.

242. Clause 18.02-4L (Road System) seeks vehicular entrances be provided from side streets or laneways, where appropriate. In accordance with this policy, the entry to the car park will be via the western-abutting laneway. This laneway is 5.49m wide (including the carriageway easement). Council's Engineering unit have reviewed the swept path diagrams and are satisfied that a B85 design vehicle can safely enter and exit the car park from this laneway, subject to the depth of the internal accessway being a minimum 5.4m. This will be discussed in the Loading assessment later in the report.

243. Council's Engineering Unit raised no issues with the location of, and access to, the parking facilities and it is therefore considered that additional traffic management control works would not be required. In relation to laneway queuing, the morning peak would be the critical time for the operation of the car lift, with Engineering confirming that the proposed car lift would be capable of servicing 30 vehicles per hour The engineering comments include calculations to determine the likely number of vehicles queuing in the laneway to access the car stacker during the morning peak. These calculations have determined that the queue length would be equivalent to one car length. This means that one car would be inside the car lift and only one car queuing in the laneway.

244. The extent of vehicle queuing in the western laneway (i.e. one vehicle) is considered acceptable considering traffic volumes within the laneway are low. Council's Engineering unit are satisfied that the car lift device can operate within the morning peak without adversely impacting the traffic operation of the laneway.

Access and layout

245. Clause 52.06-9 (Design standards for car parking) of the Scheme 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.

246. These details have been reviewed by Council's Engineering Unit who is satisfied with the layout of the car parking area, with no design changes other than for the internal accessway to be a minimum 5.4m deep, as the currently proposed 4.1m depth is insufficient for a B99 design vehicle. The width of the driveway/loading bay should also be dimensioned (between the sliding doors) however the engineering unit have not raised concern that this width would be insufficient. A 1:20 scale cross-section with a B99 design vehicle ground clearance template has also been requested, to confirm vehicle will not bottom out when entering the driveway/loading bay from the western laneway. These dimensions and diagrams will be addressed via conditions.

247. Several engineering conditions in regard to civil works, road asset protection, construction management, and impacts of assets on the proposed development have been recommended. These conditions are considered standard and will also be included as conditions.

248. Overall, the proposed design and configuration of access and car parking areas are considered to achieve a satisfactory outcome and will be further improved with the above details requested by Council's Engineering Unit.

Loading and unloading

249. Clause 15.01-2L (Building Design) includes several strategies for new development to achieve in relation to loading facilities. Relevantly, to minimise noise from deliveries through appropriate design, location and management of loading bays. Furthermore, Clause 65 (Decision Guidelines) also requires the consideration of loading and unloading facilities in relation to amenity, traffic flow and road safety.

250. An on-site loading bay is proposed with access via the western laneway. Council's engineering unit have recommended the loading bay depth be increased from 4.1m up to a minimum of 5.4m to safely accommodate a delivery vehicle on-site, without obstructing laneway access. However, increasing the depth of the loading bay to 5.4m will require the car lift to be moved further east, which will reduce the aisle width of the basement car parking area to approximately 5.6m and would compromise the turning movements of vehicles into and out of the parking spaces. This would require the deletion of all five car parking spaces on the eastern side of the basement, which is not supported.

251. Council's engineering unit advised via email correspondence on 4 April 2025 that the length of a B99 vehicle (which is the size of a small delivery van) is 5.2m. The applicant provided additional swept path diagrams on 9 April 2025 confirming that vehicles will still be able to manoeuvre in and out of the basement car parking spaces, with a maximum of one corrective manoeuvre, if the car lift is shifted an additional 1.1m east to accommodate the increased depth of the loading bay. As such, should a permit issue, a condition will require the driveway / loading bay depth to be increased to a minimum 5.2m.

252. As the loading bay will only be capable of accommodating small delivery vehicles (e.g. B99-design vehicles), a condition will also require the submission of a Loading Management Plan (LMP). The LMP will be required to include a statement that vehicles no greater than a B99-design vehicle will be permitted to conduct loading and unloading within the loading bay. The LMP will also need to include measures to address potential conflicts between delivery vehicles and tenants' vehicles accessing the site, as well as conflicts with other vehicles who rely on the western carriageway easement for access to their properties. In addition, the LMP will need to address the collection of waste, in accordance with the Waste Management Plan.

253. Further, conditions will require deliveries and waste collections to be undertaken with the times prescribed by Council's Local Law, to ensure these activities do not have an unreasonable amenity impact on the surrounding area.

Bicycle facilities

254. Clause 18.02-2L (Cycling) includes the objective to improve cycling infrastructure and encourage cycling as an alternative mode of transport for people of all ages and abilities, to be achieved through the following strategies:

    (a) Encourage the provision of secure bicycle parking (including cargo bicycles);

    (b) Encourage separate entrances for bicycles and motorised vehicles in developments;

    (c) Provide easily accessible visitor bicycle parking;

    (d) Encourage publicly accessible and safe cycling links through large sites, where links connect with the existing cycling network; and

    (e) Encourage the provision of electric bicycle infrastructure.

255. The above is particularly relevant to this application due to the car parking reduction of 42 spaces sought.

256. The proposal provides a total of 20 bicycle parking spaces on-site for employees, with the main access from the western laneway. Direct access from within the building to the bicycle store room is also provided, as encouraged by policy.

257. The number of bicycle spaces for employees exceeds the statutory rate outlined in Clause 52.34 (which requires 7 employee spaces) as well as the BESS rate (provision of an additional 50% of the planning scheme rate) which equates to 11 spaces. Council's Strategic Transport Unit have reviewed the employee bicycle parking provision and deem it to be adequate, considering it provides more than the planning scheme requirement a well as the requirements of the Council Alliance for the Sustainable Built Environment (CASBE), which based on an approximation of 1 employee per 10sqm for office land uses and per 50-100sqm for other non-residential land uses, results in the requirement for 14 employee bicycle parking spaces.

258. Council's strategic transport unit have identified the following deficiencies with the employee bicycle parking layout:

    (a) A locking mechanism to the bicycle storage room is required to limit access to authorised users.

259. This recommendation will form a condition should a permit issue. In addition, a condition will be included to require provision of at least 1 electric bicycle charging point This is considered reasonable given the car parking reduction proposed and the requirements of Clause 18.02-2L as previously identified.

260. 12 visitor bicycle parking spaces are proposed, including 8 within the bicycle storage room and 4 horizontal rails located within the ground level frontage. The number of visitor bicycle parking spaces exceeds both the Scheme (3) and BESS requirements (5). The strategic transport unit are satisfied with the on-site visitor bicycle parking provision. However, they are not supportive of the 8 spaces proposed within the bicycle storage room and have recommended that all visitor spaces be provided in the form of publicly accessible horizontal rails.

261. This recommendation will not be adopted, considering the 4 horizontal spaces provided within the ground level frontage satisfy the minimum requirements of Clause 52.34 for visitor bicycle parking spaces.

Green Travel Plan

262. Clause 15.01-2L-01 (Environmentally Sustainable Development) requires the submission of a Green Travel Plan (GTP) for a non-residential building with a gross floor area of more than 1000sqm.

263. In accordance with this policy, a GTP has been submitted. The GTP includes a summary of surrounding transportation facilities including public transport, car share, bicycle facilities and pedestrian accessibility. The GTP also provides information on on-site car and bicycle parking facilities as well as other initiatives to encourage sustainable travel to the site. Council's strategic transport unit have reviewed the GTP and confirm it satisfies all the required information. The GTP will therefore be endorsed to form part of the permit should one issue.

Waste Management

264. Clause 19.03-5L includes several waste related strategies for developments to achieve. The strategies seek to ensure that waste and recycling (including separation, storage, collection and composting) is provided within well sized and designed facilities that are commensurate with the proposed uses. The facilities should also be located to enable ease of use by occupants and for disposal, with the facilities sensitively and discreetly located.

265. Furthermore, Clause 17.01-1L specifically seeks in relation to the municipalities major employment precincts that waste collection facilities are located away from pedestrian environments.

266. A Waste Management Plan (WMP) was submitted by the applicant and commits to the following waste management procedures:

    (a) On the ground floor a 19sqm waste storage room is proposed, including 3 x 1100L garbage bins, 1 x 1100L paper/cardboard bin, 1 x 1100L recycling bin, 1 x 360L glass recycling bin and 5 x food and organics bins;

    (b) Waste collection will be undertaken by a private contractor using a mini rear-loading vehicle. The waste collection vehicle will prop temporarily within the western laneway adjacent to the waste room to undertake collection activities;

    (c) Provision of ventilation to the bin storage room to ensure waste-related odours are minimized; and

    (d) Waste areas to be frequently cleaned to prevent retainment of odours.

267. Council's Waste Management Unit have reviewed the waste management plan and have confirmed that it is satisfactory. The waste management plan will be endorsed and will form part of the permit should one issue.

268. Given the laneway / easement to the west of the site is 5.5m wide, it is considered that there is ample room for a vehicle to pass a mini, rear loading waste collection vehicle whilst it is propped in the laneway. The swept path diagrams for a mini waste loader vehicle confirms it has a width of 1.85m, which leaves a 3.6m wide passing area (typical laneway width). The condition for a Loading Management Plan will also require details on the management of potential conflicts between the waste collection vehicle and other vehicles using the western laneway/carriageway easement.

Objector Concerns

269. Objector issues have been addressed throughout the report. Outstanding issues raised are addressed as follows:

Construction impacts

270. This is not a planning consideration. Separate legislation, including Building and Local Laws, manages construction impacts. If building work is close to or adjacent adjoining property boundaries, the relevant building surveyor may require the developer to carry out protection work in respect of that adjoining property to ensure that the adjoining property is not affected or damaged by the proposed building work. This process is a matter addressed at the building permit stage.

271. Some noise and other off-site impacts are inevitable when construction occurs. The developer will be required to meet relevant Local Laws and EPA regulations regarding construction to ensure these impacts are mitigated.

272. Council's Local Law requires that a person must not engage in demolition or construction works as follows:

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

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

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

273. These hours will be included as conditions. In addition Council's standard Construction Management Plan condition will also be included. Noise and truck movements during the construction phase of development are a temporary and unavoidable consequence of development and not justification to reject development of the site.

Loss of view

274. The Victorian Civil and Administrative Tribunal has consistently found that although impact upon views can be considered amongst the amenity impacts of a proposal, there cannot be considered a right to any particular view. In the absence of particular planning controls which might require the protection of, or sharing of views, loss of views is usually afforded very limited weight. This is especially the case where a view is obtained across adjoining land and the views are not afforded any special consideration in a planning control.

275. Whilst it is recognised that views may form part of residential amenity, the Tribunal has consistently held that there is no legal entitlement to a view. In an inner urban situation, and particularly in a location where planning controls allow and encourage high or medium density developments, a view over other sites cannot be the sole or even major determinant of what type of development may be permitted in adjacent areas. Visual bulk impacts have been discussed at length in the body of the report.

Devaluation of property

276. 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.

Conclusion

277. The proposed development is considered to demonstrate a high level of compliance with policy objectives contained within the Planning Policy Framework and Municipal Strategic Statement. Notably, the proposal achieves the State Government's urban consolidation objectives.

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

Legal and Legislative Obligations

Conflict of interest disclosure

279. 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.

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

Report Attachments

1. 5.5.1 PLN24/0350 - 1-5 Sanders Place Richmond - Site Context Map
2. 5.5.2 PLN24/0350 - 1-5 Sanders Place Richmond - Decision Plans
3. 5.5.3 PLN24/0350 - 1-5 Sanders Place Richmond - Renders
4. 5.5.4 PLN24/0350 - 1-5 Sanders Place Richmond - Referral Advice

6. DTP Applications

6.1. – PPE26/0075 - 77 Noone Street and 11, 23 and 25 Rutland Street, Clifton Hill

Author	John Theodosakis – Principal Planner
Authoriser	General Manager City Sustainability and Strategy - Mary Osman

Executive Summary

Property	77 Noone Street and 11, 23, and 25 Rutland Street, Clifton Hill
Ward	Yarra Bend
Application number	PPE26/0075
Proposal	Development of the site with a new 8 storey building containing up to 114 social housing dwellings.
Zoning & Overlay/s	• General Residential Zone • Development Contributions Plan Overlay
Strategic setting	• Incremental Change Area Homes Victoria is seeking to progress redevelopment of the land via Clause 52.20 (Government Funded Housing) of the Yarra Planning Scheme
Key reasons for recommendation	• The site is suitable for redevelopment and accommodating higher density. • The provision of social housing is a positive outcome and is in alignment with local planning policy for affordable housing • The scale of the development and poor provision of communal open space are deficiencies of the proposal
Recommendation	• That Council makes a submission to Homes Victoria as outlined in part 2 of the officer recommendation.
Contact Officer	John Theodosakis – Principal Planner

Officer Recommendation

That Council:

1. Note the officer report and the application material.
2. Delegate the Manager Statutory Planning to make a submission to Homes Victoria outlining the following:
   (a) Council is supportive of a redevelopment of the site that provides an increase in social housing that is well designed and energy efficient;

(b) Having regard to the strategic context, zone purpose and non-sensitive interfaces to the south and west of the site, there is opportunity for a mid-rise development on the site;

(c) Given the low scale residential area in the minimal change area to the north and east, the proposed eight storey building height results in an inappropriate built form outcome for the neighbourhood and a six storey development is considered more appropriate in this context;

(d) The proposed development provides inadequate communal space facilities for residents, open space on the ground floor and unresolved safety issues concerning the undercroft car park; and

(e) Other matters requiring attention include (see Council's assessment table):

(i) The disparity of balcony sizes regarding the apartment typology type;

(ii) Provision of more prominent entrances with separate cores so that residents share their entrance with a smaller number of neighbours;

(iii) More meaningful communal facilities that are accessible to a wider demographic;

(iv) Wider footpaths that are DDA compliant with no fragmented footpaths;

(v) Provision of a basement car park in lieu of under-croft; and

(vi) Retention of more existing fully developed trees on site.

3. Provide as an attachment, the officer assessment table and full suite of referral advice obtained from Council's departments.

Background

1. Planning Scheme Amendment VC273 was gazetted into the Yarra Planning Scheme on 19th December 2024, changing the heading of clause 52.20 from '*Victoria's Big Housing Build*' to '*Government Funded Housing Development*' and removing the reference to Victoria's Big Housing Build program which is replaced by *the Victorian or Commonwealth Government*. Its purpose was to increases the diversity of projects that could obtain exemptions provided these were funded by the Victorian or Commonwealth governments and continue to be *Carried out by or on behalf of the Chief Executive Officer, Homes Victoria.*
2. Homes Victoria is a government agency that works across government, industry and the social housing sector to deliver projects proposed under Clause 52.20.
3. On 15th January 2026, Council officers held a pre-application meeting with Homes Victoria to discuss the redevelopment of 77 Noone Street and 11, 23 and 25 Rutland Street, in Clifton Hill with 114 new social houses with associated car and bicycle parking facilities.
4. Internal advice was obtained from Council's Development Engineers, ESD advisor and Urban Design Unit for the purpose of the pre-application meeting. Concerns were raised regarding building height, the under-croft car park and communal open spaces and facilities.
5. The scheme before council has not been modified to adopt any of the recommended changes put forward by Council officers at that pre-application meeting and within their initial advice, and therefore much of that advice is maintained and carried over to the current proposal before council.
6. On 9th February 2026, Council was formally invited to comment on the proposal.
7. Homes Victoria requested feedback be provided by 2 March, however, Council officers sought an extension to the end of March to formalise their response, with Homes Victoria agreeing to this.
8. The report assesses the proposal against the Yarra Planning Scheme and recommends general support for the proposal subject to several changes.
9. Homes Victoria intends to submit the application to the Minister for Planning (via the Department of Transport and Planning) for their assessment post the current consultation process.

The proposal

10. In brief, the application proposes to develop the site with a new 8 storey building (with a building height of 26.5m and 28.4m above the natural ground level, to the roof and stairwell shaft, respectively) with 114 social housing dwellings comprising:
    (a) 70 x one-bedroom;
    (b) 30 x two-bedroom; and
    (c) 14 x three-bedroom.
11. The proposal includes ground level landscaping and common areas within building setbacks and a communal outdoor space at level 4 of 234sqm.
12. The proposal includes a provision of 35 car spaces and 98 bicycle parking spaces.



Figure 1: Corner Noone Street & Rutland Street, north-east corner (source: Application material)

13. The attached Council Officer Application Assessment Table (**attachment 5**)sets out a brief overview of the application, the relevant planning framework, key aspects of the proposal and internal consultation undertaken.

Public Consultation

Consultation

14. Homes Victoria has publicly consulted Council and surrounding properties seeking feedback. Planning approval for this project will be sought following public consultation, from the Minister for Planning through Clause 52.20 of the Yarra Planning Scheme. Proposals under this clause are exempt from the planning scheme requirement to obtain a planning permit and the standard planning notice and appeal processes.

Referrals

15. The application was referred to following internal business units within Council, whose full advice is included at attachment 4 to this report:

Internal Business Unit	Comments
Social Planning	Clarification of the use of the meeting room, and provision for an on-site office for administrative assistance.
City Works – Open Space Services	Key recommendations requiring the need for an Arboricultural Impact Assessment (AIA) and Tree Protection Specification (TPS) and Tree Protection Plan (TPP).

Urban Design Unit	Key recommendations require: - provision of underground car parking in lieu of at-graded car parking in an undercroft; - a reduced building height to six storeys; - the Alexandra Parade East interface addressed by enhancing safety, with further landscaping treatment to be provided and relocation of BOH services within the site; - provision made for more open space opportunities for tenants, similar to those currently provided, such as basketball courts; - rationalization of balcony sizes; - deletion of the ground floor galvanized steel structures; - adoption of a high quality finish to the external stair case (in lieu of galvanized steel) - provision of two main entry points with one closer to Noone Street; - deletion of existing fencing to encourage greater use of footpaths; - details of ongoing management concerning landscaping regarding up-keep; - a detailed analysis on safety; - improvements to public realm to each street interface; - Provision for more landscaping and further opportunities for communal spaces.
ESD Advisor	Key recommendations requiring the need for further refinements to the Sustainable Management Plan and the design of the dwellings concerning room depth and natural ventilation.
Development Engineering	Key recommendation requiring the need for vehicle crossings, conditions for the reconstruction of footpaths and detailed civil engineering drawings, and a public lighting plan (amongst other standard traffic engineering conditions and items).
Waste Management	Fully Supported.

Officer Assessment

16. The attached Council Officer Application Assessment Table (see attachment 5) sets out a high level assessment of the application against the key considerations in the planning scheme.

17. This has led to the recommendation that a proposal to provide social housing in a mid-rise building is supported, but that there are a number of concerns with the detailed design of the current proposal that needs attention.

Legal and Legislative Obligations

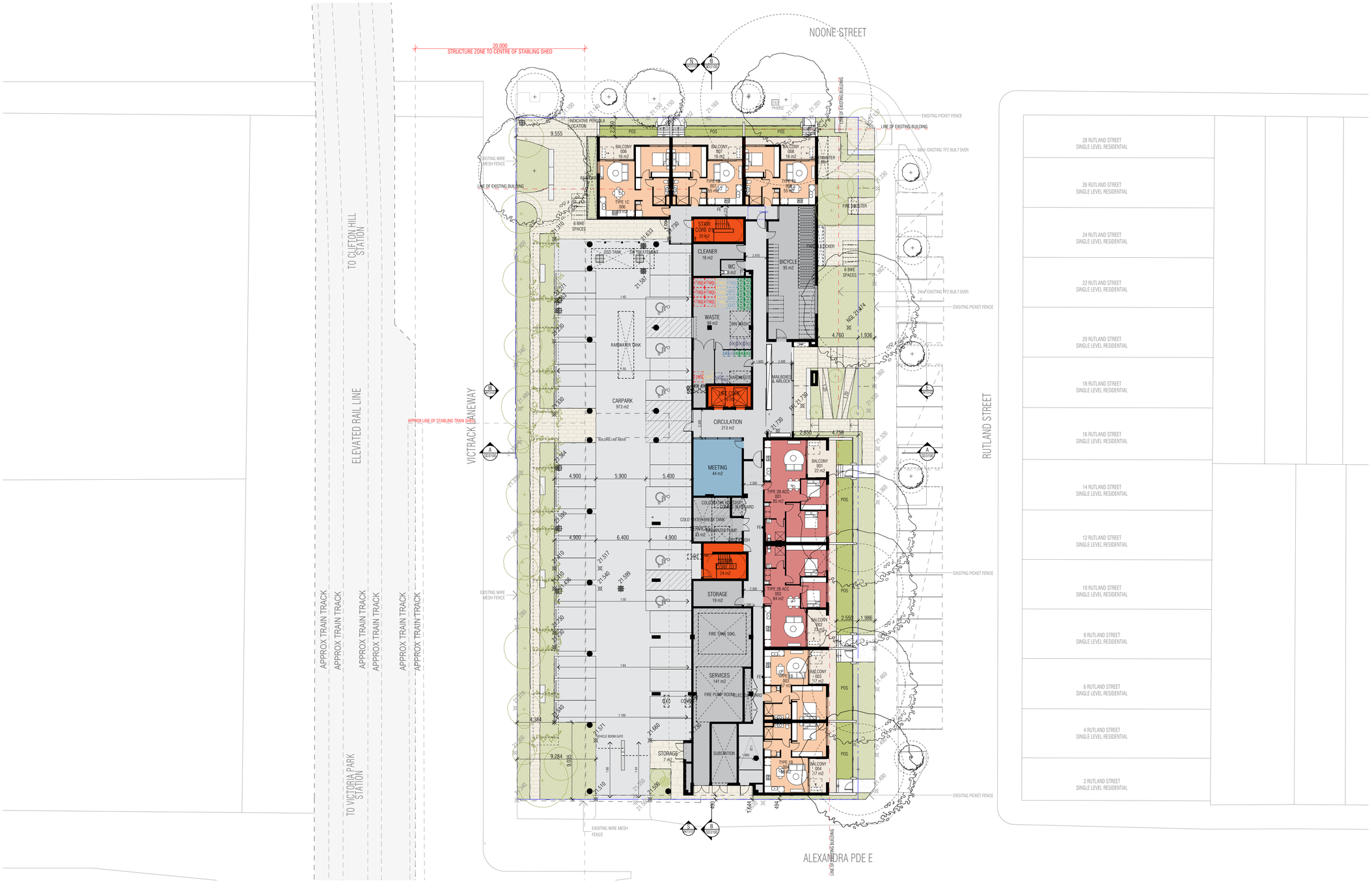
Conflict of interest disclosure

18. 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.

19. 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 PP E 260075 - 77 Noone Street and 11, 23, and 25 Rutland Street, Clifton Hill - Architectural Plans
2. 6.1.2 PP E 260075 - 77 Noone Street and 11, 23, and 25 Rutland Street, Clifton Hill - Planning Report
3. 6.1.3 PP E 260075 - 77 Noone Street and 11, 23, and 25 Rutland Street, Clifton Hill - Traffric Report - En
4. 6.1.4 PP E 260075 - 77 Noone Street and 11, 23, and 25 Rutland Street, Clifton Hill - Landscape Strategy a
5. 6.1.5 PPE260075 77 Noone Street and 11 23 and 25 Rutland Street Clifton Hill - Application Assessment Table
6. 6.1.6 PP E 260075 - 77 Noone Street and 11, 23, and 25 Rutland Street, Clifton Hill - Collated Referral Ad



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY FIELDWORK PROJECTS PTY. LTD. OF ANY DISCREPANCIES. ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES, DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSES WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number
250034

Client
Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
GROUND FLOOR PLAN

Date
23/01/2026

Status
WORK IN PROGRESS

Scale
1:200 @ A1

Drawing Number
TP2100

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES, DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSES WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
LEVEL 01 FLOOR PLAN

Date
23/01/2026

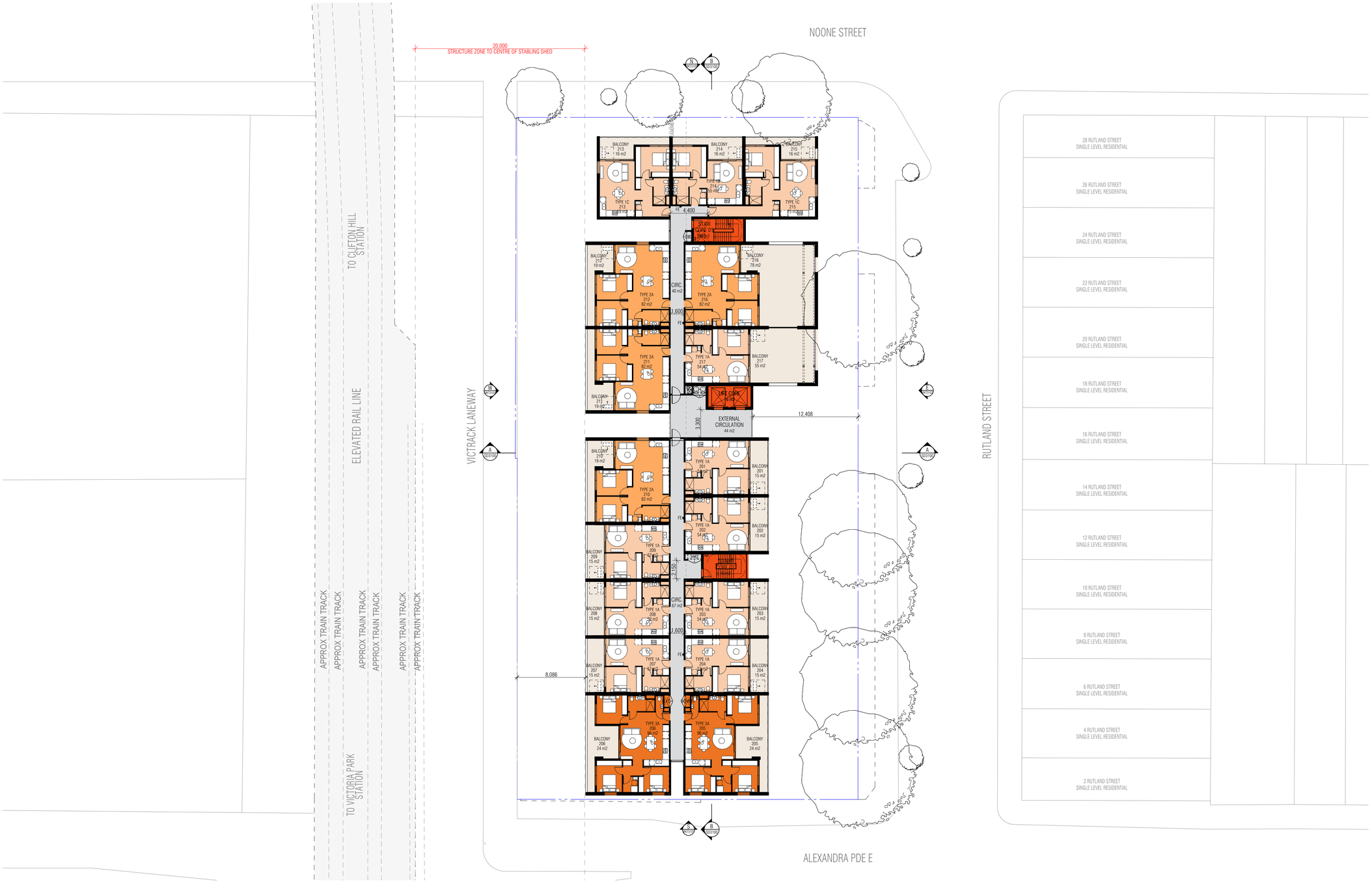
Status
WORK IN PROGRESS

Scale
1:200 @ A1

Drawing Number
TP2101

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO BE RESPONSIBLE FOR ALL BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES, DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENTS FOR ANY PURPOSES WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number
250034

Client
Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
LEVEL 02 FLOOR PLAN

Date
23/01/2026

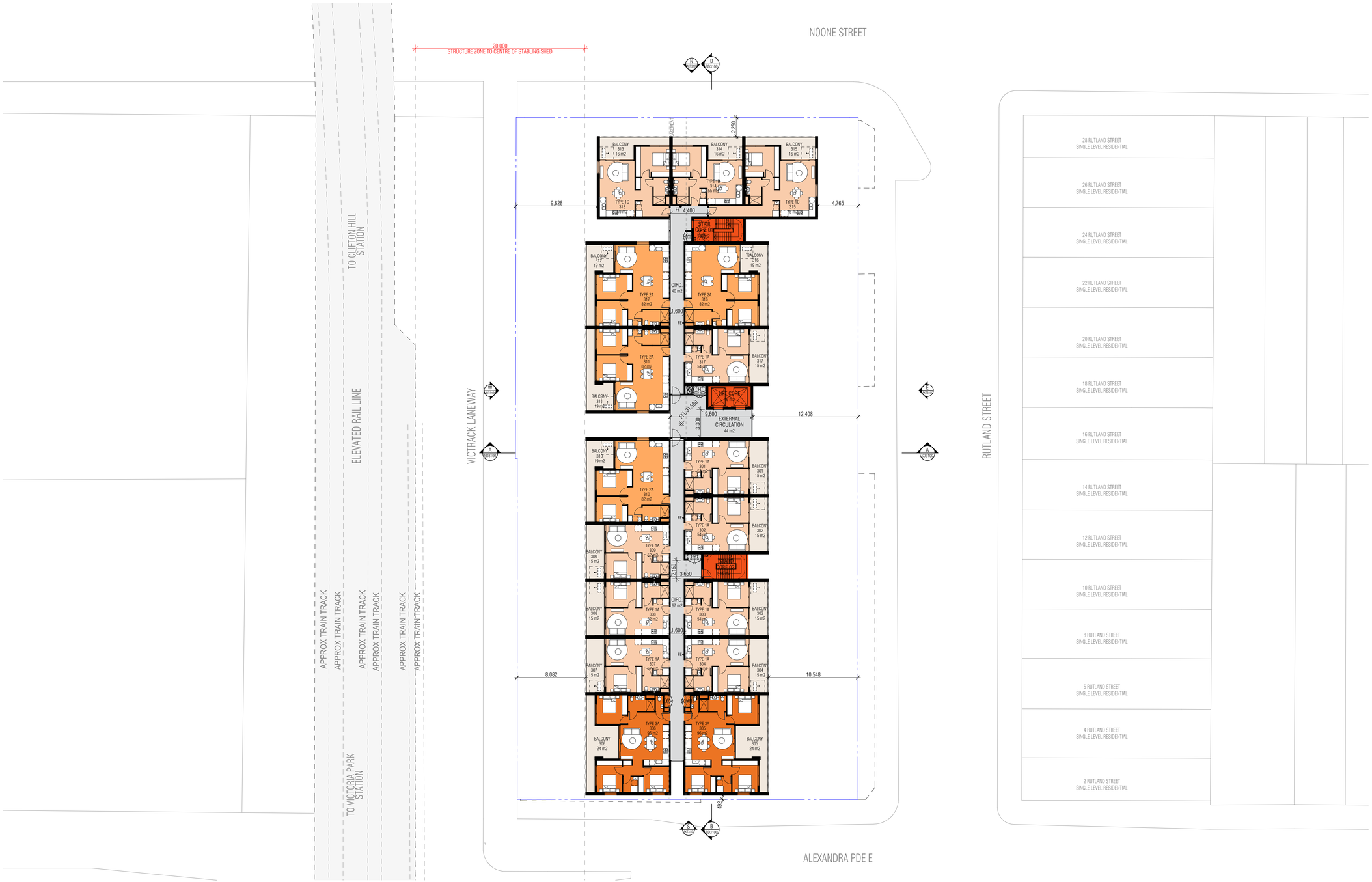
Status
WORK IN PROGRESS

Scale
1:200 @ A1

Drawing Number
TP2102

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ENSURE THAT ALL BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES, DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSES WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
LEVEL 03 FLOOR PLAN

Date
23/01/2026

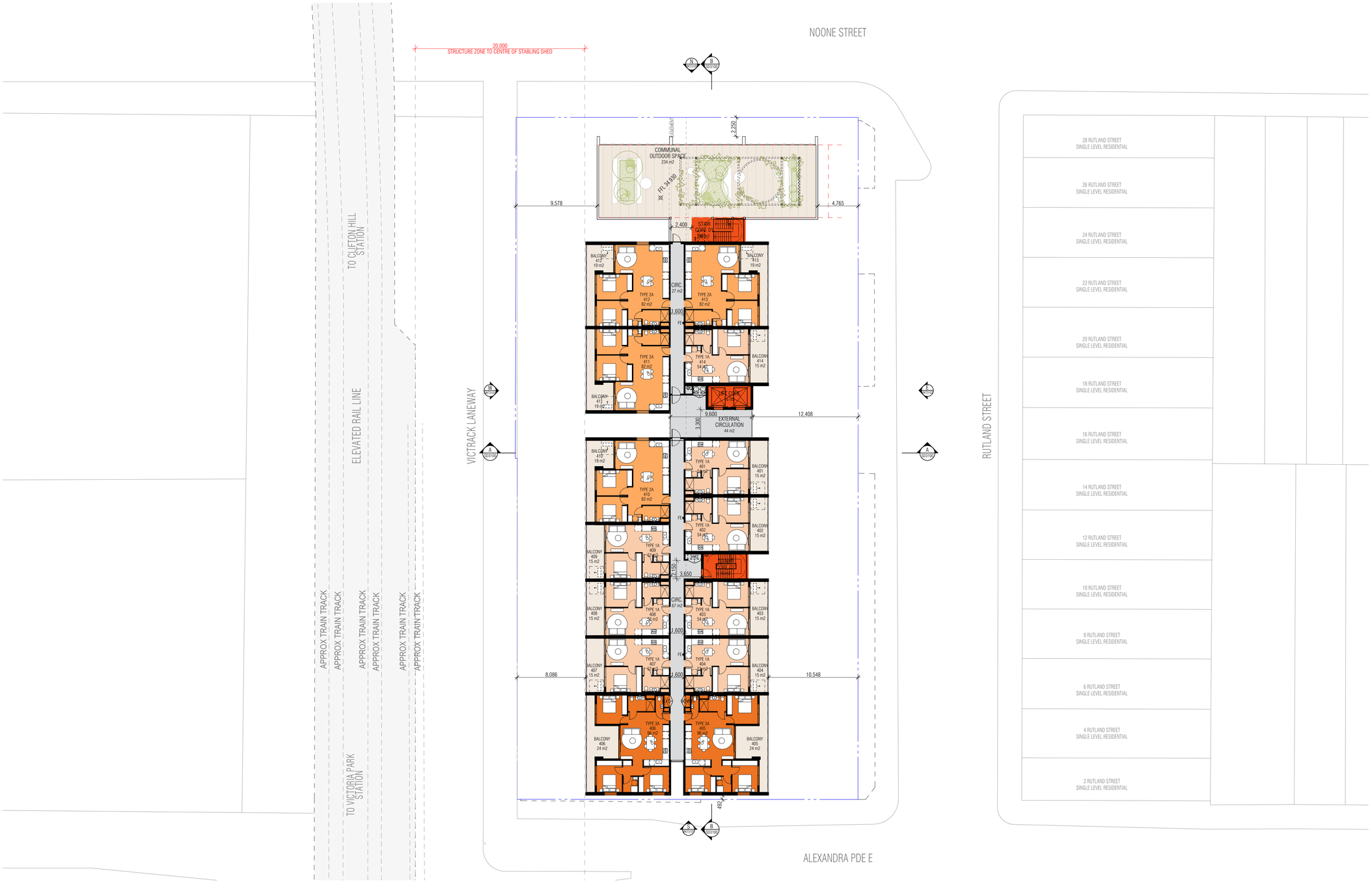
Status
WORK IN PROGRESS

Scale
1:200 @ A1

Drawing Number
TP2103

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC OR PHOTOCOPYING WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

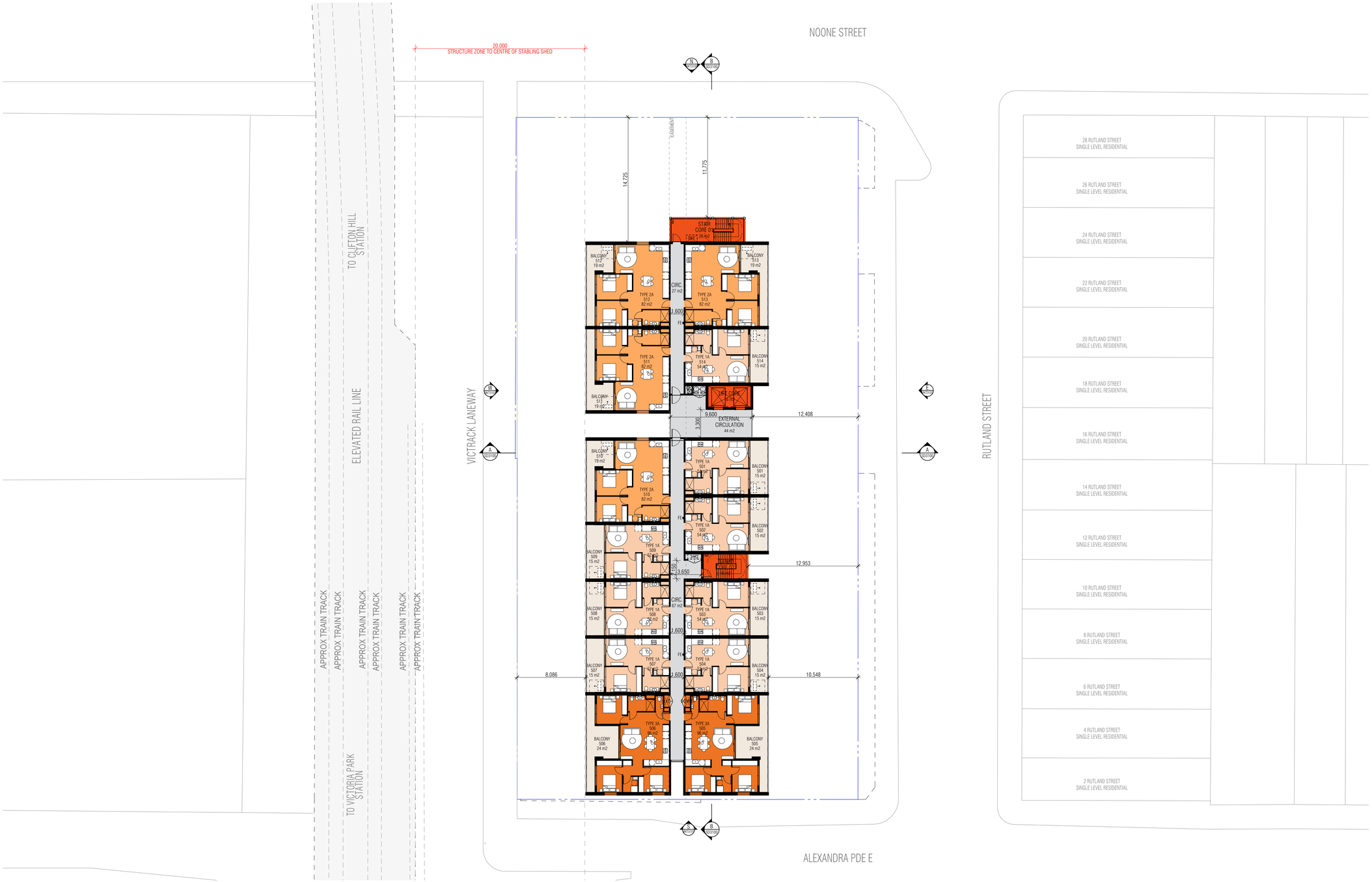
FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number: 250034
Client: Homes Victoria
Project Name: Noone x Rutland Street Clifton Hill Wurundjeri Country
Site Address: 11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name: LEVEL 04 FLOOR PLAN
Date: 23/01/2026
Status: WORK IN PROGRESS

Scale: 1:200 @ A1
Drawing Number: TP2104
Revision: 01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/NC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO BE RESPONSIBLE FOR BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES, DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSES WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
LEVEL 05 FLOOR PLAN

Date
23/01/2026

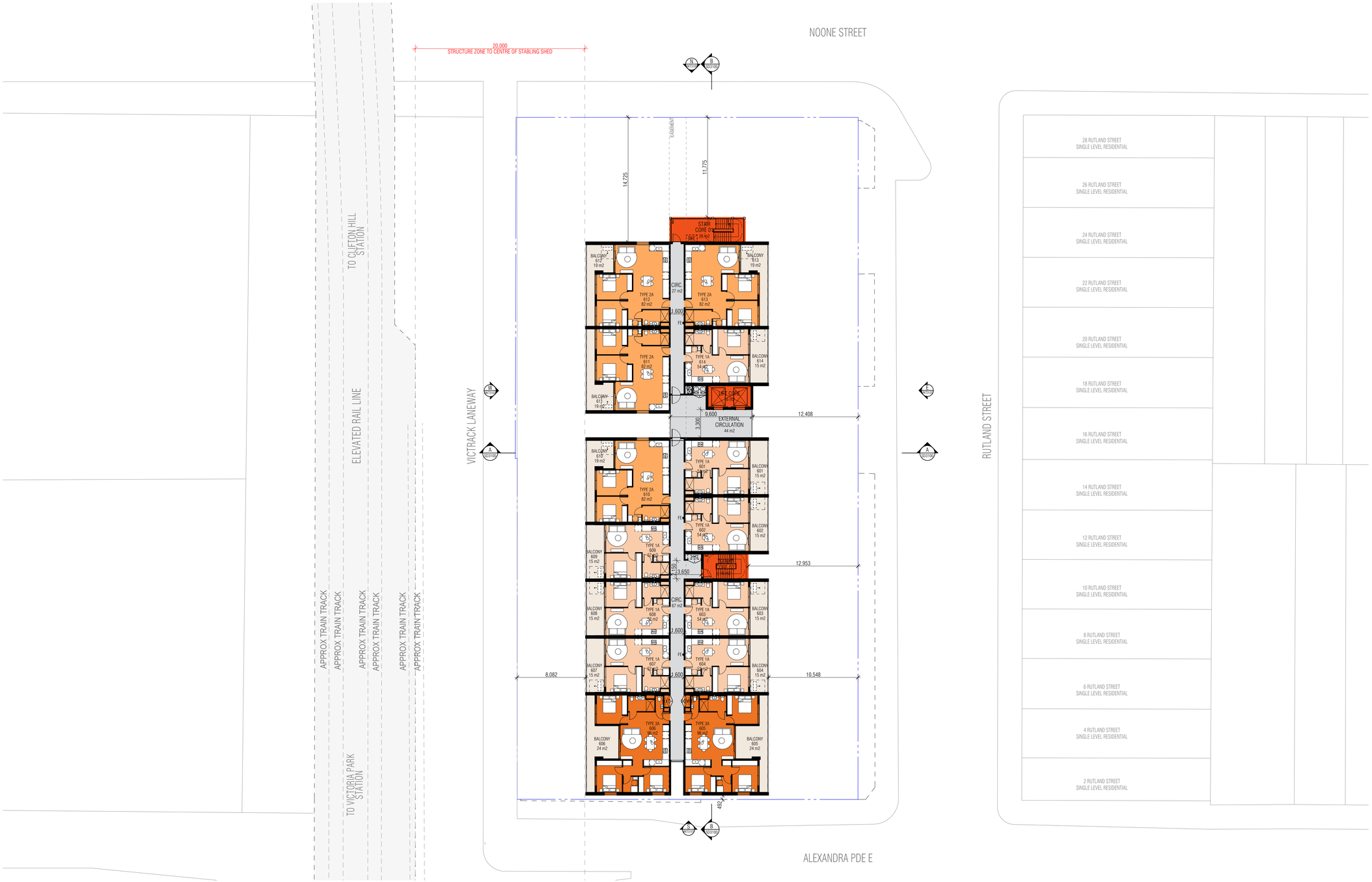
Status
WORK IN PROGRESS

Scale
1:200 @ A1

Drawing Number
TP2105

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO COORDINATE ALL WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES, DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSES WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
LEVEL 06 FLOOR PLAN

Date
23/01/2026

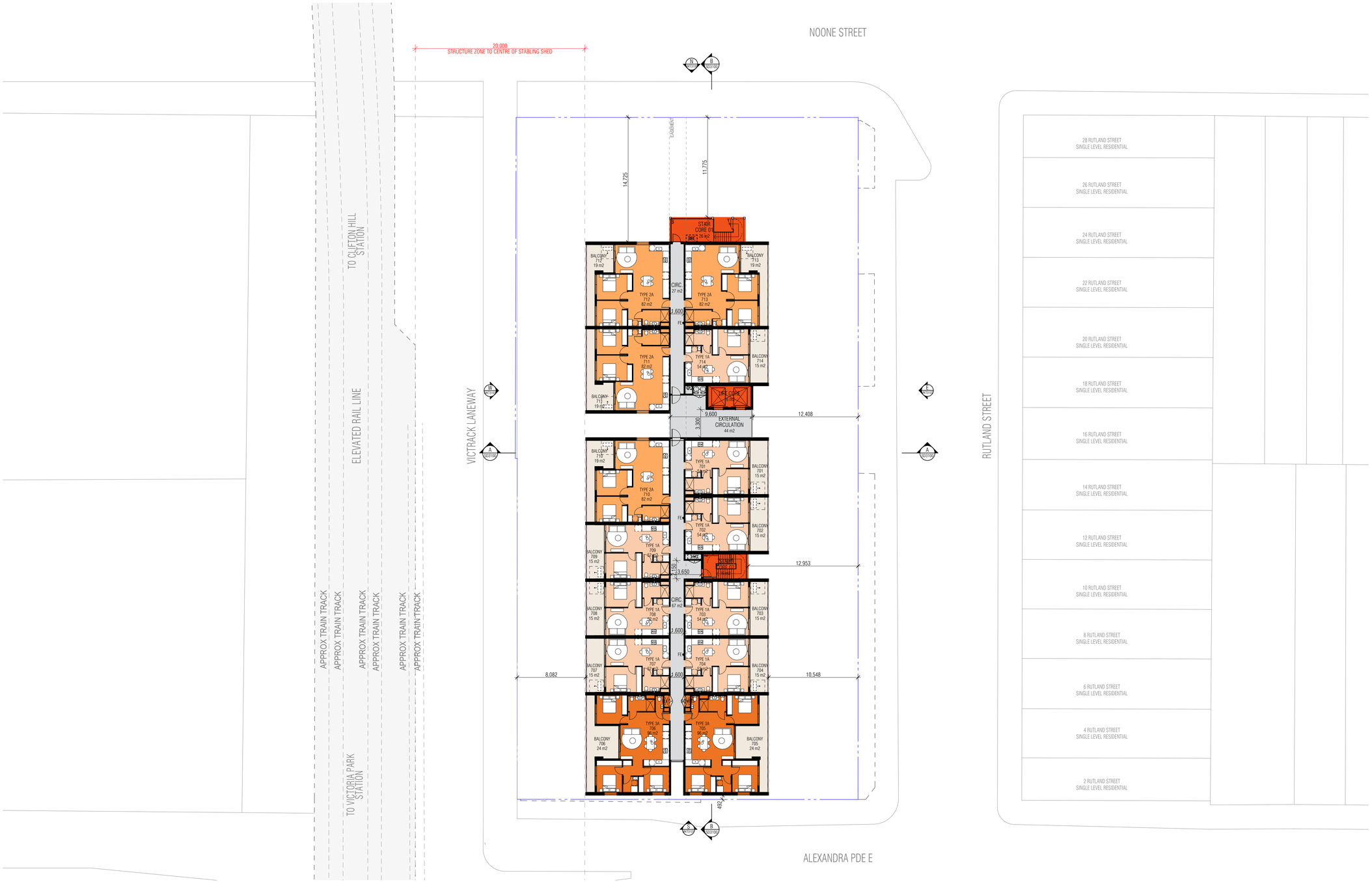
Status
WORK IN PROGRESS

Scale
1:200 @ A1

Drawing Number
TP2106

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO BE RESPONSIBLE FOR ALL BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES, DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSES WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
LEVEL 07 FLOOR PLAN

Date
23/01/2026

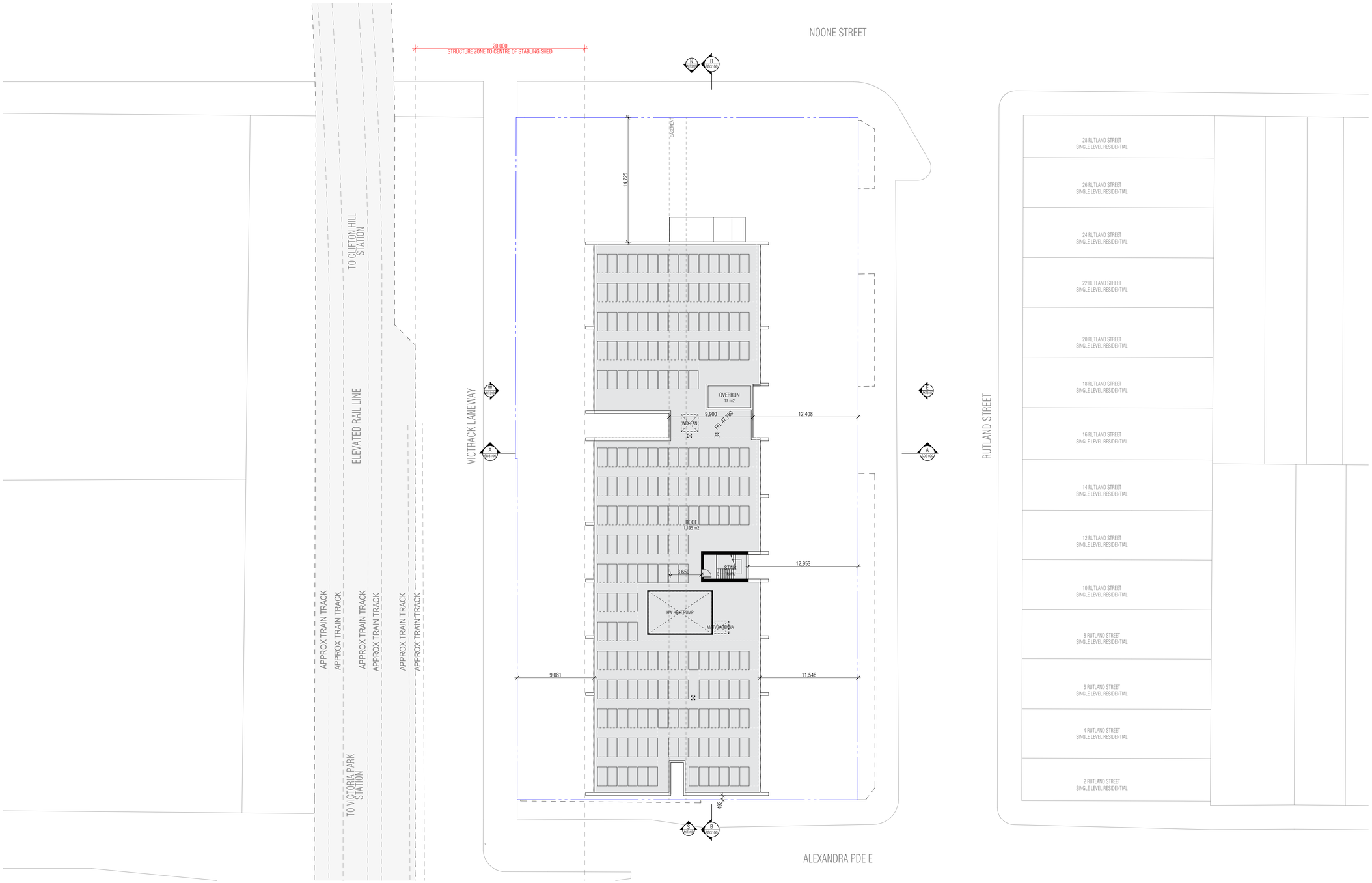
Status
WORK IN PROGRESS

Scale
1:200 @ A1

Drawing Number
TP2107

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO VERIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC OR PHOTOCOPYING WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS 'WORK IN PROGRESS' THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

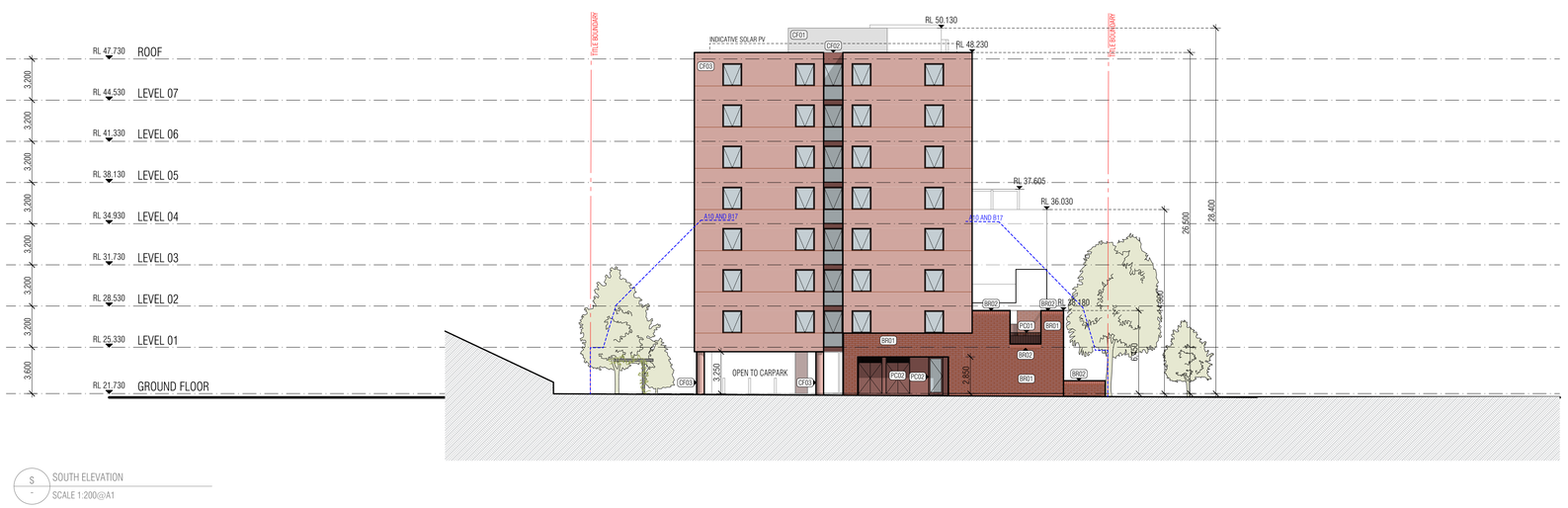
Project Number: 250034
Client: Homes Victoria
Project Name: Noone x Rutland Street Clifton Hill Wurundjeri Country
Site Address: 11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name: ROOF PLAN
Date: 23/01/2026
Status: WORK IN PROGRESS

Scale: 1:200 @ A1
Drawing Number: TP2108
Revision: 01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill





MATERIAL LEGEND

BR01	RED BRICK STRETCHER BOND
BR02	RED BRICK SOLDIER COURSE
BR03	RED BRICK HIT AND MISS
CF01	CONCRETE NATURAL GREY
CF02	CONCRETE DARK RED
CF03	CONCRETE LIGHT RED
FC01	FIBRE CEMENT NATURAL GREY
FC02	FIBRE CEMENT DARK RED
FC03	FIBRE CEMENT LIGHT RED
PC01	METAL SILVER
PC02	METAL RED
MC01	METAL CLADDING GREY
MC02	METAL CLADDING PROFILED GREY
MS01	METAL MESH
GS01	CLEAR GLAZING
GS02	OBSCURED GLAZING

WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. WORK SHALL NOT COMMENCE PRIOR TO THE RETURN OF SHOP DRAWINGS BEING APPROVED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENCED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS 'WORK IN PROGRESS' THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE.

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number
250034

Client
Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
NORTH AND SOUTH ELEVATION

Date
23/01/2026

Status
WORK IN PROGRESS

Scale
1:200 @ A1

Drawing Number
TP3000

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



E
-
EAST ELEVATION
SCALE 1:200@A1



W
-
WEST ELEVATION
SCALE 1:200@A1

MATERIAL LEGEND

BR01	RED BRICK STRETCHER BOND
BR02	RED BRICK SOLDIER COURSE
BR03	RED BRICK HIT AND MISS
CF01	CONCRETE NATURAL GREY
CF02	CONCRETE DARK RED
CF03	CONCRETE LIGHT RED
FC01	FIBRE CEMENT NATURAL GREY
FC02	FIBRE CEMENT DARK RED
FC03	FIBRE CEMENT LIGHT RED
PC01	METAL SILVER
PC02	METAL RED
MC01	METAL CLADDING GREY
MC02	METAL CLADDING PROFILED GREY
MS01	METAL MESH
GS01	CLEAR GLAZING
GS02	OBSCURED GLAZING

WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT AND RELEVANT CONSULTANT FOR REVIEW. SHOP DRAWINGS MUST BE REVIEWED PRIOR TO THE RETURN OF THE FINAL SHOP DRAWINGS BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENCED LAND SURVEYOR WITH TITLE BOUNDARY/BOUNDARY TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS 'WORK IN PROGRESS' THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

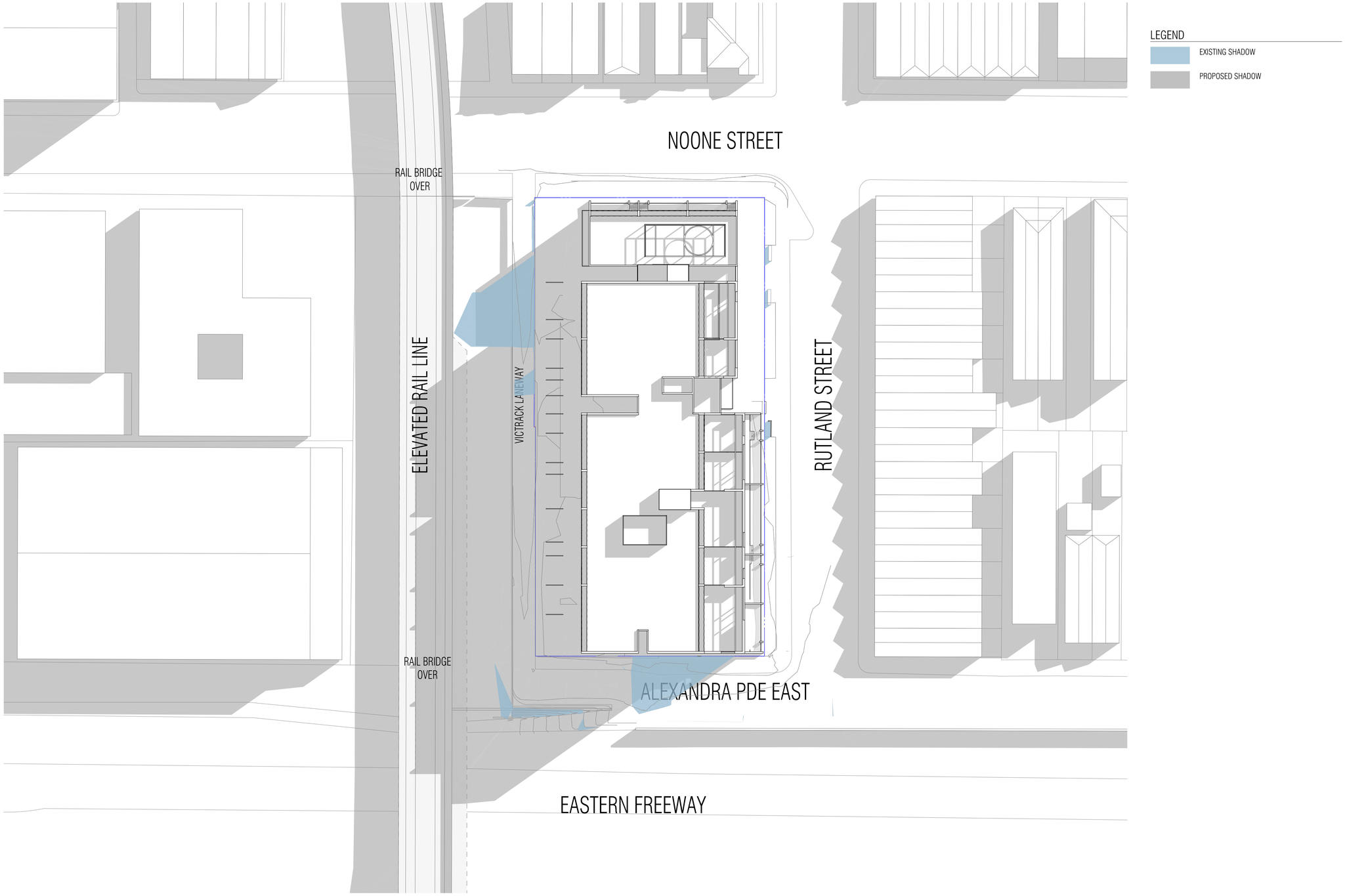
FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034
Client Homes Victoria
Project Name Noone x Rutland Street Clifton Hill Wurundjeri Country
Site Address 11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name EAST AND WEST ELEVATION
Date 23/01/2026
Status WORK IN PROGRESS

Scale 1:200 @ A1
Drawing Number TP3001
Revision 01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS 'WORK IN PROGRESS' THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

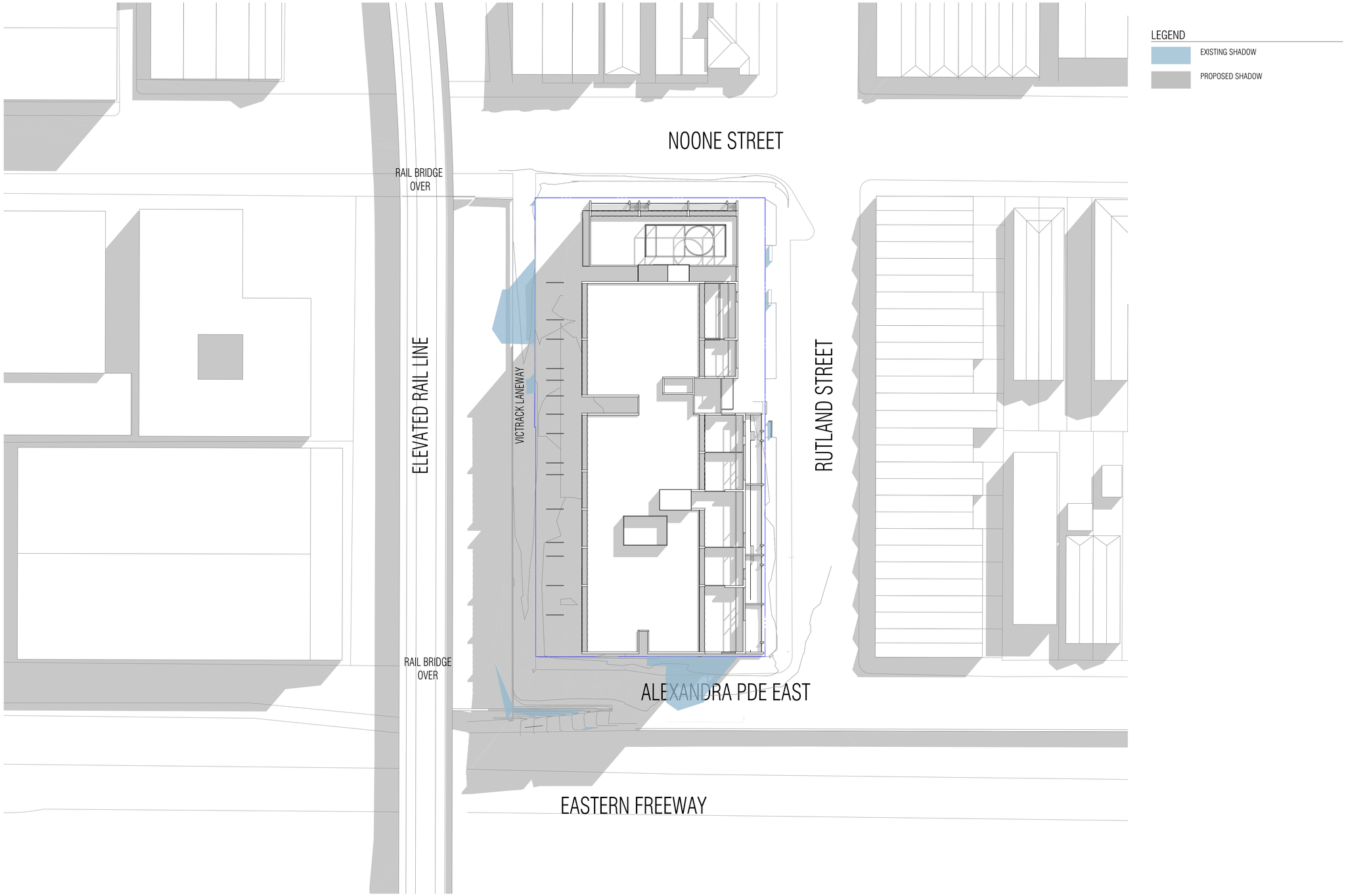
FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number: 250034
Client: Homes Victoria
Project Name: Noone x Rutland Street Clifton Hill Wurundjeri Country
Site Address: 11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name: SHADOW DIAGRAM 9AM 22/09
Date: 23/01/2026
Status: WORK IN PROGRESS

Scale: 1:300 @ A1
Drawing Number: TP9000
Revision: 01 - WIP

BIMcloud: fieldworkprojects – BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS 'WORK IN PROGRESS' THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
SHADOW DIAGRAM 10AM 22/09

Date
23/01/2026

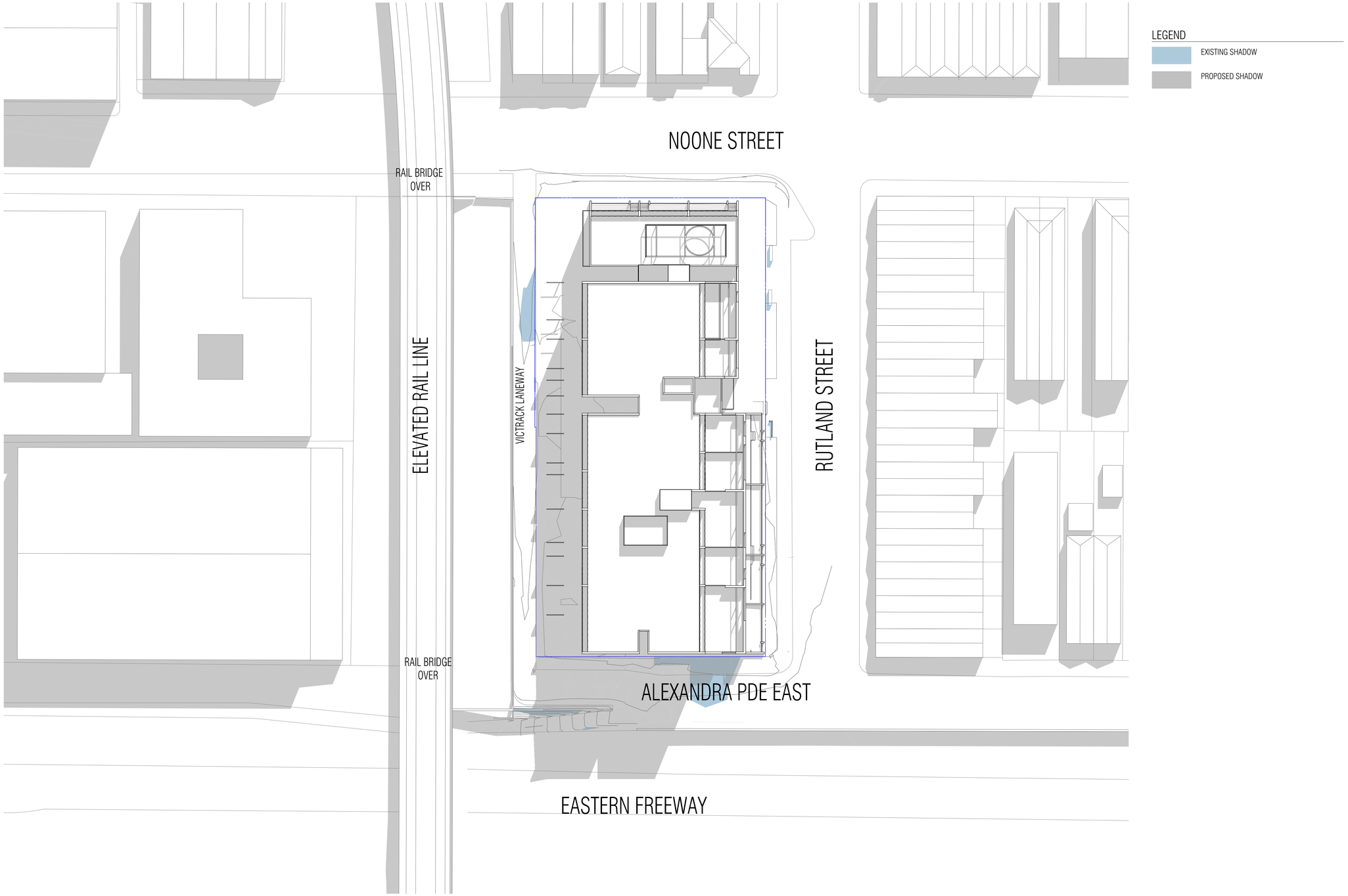
Status
WORK IN PROGRESS

Scale
1:300 @ A1

Drawing Number
TP9001

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS 'WORK IN PROGRESS' THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
SHADOW DIAGRAM 11AM 22/09

Date
23/01/2026

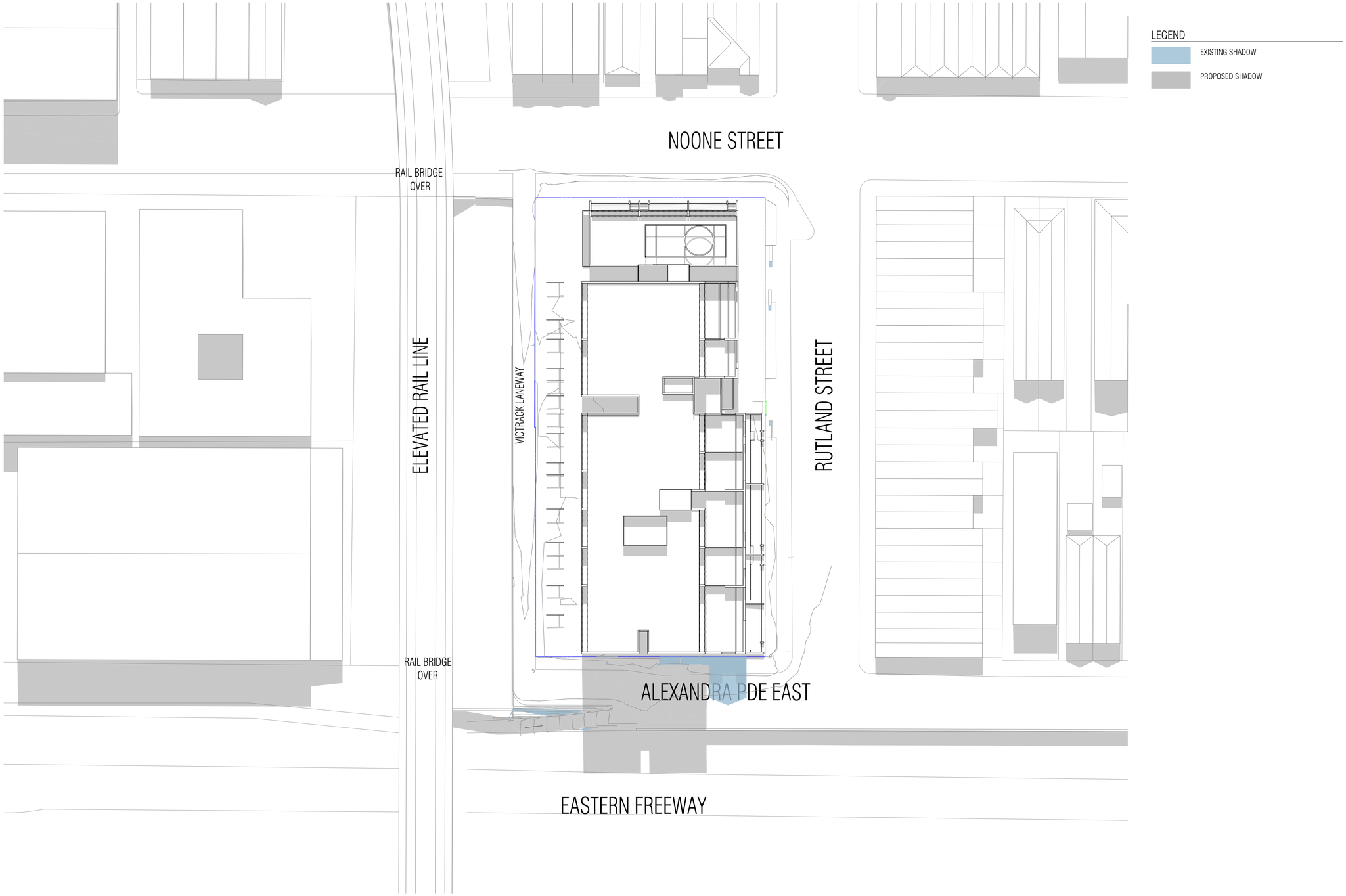
Status
WORK IN PROGRESS

Scale
1:300 @ A1

Drawing Number
TP9002

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
SHADOW DIAGRAM 12PM 22/09

Date
23/01/2026

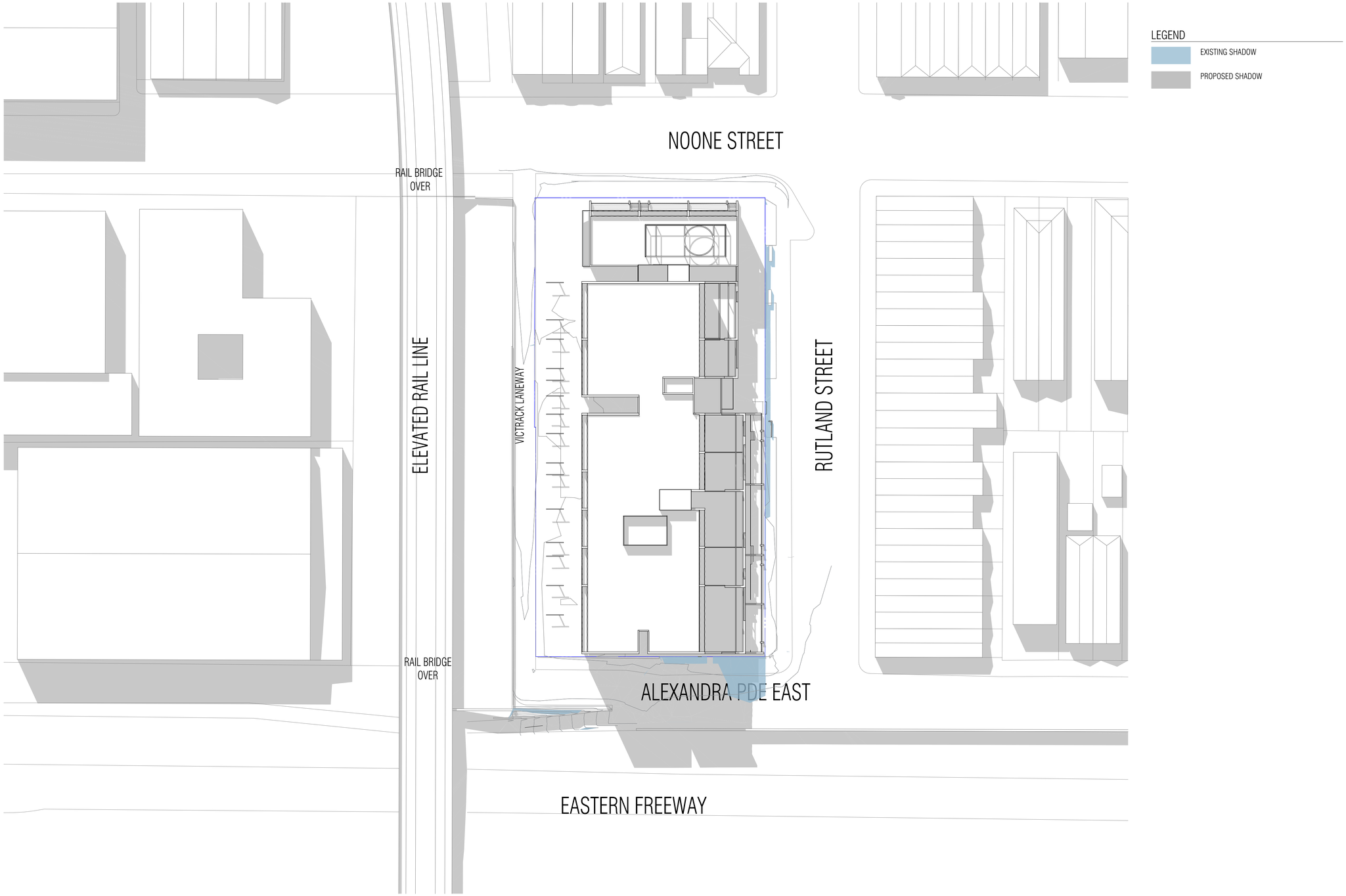
Status
WORK IN PROGRESS

Scale
1:300 @ A1

Drawing Number
TP9003

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
SHADOW DIAGRAM 1PM 22/09

Date
23/01/2026

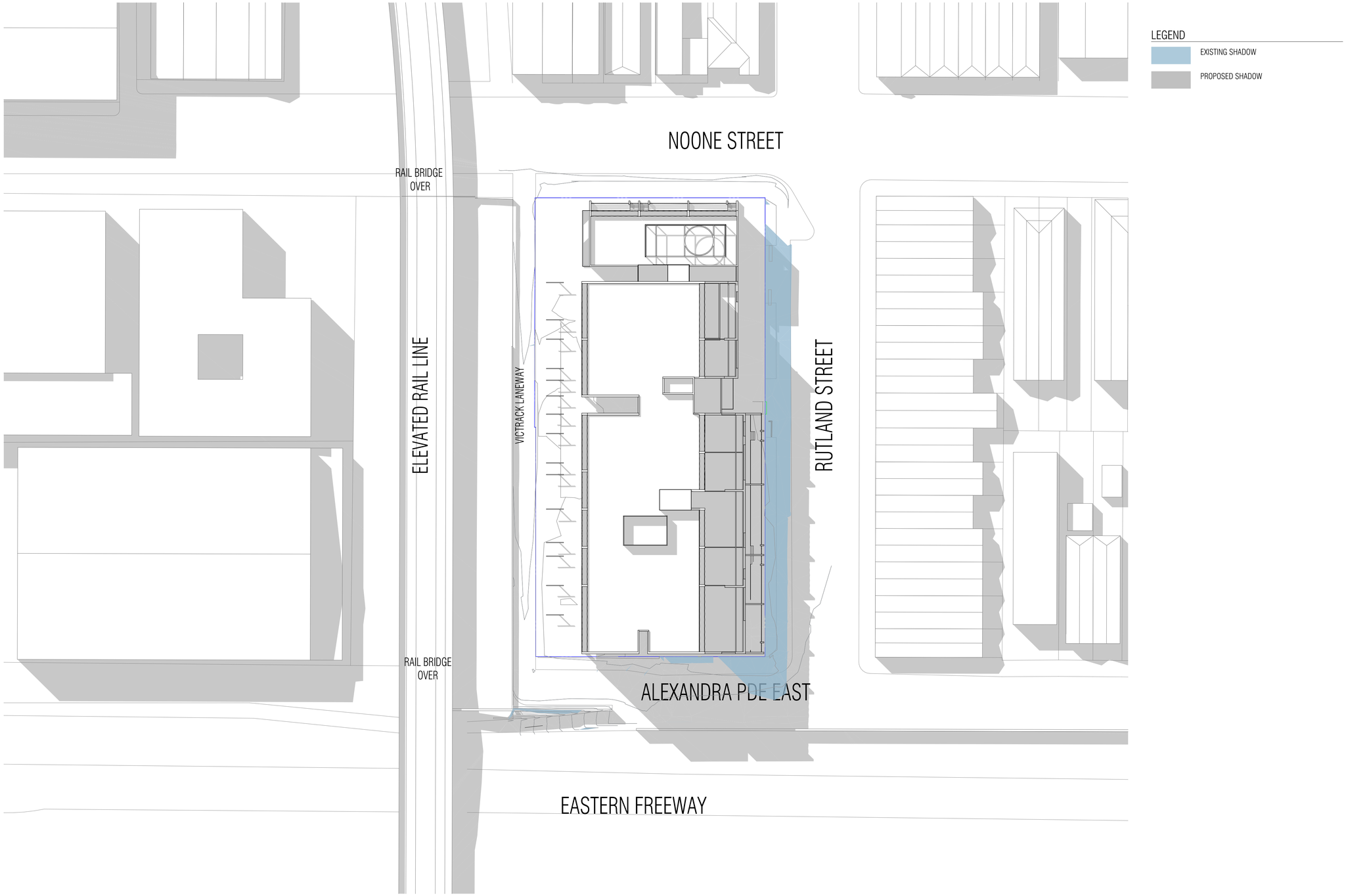
Status
WORK IN PROGRESS

Scale
1:300 @ A1

Drawing Number
TP9004

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS "WORK IN PROGRESS" THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

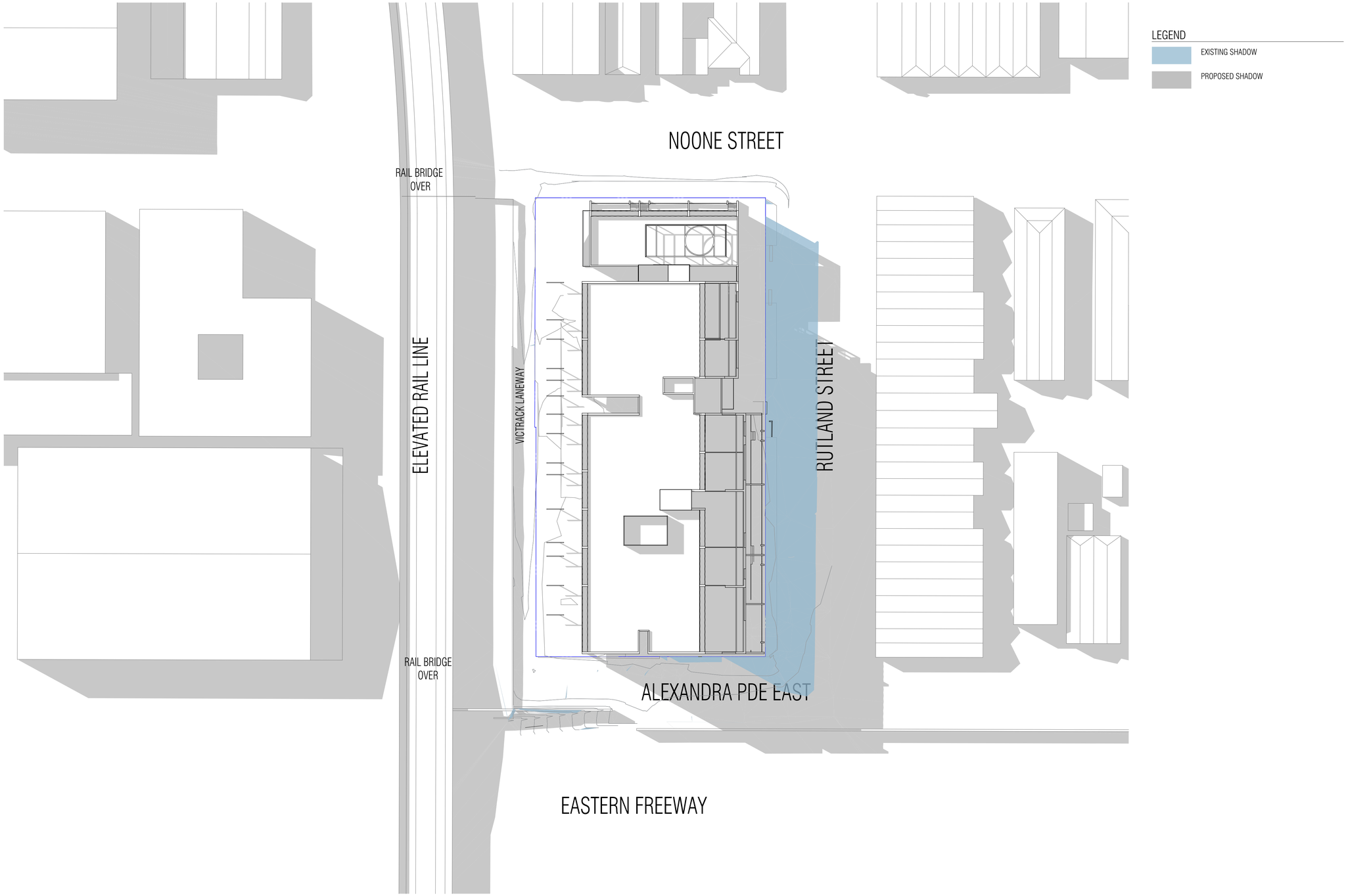
FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034
Client Homes Victoria
Project Name Noone x Rutland Street Clifton Hill
Wurundjeri Country
Site Address 11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name SHADOW DIAGRAM 2PM 22/09
Date 23/01/2026
Status WORK IN PROGRESS

Scale 1:300 @ A1
Drawing Number TP9005
Revision 01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



WORK IN PROGRESS

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, SCHEDULES AND DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES. DO NOT SCALE OFF DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY IN DOCUMENTATION AND WAIT FOR INSTRUCTION PRIOR TO CONTINUING WITH WORK. BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CAN NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS (GRAPHIC, ELECTRONIC OR PHOTOCOPYING) WITHOUT THE WRITTEN PERMISSION OF FIELDWORK PTY LTD. ANY LICENCE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN FIELDWORK PTY LTD AND THE INSTRUCTING PARTY.

IF THIS DRAWING IS 'WORK IN PROGRESS' THEN IT IS TO BE CONSIDERED AS A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

FIELDWORK

FIELDWORK PROJECTS PTY. LTD.
150 LANGRIDGE STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
ABN 27 162 632 939 ACN 162 632 939
T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number 250034

Client Homes Victoria

Project Name
Noone x Rutland Street Clifton Hill
Wurundjeri Country

Site Address
11,21 & 23 Rutland Street & 77 Noone Street Clifton Hill Victoria 3068 AUSTRALIA

Drawing Name
SHADOW DIAGRAM 3PM 22/09

Date
23/01/2026

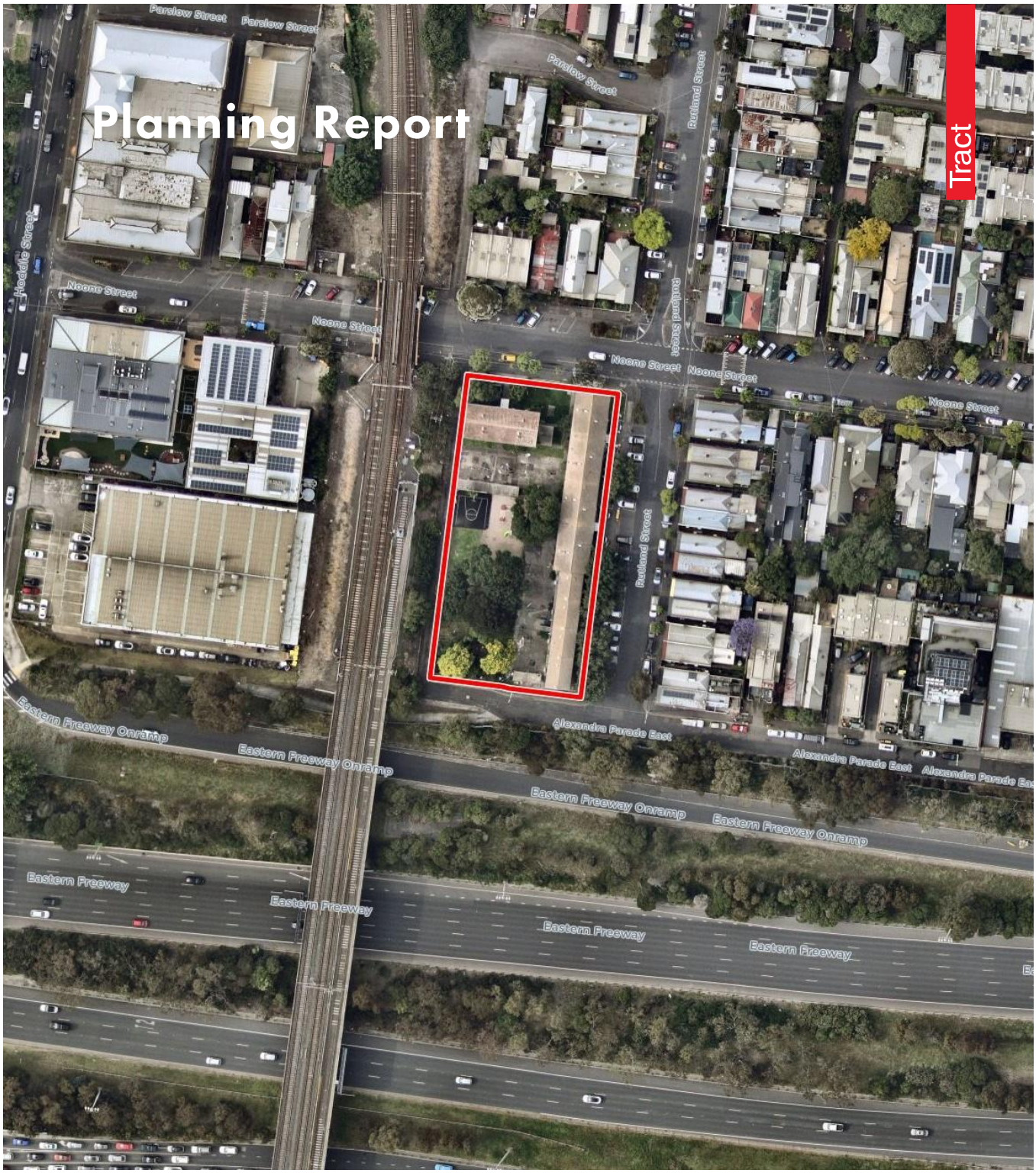
Status
WORK IN PROGRESS

Scale
1:300 @ A1

Drawing Number
TP9006

Revision
01 - WIP

BIMcloud: fieldworkprojects - BIMcloud Software as a Service/AC27 Projects/250034_Noone x Rutland St Clifton Hill/250034_Noone x Rutland St Clifton Hill



Planning Application under Clause 52.20

Wurundjeri Country
11, 21 & 23 Rutland Street and 77 Noone Street, Clifton Hill

Prepared for Homes Victoria

Tract
Wurundjeri Country
Level 6, 6 Riverside Quay, Southbank VIC 3006
(03) 9429 6133
www.tract.com.au
23 January 2026

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.



Our Country, 2022
88 x 119 cm Acrylic on canvas
Original artwork by
Alfred Carter
Gunaikurnai

Overview

Applicant / Owner	Homes Victoria
Address	11, 21 & 23 Rutland Street and 77 Noone Street, Clifton Hill
Lot Description	Lot Plan PC366225
Easements/Restrictions	Sewerage easement E-1 in favour of City West Water
Lot Size	3,247.31m^2
Planning Scheme	Yarra Planning Scheme
Responsible Authority	The Minister for Planning

Permit Application Details

Description of Proposal	Construction of an 8-storey, 100% social housing apartment development comprising 114 dwellings.
Permit Exemption(s)	Clause 52.20-02 Government funded housing development

Relevant Planning Provisions

Zone	General Residential Zone – Schedule 2 *Residential Areas* (GRZ2)
Overlays	Development Contributions Plan Overlay – Schedule 1 *Yarra Development Contributions Plan* (DCPO1)
Particular Provisions	Clause 52.02 – Easements, Restrictions and Reserves Clause 52.06 – Car parking Clause 52.20 – Government Funded Housing Development Clause 52.34 – Bicycle Parking Clause 52.37 – Canopy Trees
Aboriginal Cultural Heritage	No
Bushfire Prone Area	No

Quality Assurance

Planning Report

Planning Application under Clause 52.20
Wurundjeri Country
11, 21 & 23 Rutland Street and 77 Noone Street, Clifton Hill

Project Number
325-0475-00

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
01	23/01/2026	Planning Report	KK	PL	PL

Disclaimer

This report was prepared by Tract Consultants Pty Ltd (Tract) for the specific purpose identified in this report. This report should not be used or relied on for any other purpose.

This report may have also been prepared within limited parameters and within a limited scope, which will be set out in the report. The reader must take into account those parameters when considering whether it is reasonable to rely on this report.

In preparing this report, Tract may have relied upon information provided by other parties. Tract accepts no responsibility for (or for checking) to the accuracy, completeness or currency of information provided by those parties.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and the information reviewed at the date of preparation of the report. Tract has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

No part of this report, its attachments or appendices may be reproduced by any process without the written consent of Tract.

Contents

1	**Introduction**		**7**
	1.1	Purpose	7
	1.2	Planning Approval Pathway	7
	1.3	Project Team	7
	1.4	Supporting Material	8
2	**Site & Surrounds**		**9**
	2.1	Site Description	9
	2.2	Site Interfaces	10
	2.3	Surrounding Context	13
3	**Proposal**		**16**
	3.1	Overview	16
	3.2	Demolition	17
	3.3	Design Response	18
	3.4	Dwelling Mix and Typologies	22
	3.5	Landscape, Communal Amenity and Public Realm	22
	3.6	Environmentally Sustainable Design	26
	3.7	Access, Traffic and Parking	26
	3.8	Waste and Loading	26
	3.9	Acoustics	27
	3.10	Wind	27
4	**Planning Provisions**		**28**
	4.1	Planning Permit Exemptions	28
	4.2	Zoning	28
	4.3	Overlays	29
	4.4	Particular Provisions	29

5	**Planning Policy**		**31**
	5.1	Munipal Planning Strategy	31
	5.2	Planning Policy Framework	34
	5.3	Other Planning Considerations	37
6	**Planning Assessment**		**39**
	6.1	Overview	39
	6.2	Does the proposal align with the purpose and requirements of Clause 52.20?	39
	6.3	Does the proposal provide a high-quality landscaping outcome?	41
7	**Conclusion**		**43**
Appendices			**44**

Figures and Tables

Figure 1. Aerial Plan (Nearmap).	10
Figure 2. Excerpt from Feature & Level Survey (Breese Pitt Dixon).	10
Figure 3. View looking south west from the junction of Noone & Rutland Street.	12
Figure 4. View looking northeast from Alexandra Parade East.	12
Figure 5. View looking northeast from the VicTrack-owned laneway.	12
Figure 6. View looking south from Noone Stret.	12
Figure 7. View south west from Rutland Street.	12
Figure 8. View north east towards the opposite side of Rutland Street.	12
Figure 9. View northwest towards the railway line from Alexandra Parade.	13
Figure 10. View looking southwest from Alexandra Parade.	13
Figure 11. Context Plan (OneMap).	14
Figure 12. Ground Plane Concept Design (Oculus).	Error! Bookmark not defined.
Figure 13. Podium Concept Design (Oculus).	Error! Bookmark not defined.
Figure 14. Zone Map (OneMap)	29
Figure 15. Strategic Framework Plan.	33

Table 1. Trees proposed for removal.	25

1 Introduction

1.1 Purpose

This report has been prepared by Tract Consultants Pty Ltd ('Tract') upon the instructions of **Homes Victoria.**

The purpose of the report is to accompany an application under Clause 52.20 (Victoria's Big Housing Build) for a 100% social housing development at 11, 21 & 23 Rutland Street and 77 Noone Street ('**Site**').

The proposed development will comprise 114 dwellings within an eight (8) storey residential building, 35 car parking spaces, 95 bicycle parking spaces, vehicle access from Alexandra Parade and a series of landscaped communal open spaces, primarily delivered atop the Noone Street podium.

The proposed building has been sensitively designed to respond to the existing urban context along Rutland Street and Noone Street as well as the Site's proximity to the nearby rail line and stabling yards. The architectural design has been informed by core tenets of environmentally sustainable design and the need to construct a structurally and cost-efficient building.

The project is being funded by the Commonwealth Government through the Housing Australia Future Fund Facility ('HAFFF') and will contribute to the delivery of much-needed social housing within the State.

1.2 Planning Approval Pathway

Introduced via Planning Scheme Amendment VC190, Clause 52.20 – Government Funded Housing Development was gazetted into the *Yarra Planning Scheme* on 1 December 2020.

Clause 52.20 removes the need for a planning permit to develop a housing project if funded or partially funded under Victoria's Big Housing Build and supported by the Director of Housing and replaces it with a streamlined development approval process where the Minister for Planning issues a permit exemption and approves the project and plans.

Clause 52.20 includes requirements for public consultation (including with the municipal council and the community) prior to the application being lodged to the Department of Transport and Planning. Clause 52.20 also includes a series of standards and requirements that a proposed development should achieve.

This report addresses the application requirements of Clause 52.20 including an assessment against the relevant design requirements provided at Appendix A.

Were the proposal not eligible for approval under Clause 52.20, the following permit triggers would have applied:

- Clause 32.08 (General Residential Zone) – Construction of two or more dwellings on a lot.

  Clause 32.08 (General Residential Zone) – Construction of a front fence within 3 metres of a street where the fence exceeds maximum height specified in Clause 55.02-8.

1.3 Project Team

- Architect – Fieldwork.
- Planning – Tract.
- Landscape Architect – Oculus.
- ESD – Hip v Hype.
- Traffic and Waste – Traffix.
- Acoustic – Acoustic Logic.
- Wind – Windtech.
- Arboriculture – Treetec.

1.4 Supporting Material

The proposal has been informed by a range of specialist assessments:

- Architectural Plans and Design Report prepared by Fieldwork.
- Landscape Concept Design prepared by Oculus.
- Schematic Design Sustainability Report prepared by Hip v Hype.
- Traffic Engineering Assessment prepared by Traffix.
- Waste Management Plan prepared by Traffix.
- Acoustic Schematic Design Report prepared by Acoustic Logic.
- Preliminary Arboriculture Assessment prepared by Treetec.

2 Site & Surrounds

This section should be read in conjunction with the *Site Context and Analysis* in Section 4 of the Design Report prepared by Fieldwork.

2.1 Site Description

The Site formally identified as Lot Plan PC366225.

Its key characteristics are described as follows:

- A total area of 3,247sqm. It is rectangular in shape with a length and width of 80.9m and 40.5m respectively.
- There is an existing sewerage easement (Easement E-1) in favour of City West Water which traverses the Site in a south–north direction. This easement services the Site only and does not service any adjacent properties.
- The Site is occupied by three (3) existing 3-storey residential apartment buildings. Two (2) are located along Rutland St with the entry of the southernmost from within the site. The third building is located along Noone St. All buildings are walk-up apartments from the 1950s and of concrete precast construction.
- The remainder of the Site includes a playground, basketball court, external storage and laundry blocks with a mix of hardscaped areas and grassed lawn.
- The Site is generally flat with no substantive level change across the Site.
- There are several mature trees located within the Site. Refer to the Arborist Report for full detail. Of the 23 trees identified, 10 are located outside the Site boundary within the Rutland and Noone Street Road reserves. The remain 13 trees are located within the Site itself.
- There are several existing street trees along Rutland Street, which to the southern end form continuous canopy coverage and are a prominent element within the public realm.
- Of the existing trees within the Site, only one (1) tree, Tree 9, is attributed a high retention value. Nine (9) trees are attributed a medium retention value, and three (3) are attributed a low retention value. No specific retention value has been nominated for the street trees identified.
- Existing fence lines and utilities associated with the current residential block sit beyond the Site's title boundary. This is most evident along the eastern portion of the site on Rutland Street, where fences, hardscape and mailboxes sit approximately 1.9m outside the title boundary. Approximately 117sqm of land is included within this area. Refer to Figure 2 below.



Figure 1. Aerial Plan (Nearmap).

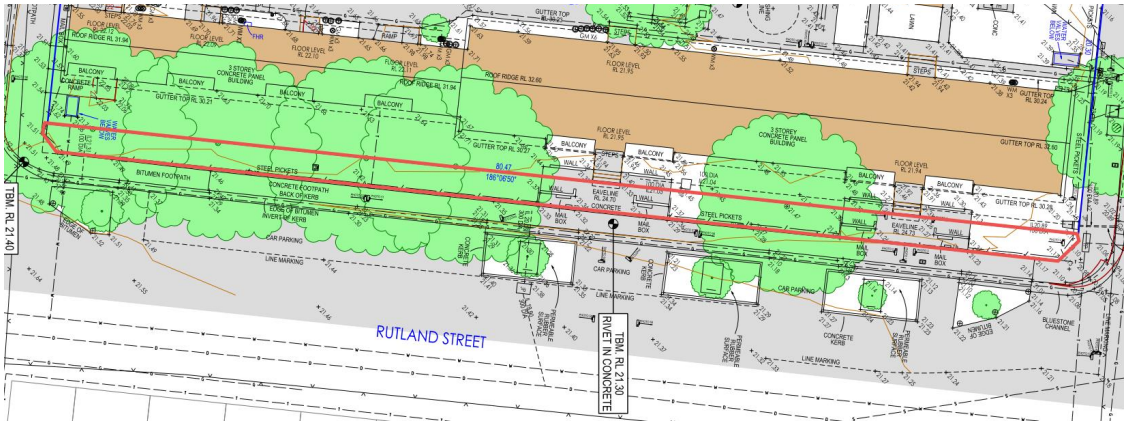


Figure 2. Excerpt from Feature & Level Survey (Breese Pitt Dixon).

2.2 Site Interfaces

The Site's immediate interfaces are described as follows:

Northern Interface

- Noone Street, a local residential street of approximately 16m in width comprising a mix of single- and double-storey, primarily Victorian-era terraces, with some modern infill housing, for example beyond the junction of Noone and Rutland Street immediately northwest at 122 Noone Street. On-street car parking is provided on both sides of Noone Street, parallel to the footpath on the southern side, and semi-perpendicular to the footpath on the north side. There are existing canopy street trees located on both sides of the street.

Eastern Interface

- Rutland Street, a local residential street of approximately 16m in width comprising primarily single-storey, Victorian era terraces homes. Each dwelling has a small, front patio, with the primary areas of secluded open space provided within smaller rear yards. There are existing street trees on the opposite side of the street, mirroring the condition on the eastern side of the Site. Most are smaller or less mature trees, with two (2) larger canopy trees demarcating the northern and southern end of the street.

Southern Interface

- Alexandra Parade East, a local residential street of approximately 10m in width. Immediately south of this street is a wooden fence which delineates the boundary between Alexandra Parade East and the slip road coming off the Eastern Freeway to the south (with a nature strip planted with mature canopy trees in between). Thes southern edge of Rutland Street abuts Alexandra Parade east. Further east along this street, there is a similar residential character to Rutland and Noone Street, with some institutional and community uses further along the street.
- Further to the south is the Eastern Freeway, a freeway with an Annual Average Daily Traffic (AADT) volume in excess of 40,000.

West Interface

- The VicTrack owned laneway of approximately 4m in width, which abuts the railway line further west. The laneway is paved with no formal landscaping or planting. A chain link fence delineates the western boundary between the Site and the laneway for the length of the Site. There is a retaining wall on the western side of the laneway with a chain link fence atop, where the lane interfaces with the nature strip between the lane and the railway line which is planted with canopy trees.
- Further to the west is rail corridor associated with the Mernda and Hurstbridge lines, incorporating railway stabling yards and a landscaped embankment separated from the laneway by a retaining wall and mesh fencing.



Figure 3. View looking south west from the junction of Noone & Rutland Street.



Figure 4. View looking northeast from Alexandra Parade East.



Figure 5. View looking northeast from the VicTrack-owned laneway.



Figure 6. View looking south from Noone Stret.



Figure 7. View south west from Rutland Street.



Figure 8. View north east towards the opposite side of Rutland Street.



Figure 9. View northwest towards the railway line from Alexandra Parade.



Figure 10. View looking southwest from Alexandra Parade.

2.3 Surrounding Context

Land Use

The site abuts the Hurstbridge/Mernda railway line to the west, with the partially elevated train line acting as both a visual and functional buffer between the commercially zoned land between Hoddle Street and the rail corridor and the subject Site.

Land to the north and east is typically residentially zoned, with some small tracts of land zoned for mixed land uses further to the east.

The land to the south is dominated by the major transport infrastructure.

Public Transport

The Site benefits from a high level of public transport access. The closest stop for the 246 bus route (Elsternwick–Clifton Hill) is at Noone Street / Hoddle Street, just a short walk from the site. This route provides north–south connectivity through Melbourne.

Additional nearby routes such as 346, 302, 304, 305, 309, 318, 350, 905, 906, 907, and 908 offer further travel options to the city and eastern suburbs. Clifton Hill Station, serving the Mernda and Hurstbridge lines, is approximately 450–500 meters (about a 5-6 minute walk) from the site. These lines provide direct access to the Melbourne CBD and the north-eastern suburbs.

Surrounding streets also support active transport with dedicated bike lanes.

Open Space & Amenity

The site is close to a network of dedicated walking trails, including those along the Yarra River and Merri Creek, as well as through public parks such as Darling Gardens and Mayors Park. Access to the Yarra River is strong due to its proximity to the river corridor and the connected trail network.

The Yarra River Trail, linking to Merri Creek and surrounding parklands such as Yarra Bend Park, provides safe, scenic routes for walking and cycling.

The Site is located close to Queens Parade activity centre (approx. 400–500m), which provides supermarkets, cafes, specialty shops, and essential services such as medical clinics and allied health services.

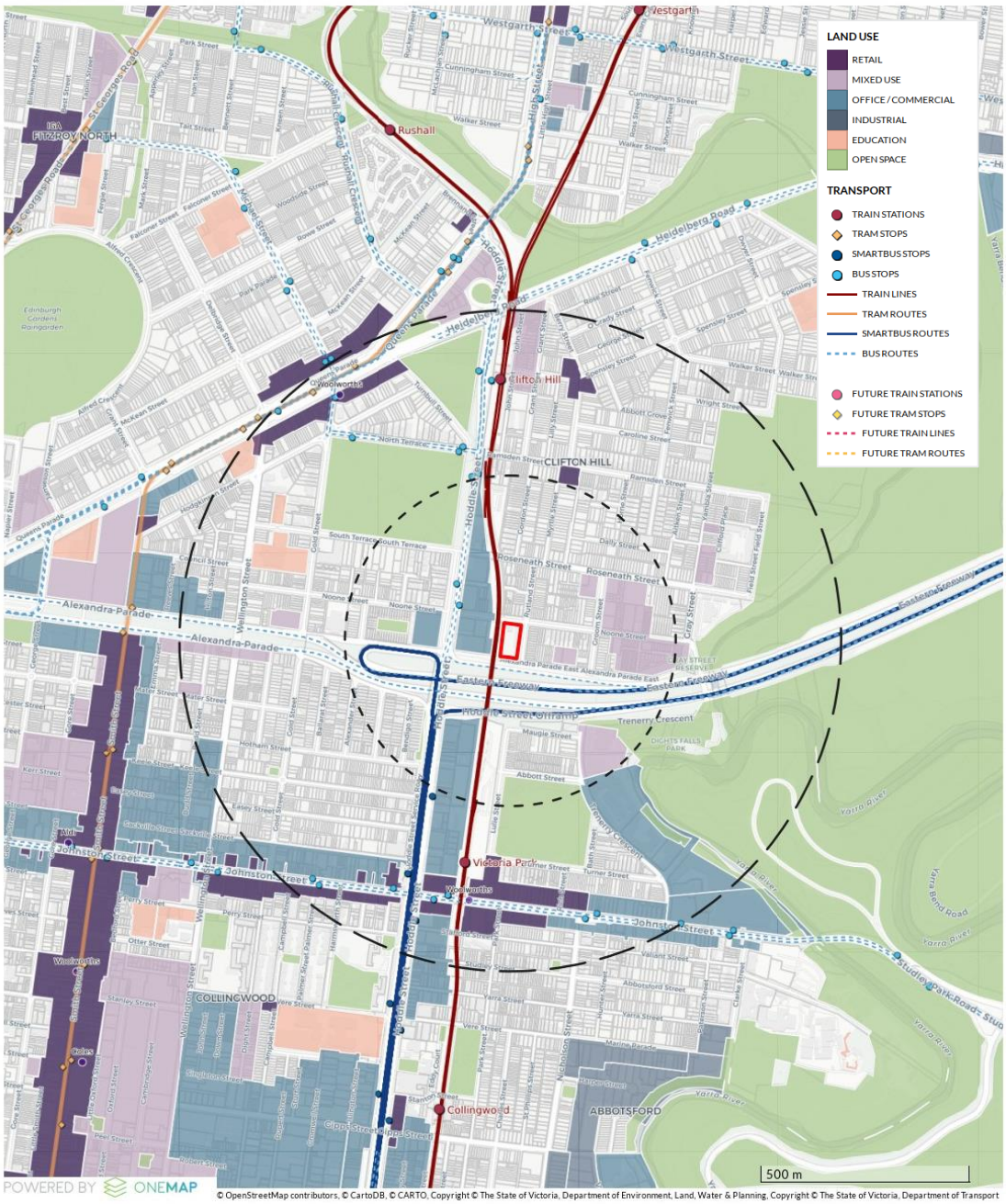


Figure 11. Context Plan (OneMap).

Built Form Character

An in-depth review of the built form character of Clifton Hill is provided in Section 4 *Site Context and Analysis – G. Clifton Hill Character* of Fieldwork's Design Report.

The key aspects of Fieldwork's analysis include:

1. Surrounding Built Form & Urban Character

- Clifton Hill features a mix of typologies, with heritage single dwellings, low-rise housing, and mid-rise apartments to the east.

- The west includes commercial uses, including light commercial and retail.
- The neighbourhood has a strong presence of warehouse buildings, many adapted into apartments or townhouses.
- This creates a diverse urban fabric, combining fine-grain residential streets with larger industrial forms.

2. Industrial Heritage Influence

- Former factories and warehouse buildings are a defining characteristic of Clifton Hill.
- These typically include:
  - Red-face brickwork
  - Minimal setbacks and strong street walls
  - Sawtooth rooflines
  - External galvanised fire stairs (industrial-style detailing)
- They are often 2–4 storeys, larger than the surrounding cottages, creating dramatic scale transitions.

3. Residential Heritage Pattern

- Heritage homes exhibit:
  - Victorian/Edwardian pitched roofs in slate or corrugated iron
  - Brick or weatherboard façades
  - Verandahs with ironwork, fretwork, decorative eaves
- These homes form a fine-grain subdivision pattern with consistent rhythm, proportion, and materiality.
- The traditional palette features deep red and green tones.

4. Streetscape Characteristics

- Clifton Hill streetscapes combine consistent heritage housing with unexpected vertical or projecting elements, often from adapted industrial buildings.
- Material variation—brick, metal, weatherboard—adds layers of character.
- The area is defined by an interplay of scale, texture, and adaptive reuse.

5. Recent Local Developments

There are a number of examples of an emerging medium-rise in-fill character within the broader area, including:

- 210 Alexandra Parade East (Ola Architecture Studio)
- 122 Roseneath Street (Fieldwork)
- Clifton House – Noone & Groom Streets (Idle Architecture Studio)

3 Proposal

This section should read in conjunction with the Design Report prepared by Fieldwork.

3.1 Overview

The development proposal comprises a 100% social housing apartment development across an eight storey building to include 114 dwellings comprising one-, two- and three-bedroom apartments.

A summary of the key aspects of the proposal is provided in the Table below.

Aspect	Metric
Gross Floor Area/Site Coverage	8,507sqm Site coverage of approx. 70% *(Note: site coverage based on a ground floor Gross Building Area (GBA) of 2,261sqm of and Site area of 3,244sqm).*
Apartments	114 dwellings comprising 70 x 1-, 30 x 2- and 2 x 14- bedroom apartments, each with a private balcony.
Max. Building Height	8 storeys (26.5m)
Setbacks	Noone Street (North) • Podium setback of 2.25m to Noone Street and sheer street from ground to Level 3. • Tower setback o 11.775m to expressed stair and 14.725m to primary building line. Rutland Street (East) • Podium setback of 4.76m to the northern component, up to Level 3 to the corner of Noone Street and Rutland Street and Level 2 where the podium fronts Rutland Street. • Podium setback of 3.445m for the southern component up to Level 1. • Tower setback of 10.55m. Alexandra Parade East (South) • Setback of 490mm to the eight storey tower element. VicTrack Land & Rail (West) • 9.58m to the four-storey podium fronting Noone Street. • 8.08m to the eight storey tower element.
Access	Single vehicle crossover from Alexandra Parade East to the south.
Car Parking	35 secure resident car parking spaces at ground level including six (6) disabled spaces.
Bicycle Parking	95 spaces comprising83 x resident space and 12 x visitor spaces.
Communal Amenity	234sqm communal outdoor space located atop Noone Street podium.
Landscape	478sqm deep soil area.



Figure 12 - Excerpt of view taken from the north-west side of Noone Street (Fieldwork)

3.2 Demolition

It is proposed to demolish all existing buildings and structures within the Site, including all three (3), three- storey social housing buildings, a single- storey concrete panel building, perimeter fencing, hardscaping, and a number of existing trees which are discussed in further detail below.

Refer to Drawing TP1100 of the Architectural Plans for full details.

3.3 Design Response

The proposed architectural and landscape design response has closely considered the Site's context and immediate interfaces, as well as best practice considerations relating to accessibility, liveability and environmental sustainability.

Section *5 Design Strategy* of Fieldwork's Design Report provides an in depth breakdown of the key design moves taken in devising the building design. These have been summarised below, and Fieldwork's report referred to for further detail and visuals.

Urban Context Response

- The proposal responds to its urban context and the surrounding streetscape character both in terms of its intensification of the residential land uses and the built form and design response.
- The overall built form presents a restrained, complementary architectural response which takes cues from the existing character and vernacular and seeks to complement the existing residential character along Noone and Rutland.
- Building height has been concentrated within the southwestern corner of the Site, adjacent to the least sensitive interfaces of Alexandra Prade East to the south, and the railway line to the west.
- The scale of the building has been designed to not unreasonably enclose the streetscape and to avoid overshadowing to the rear private open spaces of the neighbouring residences along Rutland Street at the equinox.



Figure 13 - Excerpt Design Report (Fieldwork)

Ground Plane

- Ground-level homes continue the existing Clifton Hill streetscape, with secondary entries, windows, and private open space along Noone and Rutland Streets to support passive surveillance and resident–street interaction.

- Setbacks are designed to respect the Tree Protection Zones, allowing space for healthy root and canopy growth and supporting the longevity of existing perimeter trees. This approach also keeps the green streetscape consistent and enables deep soil planting within the setback areas.
- Car parking is set behind the main building line and kept at grade with open sides for natural ventilation and passive surveillance. Vehicle access is provided only via a secure entry on the southern side from Alexandra Parade East.
- A landscaped buffer along the western edge softens the interface between the car park and the laneway, using low-level planting to retain clear sightlines and incorporating deep soil areas. A pergola/arbour structure adds higher-level greenery, providing additional landscape amenity to level 1 apartments.
- The north-eastern corner at ground level opens up to the street, with the bike store and eastern entry positioned to soften the building edge and create opportunities for connection and passive surveillance.
- The ground-level north-eastern corner is designed to engage with the street, with the bike store and eastern entry positioned to soften the building edge and create opportunities for connection and passive surveillance.



Figure 14 - Excerpt Design Report (Fieldwork)

Streetwall to Noone Street

- A four-storey street wall defines Noone Street, with resident-only communal open space atop the Level 04 podium to overlook the rail corridor and oriented north to maximise solar access.
- The four-storey podium and its continuous north-facing balcony reference the rhythm of traditional terrace houses, reinforcing alignment with the neighbourhood character.
- While the podium depth suits contemporary apartment layouts, the façade articulation breaks up the street wall to reflect the area's fine-grain pattern of attached terraces. The approximately 8.5-metre apartment module also mirrors the lot widths of 116–120 Noone Street on the opposite side of the street.



Figure 15 - Excerpt Design Report (Fieldwork)

Streetwall to Rutland Street

- Private terraces on Level 1 are framed by a two-storey street wall, which helps de-scale the tower's presence along Rutland Street and ensures the plinth remains the dominant element in the streetscape.
- The upper levels are set back 8.6 metres from the street wall, pulling the form away from the low-scale residential context and maintaining the visual prominence of the existing canopy trees.
- Openings in the Level 2 street wall supported by a lightweight pergola structure are positioned to evoke Clifton Hill's industrial character, with pergola structures adding depth, visual interest and opportunities for integrated greenery.



Figure 16 - Excerpt Design Report (Fieldwork)

Upper Levels & Tower Form

- The upper building form is recessed by 8.6 meters above the street wall to Rutland Street. This setback aligns the upper form away from the low scale residential and preserves the prominence of the existing canopy trees.
- The proposal adopts a highly efficient stacked apartment layout, with clear breaks articulated through gaps in the building massing.
- Vertical breaks to the western elevation and core-related breaks to the eastern side are complemented by a consistent façade treatment applied 'in the round.'



Figure 17 - Excerpt Design Report (Fieldwork)

Building Program

- The Proposal has incorporated principles of universal access and fostered connection and safety for residents through the following design responses.
- The proposal adopts a highly efficient stacked apartment layout to maximise structural alignment.
- All apartments have been designed to meet the Liveable Housing Australia silver-rating.
- The design incorporates communal spaces for residents to interact and connect with each other and with the community, both within the communal open space and within less programmed, landscape areas scattered throughout the ground plane.
- The design incorporates clear sight lines and secure lines to ensure residents feel secure and private areas are clearly delineated from communal and publicly accessible spaces.

Materials, Finishes and Colours

- The proposed material palette for the Noone & Rutland Street development is designed to create a tonal unity between the podium and the upper levels, drawing inspiration from Clifton Hill's strong brick and masonry character to ensure visual integration with the Site's surroundings.
- The proposed material treatment seeks to distinguish the street wall and tower forms through a strong red brick presentation to street. Brickwork is highly tactile, robust and familiar at the street edge in the immediate vicinity. The upper form is lighter in colour, with a softer tone deployed to the proposed concrete and lightweight elements.

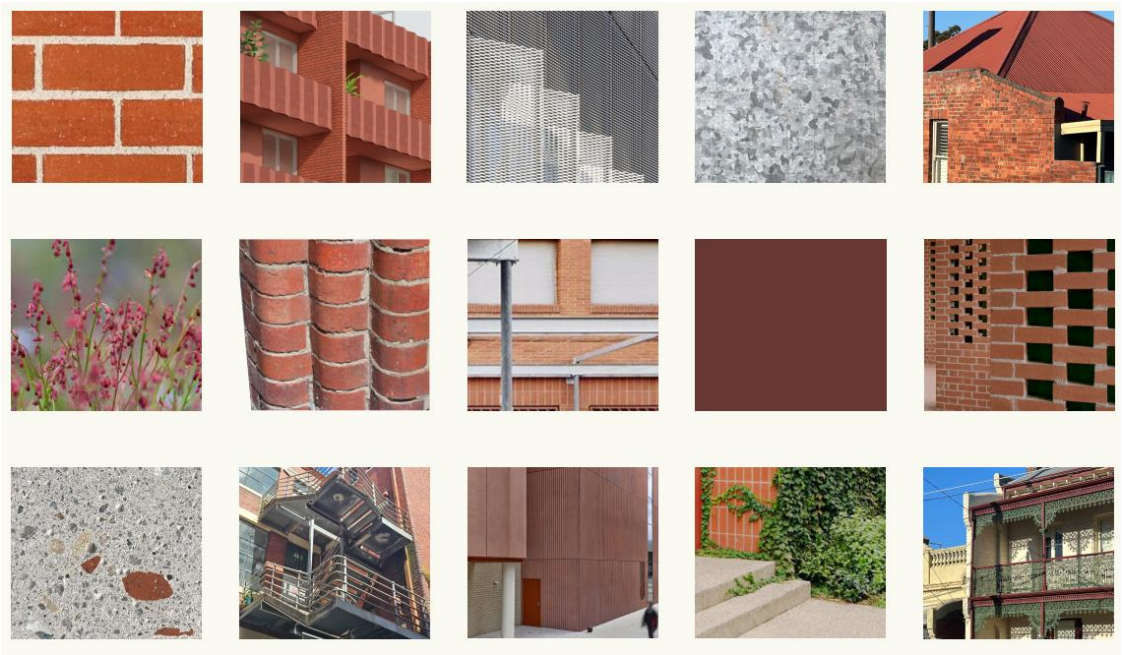


Figure 18 - Excerpt Design Report (Fieldwork)

3.4 Dwelling Mix and Typologies

The proposal includes 114 apartment units of varied in size, layout, and aspect which are appropriate for different household structures. These apartments comprise 70 x 1BR, 30 x 2BR and 14 x 3BR apartments.

The proposed apartment mix complies with Homes Victoria requirements and responds to the demand for social housing within this area, including with respect to the existing mix of social housing on the Site.

Individual typologies have been designed to provide residents with a high degree of amenity through efficient, functional floorplates and access to sunlight and outlook.

3.5 Landscape, Communal Amenity and Public Realm

Refer to the Landscape Concept Design prepared by Oculus for full detail.

Core tenets of the landscape concept design include:

3.5.1 Ground Plane

- The proposed building typology which comprises a sheer, stacked form enables deep soil planting opportunities across the Site due to the smaller building footprint and minimisation of hard surfaces.
- This has multiple benefits, including 'softening' the visual impact of built form to the street and providing new canopy cover to support climate responsiveness, biodiversity, and urban heat cooling.
- The elongated configuration of the Site and the provision of car-parking at ground plane in lieu of a basement for cost-efficiencies as largely informed the landscape and open space arrangements at the ground plane. The proposal to include open car parking at the ground plane will support a safer environment through using natural light, open-air design, and clear sightlines to enhance passive surveillance and reduce hidden areas. These are all conditions which benefit the proposal, and cannot be readily achieved by an enclosed basement design.

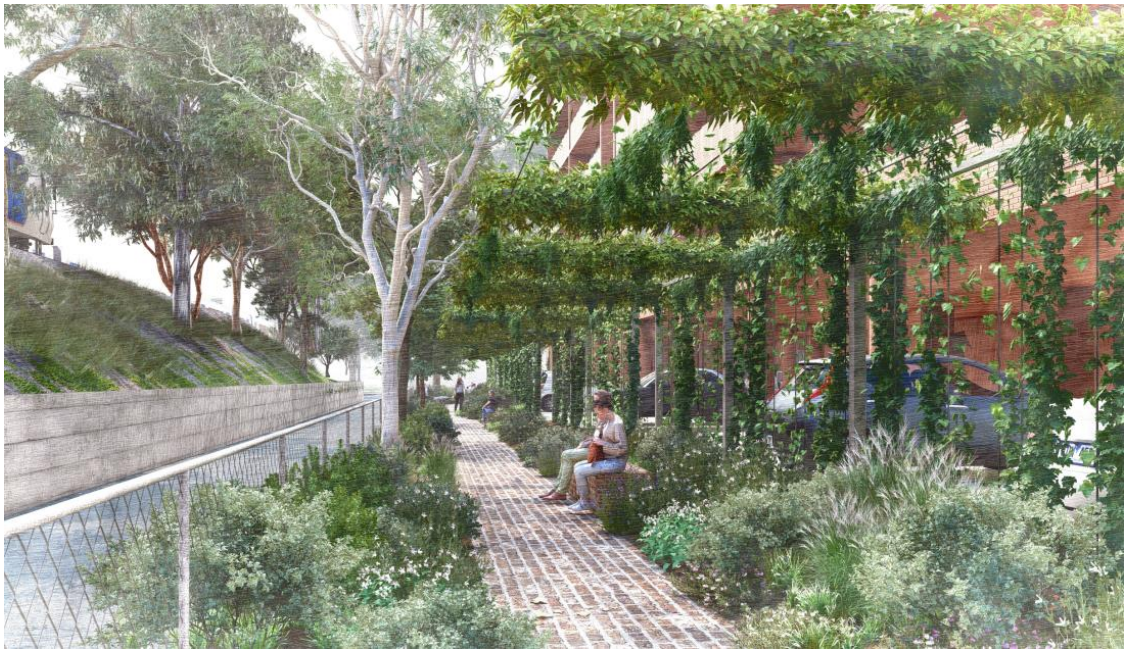


Figure 19 - Excerpt Schematic Report (Oculus)

- When approaching from Noone Street, a linear pocket park on the corner of Noone and Rutland Streets welcomes residents. This area is intended to act as an informal open space area.
- Five existing mature trees on Rutland Street have been retained maintaining a lush green edge and providing shade to the footpath and main entry.
- The gardens along Rutland Street feature hardy and resilient yet attractive planting that softens the eastern edge while providing a buffer to the residential units on the ground floor. An arbor on this edge encourages plants to trail up.



Figure 20 - Excerpt Schematic Report (Oculus)

- To the north, five more trees are retained on Noone Street providing an attractive frontage to the units and private gardens on this edge. On the corner of Noone Street and the Alexandra Parade access laneway, another pocket park invites users to sit and enjoy the garden under the shade of a magnificent tree. The planting here is diverse and both the materials and planting reference local species and geology.



Figure 21 - Excerpt Schematic Report (Oculus)

- A laneway garden to the west encourages smaller gatherings or moments of solitude. The single gesture of an arbour covered with climbers provides shade as well as creates a feeling of being held in space. Trees along the property boundary provide a buffer from the laneway.

3.5.2 Communal Open Space

- Communal outdoor space is positioned atop the northern podium, democratising access to the 'best' of the northern aspect, and providing passive surveillance to the street and ground plane.
- The podium garden is designed as a flexible communal space for residents to gather, dine, enjoy views, and accommodate children's play. It features three raised planters with a mix of native and edible species, including a central planter with an arbour that extends the design vertically. Loose furniture allows adaptable use, enabling multiple groups to share the space simultaneously.



Figure 22 - Excerpt Schematic Report (Oculus)

Other elements regarding tree removal are discussed further in the next section.

3.5.3 Vegetation Removal

Refer to the Preliminary Arboricultural Report prepared by Treetec for full detail. This report was prepared in December 2024 and was used to inform the retention and removal strategy for existing trees within the Site.

No native vegetation is proposed for removal as part of this permit application.

The trees proposed for removal are outlined in the Table below. Key aspects with respect to tree retention and removal include:

- All significant trees to the perimeter of the site to Rutland and Noone St are proposed for retention.
- Trees internal to the site are proposed for removal.
- The retention of all perimeter trees along Noone and Rutland Streets is a fundamental design driver influencing the siting of any new building structure. This approach ensures the long-term health and viability of these mature trees, allowing them to continue defining the established street scape character.
- Building footprints and setback have been coordinated with the arborist to respect Tree Protection Zones (TPZs/NRZs) and minimise root zone disturbance.

Table 1. Trees proposed for removal.

Tree ID	Within Site (Y/N)	Species / Common Name	Native to Victoria (Y/N)	Arboricultural Rating	Permit Requirement
6	Y	Ulmus glabra 'Lutescens'	N	Medium	Local law
7	Y	*Ulmus glabra 'Lutescens'*	N	Low	Local law
8	Y	Ulmus glabra 'Lutescens'	N	Low	Local law
9	Y	Casuarina cunninghamiana	N	High	Local law

10	Y	Fraxinus oxycarpa 'Raywood'	N	Medium	Local law
11	Y	Fraxinus oxycarpa 'Raywood'	N	Medium	Local law
12	Y	Ulmus parvifolia	N	Medium	Local law

3.6 Environmentally Sustainable Design

Refer to the Sustainability Feasibility and Schematic Design Report prepared by Hip v Hype, which outlines the sustainability initiatives proposed.

The proposed development has been designed with ESD principles in mind since conception, to ensure optimal levels of internal amenity and sustainable design which go beyond the requirements of Homes Victoria's brief.

Environmental sustainability will be integrated into the design through the following key measures:

- It is an all-electric development.
- The building incorporates space for solar PV panels and to maximise passive heating and cooling.
- Where possible, living spaces have been sited to provide for northern aspect.
- Effective natural ventilation, with a minimum of 40% of dwellings achieving natural ventilation.
- Comprehensive shading strategy through built and landscape features.
- Comfortable dwellings with the provision of thermally broken double glazing.
- Heat pump hot water system.
- Substantial communal open space provision.
- Separated general, recycling, glass and green waste bins.
- The project is expected to achieve a high an above average NatHERS rating, with a weighted-area average of NatHERS 7 Stars and at least NatHERS 6.5 Stars for each sole-occupancy unit.

3.7 Access, Traffic and Parking

Refer to the Traffic Engineering Assessment prepared by Traffix for full detail.

The proposed development has been designed to facilitate active and sustainable modes of transport, such as walking, cycling and public transport, in combination with private vehicles to meet anticipated demand.

The new vehicle crossover will be provided via Alexandra Prade to ensure that the continuous frontages along Rutland and Noone Street uninterrupted.

The building provides a significant number of bicycle parking spaces. A total of 83 resident bicycle parking spaces is provided within a secure storage room located close to the Rutland Street building entry. A total of 12 visitor bicycle spaces is also provided at ground-plane across two (2) separate locations (adjacent to the Rutland Street building entry and the northwestern courtyard entry) to ensure convenient access from different entries to the Site.

A total of 35 car parking spaces is provided at ground level within the covered location to the western side of the Site.

3.8 Waste and Loading

Refer to the Waste Management Plan prepared by Traffix for full detail.

Key elements of the waste and loading strategy include:

- The building includes a designated waste storage area at ground level which is sized to accommodate the anticipated waste generation. The building will include a dual chute system for residents at each building level.

- Waste collection will be undertaken on-site within the carpark by a private contractor using a 6.4 m mini rear-loading waste collection vehicle. Residents will be responsible for transporting their individual waste to the relevant bin disposal areas.

3.9 Acoustics

Refer to the Schematic Design Acoustic Report prepared by Acoustic Logic for full detail.

The report outlines the acoustic design criteria and regulatory requirements applicable to the project and provides recommendations to achieve the identified criteria for the project. Specifically, these incorporate glazing and façade treatments to minimise noise impacts associated with the nearby railway line and the Eastern Freeway.

3.10 Wind

The proposed design has been informed by advice provided by Windtech with respect mitigating any potential wind impacts to the public realm or new communal and private areas.

This included several design features and wind mitigating strategies to ensure the building will be suitable for the intended use within outdoor trafficable areas.

All of the wind effects identified in the report are expected to be ameliorated is the wind treatment strategies outlined are incorporated into the final design.

Key recommendation strategies include:

- Retention of the current building setbacks to the north from Level(s) 04 – 07 and the east from Level(s) 01 – 07.
- Retention of the existing trees along Noone and Rutland Street.
- Inclusion of an extension to the proposed entrance recess on Alexandra Parade.
- Inclusion of a 1.2m high impermeable balustrade and densely foliating evergreen landscaping along the north façade of the podium-tup communal outdoor open space.
- Retention of standard height impermeable balustrades and full height impermeable streets to all balconies and terraces.
- Inclusion of 1.8m high impermeable screens along the northern / southern aspects of the terraces on Level 01.

4 Planning Provisions

4.1 Planning Permit Exemptions

The proposal is exempt from requiring a planning permit under the following provision contained at Clause 52.02-2 of the *Yarra Planning Scheme* for projects being progressed under the Big Housing Build pathway:

> *Any requirement of this planning scheme to obtain a permit or any provision of this planning scheme that prohibits the use or development of land, requires the use or development of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, does not apply to any use or development Clause 52.20 applies to if requirements of this clause are met.*

Clause 52.20 provides a pathway for approval of projects that have received funding from Homes Victoria.

This report addresses the application requirements of Clause 52.20 including an assessment against the relevant design requirements provided at Appendix A.

To address the requirements contained at Clause 52.20-5, the relevant aspects of the relevant zone, zone, overlay, or other provision that would apply to the use or development were it not for the exemptions in Clause 52.20-2 are described in this report.

4.2 Zoning

The Site is located within the General Residential Zone – Schedule 2 'Residential Areas' (GRZ2).

The objectives of the GRZ2 are as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The Schedule does not identify any specific neighbourhood character objectives.

Planning permit triggers

- A planning permit is required to construct or extend two or more dwellings on a lot.
- A permit is required to construct or extend a front fence within 3 metres of a street if:
  - The fence is associated with 2 or more dwellings on a lot or a residential building, and
  - The fence exceeds the maximum height specified in Clause 55.02-8.

Maximum building height

A building used for the purpose of dwellings must not exceed the height of 9 metres.

Pursuant to Clause 32.08-11 (Maximum building height requirement for a dwelling or residential building) a building must not be constructed for use as a dwelling that exceeds 11 metres in height or exceeds three storeys at any point.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- An extension of an existing building or the construction of a new building that exceeds the specified building height but does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.

- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

Minimum garden area requirements

- An application to construct a building used for dwellings on a lot of greater than 650sqm must provide a minimum garden area of 35%.
  - This equates to 1,136.5sqm of the overall Site area of 3,247.31sqm.

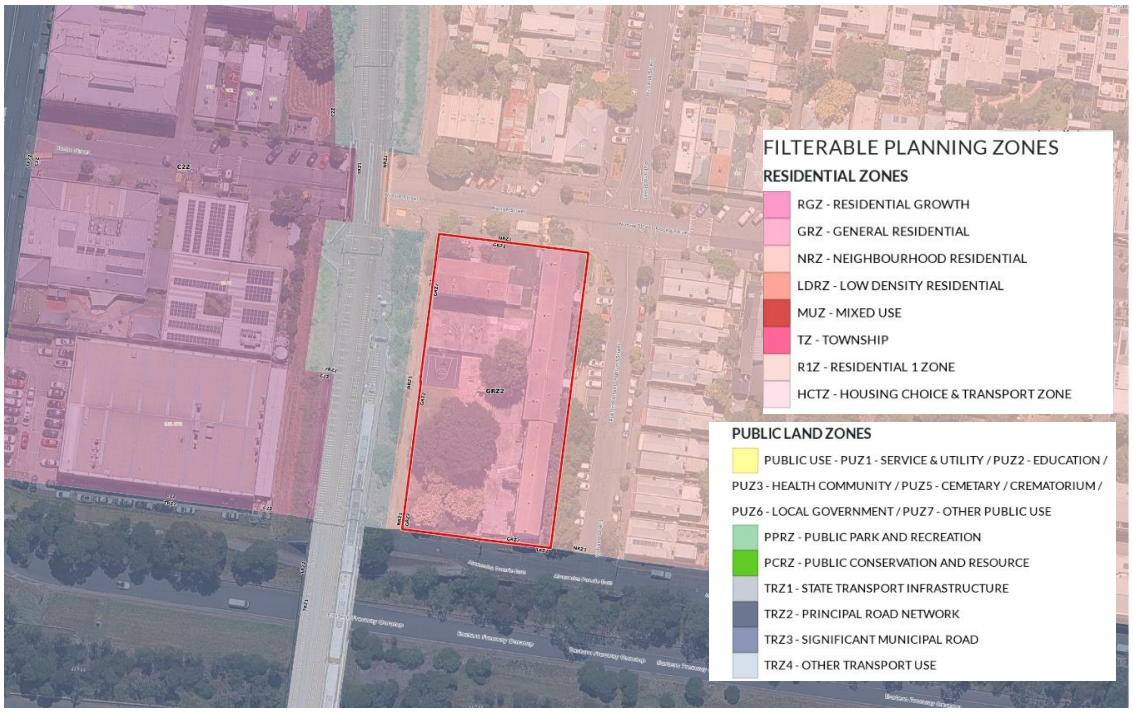


Figure 23. Zone Map (OneMap)

4.3 Overlays

The Site is affected by the Development Plan Contributions Overlay – Schedule 1 '*Yarra Development Contributions Plan*' (DCPO1).

Developments for social housing development delivered by and for registered housing associations (including Homes Victoria) are exempt from the provisions of DCPO1.

4.4 Particular Provisions

4.4.1 Clause 52.02 – Easements, Restrictions and Reserves

The purpose of Clause 52.02 is to:

- *To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.*

A separate planning permit application via a standard Council pathway will be required to progress the removal of the existing easement.

4.4.2 Clause 52.06 – Car Parking

The requirements of Clause 52.06, which would ordinarily apply, are superseded by the requirements contained in Clause 52.20-6.7 which stipulates a minimum requirement of 0.6 car parking spaces per dwelling.

Notwithstanding, it is considered relevant to note the car parking requirements which would apply under Clause 52.06 which would apply if a planning pathway under Clause 52.20 was not being pursued.

The Site is located within a 'Category 2' area for the purposes of Clause 52.06, which carries a requirement of one (1) car parking space per dwelling.

4.4.3 Clause 52.20 – Government Funded Housing Development

It is understood that the project will be pursued via a Clause 52.20 planning pathway.

The purpose of this pathway is to:

To facilitate the use and development of land for housing projects funded wholly or partly, by the Victorian or Commonwealth Government.

To ensure that development does not unreasonably impact on the amenity of adjoining dwellings or small second dwellings.

As noted above, the provisions and standards contained elsewhere within the Planning Scheme which would ordinarily apply, do not apply to the to any use or development Clause 52.20 applies to if the requirement of the clause are met.

Clause 52.20 contains a suite of development standards for apartment buildings (contained at Clause 52.20-7), which apply in place of the standards contained in Clause 58, which would ordinarily apply to a building of eight (8) storeys. Most of the standards that are prescribed under Clause 58 are repeated in the Clause 52.20 provisions, and so are considered and assessed at Appendix A.

Separate planning approval will be required for other elements where a planning permit is triggered. For example, this may include the future subdivision of the land and easement removal or relocation.

4.4.4 Clause 52.34 – Bicycle Parking

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 proposal provides substantial bicycle parking comprising a total of 83 bicycle parking spaces, which substantially exceeds the statutory requirement under Clause 52.34 of 34 spaces.

4.4.5 Clause 52.37 – Canopy Trees

The subject land is public land under the care and management of Homes Victoria, a government department within the meaning of "Public Land Manager" under Clause 73.01 of the Victorian Planning Provisions. As such, the following planning permit exemption under Clause 52.37-8 applies:

- A canopy tree that is to be removed, destroyed or lopped by or on behalf of a public land manager.

5 Planning Policy

5.1 Munipal Planning Strategy

The follow provisions contained in the Municipal Planning Strategy are relevant to the proposal:

Clause 01.02 – Vision for Victoria

This provision outlines the 'People's Panel vision for Victoria', which is as follows:

- *By 2050 Victoria will be a vibrant, accessible and connected community, valued for its diverse cultures, sustainable environmental practices and respect for the First Peoples of Victoria.*
- *Building a state which provides choices and opportunities for current and future generations of Victorians in quality housing, transport, employment, environment and connectivity, will require input from community, government, local businesses and industry alike.*
- *We will create a society that caters to the unique needs of all Victorians, nurturing individual health through physical and cultural recreation.*

Clause 02.02 – Vision

Clause 02.02 outlines the 2036 Spatial Vision for the City of Yarra:

> *Yarra will be one of Melbourne's most attractive inner-city municipalities, with a strong sense of history, a diverse population and a dynamic economy. The city's prominent retail strips will attract visitors from across Melbourne and beyond, who are drawn to a vibrant range of shops, artistic and cultural offers and a popular night-time economy. The local economy will include important health and education precincts, businesses seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries and niche manufacturers. Yarra's historic neighbourhoods and heritage assets will be conserved, with development revitalising areas with capacity for change. New housing will provide homes in a range of sizes to meet the needs of the population, and be supported by the necessary community facilities and infrastructure. High quality urban design will respect the city's heritage and built form character, provide new public and open spaces, and improved connections for walking and cycling. Landscape and natural assets will be well managed, with enhanced connections to the waterway corridors and their surrounding parks and recreation areas. Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will be a city proud of its history and prepared for the future.*

Clause 02.03 – Strategic Directions

Clause 02.03 establishes a number of overarching strategies for the development of Yarra. These have been set out (as relevant) below.

- Clause 02.03-1 – Settlement – outlines the importance of the major activity centres (including Brunswick Street) within the municipality. This clause emphasises that these activity centres are identified by *Plan Melbourne 2017-2040* and provide a range of services. This clause outlines the following relevant directions:
  - *Plan and manage employment and residential opportunities to ensure they strengthen activity centres as primary locations for economic activity, housing, leisure and recreation, tourism, arts and culture.*
  - *Support a strong and diverse network of activity centres across Yarra by promoting development that:*
    - *Is of a scale appropriate to the role and capacity of the centre.*
    - *Supports each centre's unique character.*
    - *Provides a mix of uses.*
  - *Encourage land use and development opportunities that create diverse and sustainable centres by:*
    - *Encouraging development that enhances a centre's sense of place, identity and street activity.*

- *Encouraging new development to improve the public realm.*
- *Providing for residential development within activity centres at a scale appropriate to the role and capacity of the centre.*
- *Fostering activity centres as social and community focal points and vibrant night-time and weekend destinations.*

- *Reinforce Yarra's activity centres as compact, pedestrian-oriented, mixed-use communities that provide walkable access to daily and weekly shopping and service needs and are well-served by different modes of transport.*

- Clause 02.03-3 – Environmental Risks and Amenity – outlines the municipality's commitment to sustainable development. This clause outlines the following relevant directions:
  - *Integrate climate adaptation principles, environmental and sustainability policies and strategies.*
  - *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.*
  - *Create a healthy and growing urban forest that includes all trees and plants in Yarra, by greening open spaces, streetscapes and buildings.*
  - *Encourage sustainable environmental practices in Yarra's buildings, infrastructure, places and spaces, including a framework for early consideration of environmental sustainability at the building design stage.*
  - *Reduce and mitigate the impacts of climate change and flood events.*
  - *Facilitate development that protects and conserves water.*
- Clause 02.03-4 – Built Environment and Heritage – acknowledges the challenges associated with balancing the need to accommodate for new development and maintaining significant surrounding heritage and character. This clause states that conserving and enhancing heritage places and streetscapes while still allowing appropriate development is very important. This clause outlines the following relevant directions:
  - *Respect Yarra's distinctive features and landmarks, including:*
    - *The low-rise character of residential neighbourhoods.*
    - *Historic retail strips.*
    - *Identified buildings and places of heritage significance - Aboriginal and post-contact.*
    - *Municipal buildings in Collingwood, Fitzroy and Richmond.*
    - *The historic grid of boulevards, streets and laneways.*
    - *Historic street and laneway fabric and infrastructure.*
  - *Conserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history.*
  - *Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or where there are no building height requirements specified, having regard to the physical and strategic context of the site.*
  - *Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings.*
  - *Design development and locate land uses to create people-oriented places with high standards of amenity on-site, for adjoining properties and in the public realm.*
- Clause 02.03-5 – Housing – acknowledge the need to manage residential growth across the municipality (acknowledging differing capacity to manage growth). This clause outlines the following directions:
  - *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.

- *Support Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that:*
  - *Provide for diverse housing types including shared, sole person, couple and family households.*
  - *Include housing for people with disabilities, older persons, students and those in need of crisis accommodation.*
  - *Provide for a range of affordable housing types appropriate to the needs of very low, low and moderate-income households.*
  - *Include greater housing choice for key workers.*
  - *Encourages the supply of additional social housing and improvements to existing social housing.*

Clause 02.04 – Strategic Framework Plan

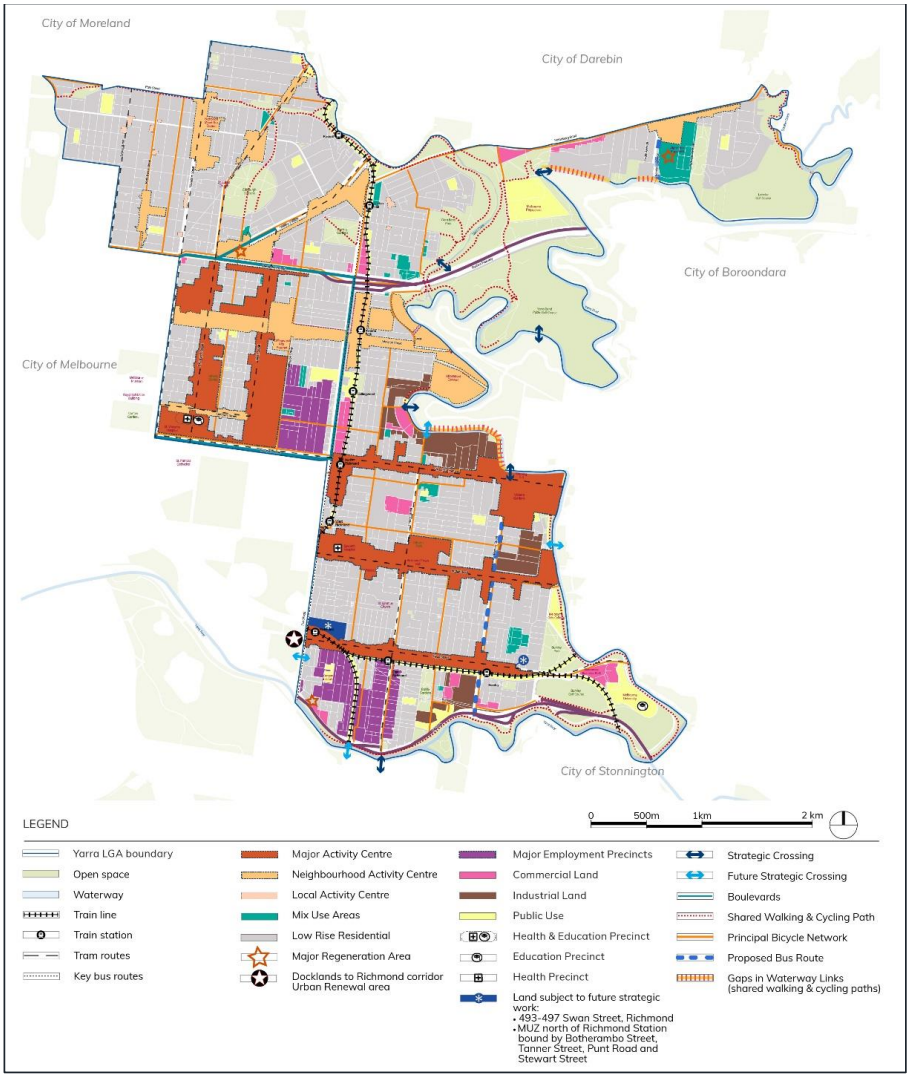


Figure 24. Strategic Framework Plan.

5.2 Planning Policy Framework

The following local policies contained in the Planning Policy Framework are relevant to the proposal.

Clause 13 – Environmental Risks and Amenity

Clause 13.01-3S – Urban Heat

This policy sets a State-wide objective to reduce urban heat and minimise impacts of urban heat on human health and wellbeing. It supports cooling design responses through planting, IWM, shading, the use of permeable surfaces and low heat absorbing surface materials and other strategies.

Clause 13.05-1S – Noise management

The objective is to assist the management of noise effects on sensitive land uses. Relevant strategies include:

- Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.
- Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Clause 18 – Transport

Clause 18.02-4L-01 – Car parking

The objective is to ensure car parking is supplied and managed consistent with promoting travel by sustainable modes.

Relevant strategies include supporting a reduction in the required number of car parking 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 provides adequate bicycle parking.

Clause 15 – Built Environment and Heritage

Clause 15.01-1S – Urban Design

This policy seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. It includes the following strategies:

- *Require development to respond to its context in terms of character, cultural identity and heritage, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Clause 15.01-1L – Urban Design

This policy seeks to:

- *Support development that creates new public spaces to serve the needs of residents, workers, traders and visitors.*
- *Encourage developments to incorporate public art.*
- *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).*
- *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.*

It provides strategies relating to abutting buildings with individually or contributory heritage gradings. It also includes specific detailed strategies relating to development which abuts a laneway. These strategies have been outlined in Section 5.1, where an assessment of the proposal has been undertaken against them.

Clause 15.01-2S – Building Design

This policy seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development. It includes the following relevant strategies:

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
    - *Passive design responses that minimise the need for heating, cooling and lighting.*
    - *On-site renewable energy generation and storage technology.*
    - *Use of low embodied energy materials.*
- *Restrict the provision of reticulated natural gas in new dwelling development.*
- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
- *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
- *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Encourage development to retain existing vegetation.*

- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

Clause 15.01-2L – Building Design

This policy seeks to ensure quality building design. It applies detailed strategies relating to various aspects of building design. These strategies have been outlined in Section 5.1, where an assessment of the proposal has been undertaken against them.

Clause15.01-2L-01 – Environmentally sustainable development

The objective is to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

Relevant strategies include aspiring to achieve best practice, environmentally sustainable development that:

- Is relevant to the type and scale of the development.
- Responds to site opportunities and constraints.
- Utilises a combination of locally available techniques, methodologies, and systems that, have been demonstrated to achieve optimum ESD outcomes; and
- Encompass the full life of the build.

More detailed strategies are provided in relation to energy performance, integrated water management, indoor environment quality, transport, waste management.

Specifically for residential development of 10 or more dwellings, a Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan is required.

Clause 16 – Housing

Clause 16.01-1S – Housing Supply

This clause seeks to facilitate well-located, integrated and diverse housing that meets community needs. It includes the following relevant strategies:

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*
- *Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
  - *Provides a high level of internal and external amenity.*
  - *Incorporates universal design and adaptable internal dwelling design.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*

This policy includes the housing targets for metropolitan Melbourne municipalities. Yarra has been designed a target of 44,000 additional dwellings by 2051.

Clause 16.01-1L - Location of residential development

The objective is to encourage new housing development to locations in a major or neighbourhood activity centre or major regeneration area as shown in the Strategic Framework Plan (Fitzroy North and Clifton Hill).

The Site is located within an '*Incremental change area*'.

Relevant strategies include:

- Manage housing growth in minimal and incremental change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area.
- Provide for minimal change in minimal change areas by encouraging development:
  - That respects the prevailing type, scale and character of development in the street.
- Provide for incremental change in incremental change areas by encouraging development:
  - That respects the fine-grain subdivision pattern, neighbourhood or streetscape character and identified heritage significance.
- Ensure housing growth in minimal change areas and incremental change areas outside activity centres are commensurate with the purpose of the zone

Clause 16.01-1L-01 – Housing Diversity

This policy seeks to:

- *Support well designed apartment development in high and moderate change areas as shown in the figures in clause 16.01-1L which include:*
  - *A diverse range of housing types.*
  - *The provision of larger dwellings suitable for families and shared households particularly on the lower levels of the building and the ground floor, with good access to well-designed communal open space.*
  - *External spaces and large common rooms that promote social interaction as well as shared break out spaces and quiet areas.*
- *Support alterations and additions to existing dwellings which provide accommodation for larger household types.*
- *Support housing models such as cohousing which provide private and shared spaces.*
- *Support purpose-built student housing in locations which are proximate to tertiary institutions in the municipality and accessible by walking, cycling or public transport.*

Clause 16.01-2L – Housing Affordability

The objectives of this clause are 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 and to support the provision of new public housing and upgrades to existing social housing (including public housing).

Relevant strategies include:

- Support the development of new and additional social housing, in line with identified needs.

5.3 Other Planning Considerations

5.3.1 Strategic Documents

Victoria's Housing Statement 2024-2025

Victoria's Housing Statement – *The Decade Ahead 2024–2034* – sets a target to deliver 800,000 new homes over the next decade as part of a comprehensive response to the state's housing affordability and supply crisis. The Statement focuses on five key areas:

1. Boosting housing supply through streamlined planning processes and rezoning in activity centres.
2. Faster approvals via new "deemed-to-comply" standards and reduced permit requirements for certain dwellings.
3. Increasing housing choice in established suburbs, including medium-density housing and second dwellings.
4. Expanding social and affordable housing, supported by partnerships with the Commonwealth and private sector.
5. Long-term planning through the forthcoming *Plan for Victoria* and municipal housing targets.

With specific reference to Clifton Hill, under the Housing Statement:

- Yarra will be assigned specific housing targets, requiring increased density in established suburbs.
- Planning reforms will prioritize infill development and renewal of public housing sites.
- Heritage and character considerations will remain important, but streamlined processes will apply for compliant developments.

Plan for Victoria (2025)

The Department of Transport and Planning (DTP) has developed the first community-led strategic land use plan for all Victoria, Plan for Victoria.

The new plan replaces Plan Melbourne *2017-2050* and existing regional growth plans, ensuring Melbourne, regional and rural Victoria are all included.

It provides guidance around how more homes are created near transport, job opportunities and essential services in vibrant, liveable and sustainable suburbs, towns and regions over the next 30 years.

The most recently housing targets have been stipulated for the municipality by the State Government through Plan for Victoria. The targets for the City of Yarra are as follows:

- Target: Approximately 44,000 additional homes by 2050.
- Annual Average: Around 1,700 new homes per year.

6 Planning Assessment

6.1 Overview

When assessing the proposal against the *Yarra Planning Scheme*, the following matters must be considered:

- Does the proposal align with the purpose and requirements of Clause 52.20?
- Does the proposal comply with the objectives, requirements and decision guidelines of any zone or other provision that would otherwise apply if not for the Clause 52.20-2 exemption, including:
  - Alignment with the Municipal Planning Strategy and Planning Policy Framework.
  - Consideration of the General Residential Zone.
- Does the proposal provide for a high-quality landscaping outcome?

Each of these matters are discussed further below.

6.2 Does the proposal align with the purpose and requirements of Clause 52.20?

The proposal has been designed to satisfy the relevant design requirements under Clause 52.20.

The purpose of Clause 52.20 is to streamline planning process to facilitate the rapid delivery of much needed social and affordable housing, as well as support economic recovery through the creation of thousands of jobs.

The proposal under assessment will provide 114 social housing apartments for people on the housing register seeking to live in this location.

The delivery of social housing dwellings in accordance with Clause 52.20 is the primary planning consideration in the assessment of the application. Please refer to the comprehensive assessment against Clause 52.20 provided at Appendix A to this report.

The proposal has been through an iterative design process led by Fieldwork in collaboration with Oculus, Hip V Hype, and the broad suite of consultants providing input in relation to engineering, waste, wind, acoustics and other aspects of the design.

The Site's immediate context, interfaces and configuration have driven a design response which concentrates the building mass and height in its southwestern corner to foster appropriate interfaces to the more sensitive residential of Rutland and Noone Street.

The resulting building achieves the outcomes sought by Clause 52.20 in relation to access, movement and circulation, passive surveillance, encounter and connection, integration between public and private realms, internal amenity to apartments and connection to place.

The building manages these functional requirements in a manner that responds to the hierarchy of interfaces, focusing on achieving integration with Rutland and Noone Street, and appropriate interface conditions with Alexandra Parade and the railway line to the west.

The design response to the key residential interfaces of Rutland Street and Noone Street, as discussed in detail in Section 3, has been informed by pre-application consultation with the planning officers in DTP's Development Facilitation team.

The proposed 8-storey building will not result in any unreasonable off-site amenity impacts to existing residents in terms of overshadowing or overlooking, with the proposal complying with typical requirements of Clause 55 in relation to these matters.

The project will deliver a net community benefit for future residents as it provides a high level of internal amenity including quality communal outdoor open space provisions and the like. It will also deliver a benefit to existing residents in the wider community through enhancing existing public realm conditions along all interfaces of the development.

6.2.1 Alignment with the Municipal Planning Strategy & Planning Policy Framework

Built Environment and Heritage

The proposal addresses relevant strategic directions related to Built Environment and Heritage (Clause 15) as follows:

- The proposed design response has been informed by a thorough contextual analysis leading to a series of considered design moves intended to ensure that the development maximises the strategic opportunity to deliver new social housing while providing a positive public realm contribution. Specifically, this has involved tailoring the architectural composition to respond to the Site's transitional location between the more robust environs to its south and west and the established residential character to its north and east.
- The proposal seeks to improve on the existing conditions of the Site through providing a more active and engaging public realm interface, incorporating new landscaping and public amenity with a more defined street wall condition that frames the building's relationship to its surroundings while responding to the surrounding scale and grain of existing residences. The varied street wall arrangement with expressed parapet elements assists in de-scaling the eight-storey tower element to a more comfortable level at the street edge, while reducing the presence of the tower within the immediate street environs.
- Tactile, fine-grained materials – emphasising red brick and terracotta tones - and façade treatments and proportions that reference the rhythm of traditional terrace homes have been adopted to the podium elements to reinforce the relationship between the new building and the surrounding precinct.
- The proposed arrangement of the ground plane also seeks to address CPTED considerations in its revised treatment to the Site's western interface, through the provision of new communal landscape amenity with integrated fencing treatments designed to clearly delineate between the public and private realm. West-facing apartments with continuous inset balconies provide opportunities for improved passive surveillance and visual connections.
- The massing and façade strategy of the tower component has been designed to bias the building form to the south and west of the Site away from nearby residences while maintaining appropriate distance from the railway stabling yards to the west, ensuring that potential overshadowing is minimised. Its architectural presentation incorporates multiple vertical breaks allowing the building to be 'read' as distinct elements rather than a single a form, with expressed party walls and continuous ribbon balustrades creating a harmonious façade composition when seen from more distant views within Clifton Hill.
- The proposed material treatments to the tower are drawn from a detailed analysis of the surrounding context, where larger, more-robust forms remain tonally integrated - rather than contrasted - with the surrounding area, creating a quieter presence than would be achieved through a sharper distinction between the podium and tower forms.

Environmentally Sustainable Design

Environmental sustainability has been integrated into the design through the following key measures:

- The architectural design uses passive design approaches that facilitate natural cross ventilation and daylight access insofar as practical.
- Full width balconies and a single loaded open corridor allow for opening of doors and windows all year round with the benefit of weather protection.
- Glazing has been applied strategically to avoid excessive solar heat gain or loss.
- Through these measures the development will target a 4 Star Green Star rating, and the building has a weighted-area average of NatHERS 7 Stars and meets at least NatHERS 6.5 Stars for each sole-occupancy unit.
- The development is gas free and supports rooftop solar energy generation and high efficiency appliances. Materials have also been selected which are durable, robust, and long-wearing. All of these measures serve to reduce emissions.
- The design maximises permeable surfaces to facilitate natural infiltration of rainwater, and rainwater collection will be reused for toilet flushing. The development will also be designed to treat stormwater on-site to improve the water quality and reduce the flow into the existing stormwater system.
- The landscape design seeks to maximise canopy cover and planting where possible using predominantly native and local indigenous species, which addresses urban heat whilst simultaneously supporting biodiversity and resident amenity and responding to the regional character of the area. The planting also sequesters carbon.

Housing

The proposal addresses relevant strategic directions related to Housing (Clause 16) as follows:

- It will deliver much-needed housing to support the achievement of the City of Yarra's housing targets identified in Plan for Victoria, increases the provision of social housing within the municipality.
- The proposal includes 114 apartment units comprised of 70 x one-bedroom, 30 x two-bedroom, and 14 x three-bedroom apartments. The apartments are varied in size, layout, and aspect and are appropriate for different household structures. Housing is also provided that is accessible, ensuring that people with limited mobility are also provided with housing options on Site.
- It will provide a higher density housing product in an area with great access to public transport, community infrastructure, services and amenity in a location that is suited to accommodating this scale of residential built form.
- The proposed apartment mix complies with Homes Victoria's requirements which seek to respond directly to the demand for social housing within this area.
- It responds to the Site's location within an 'incremental change area' through delivering a building which respects the fine-grain subdivision pattern, neighbourhood and streetscape character of the surrounding area through specific design moves:
    - The four storey podium to Noone Street proportions and continuous north-facing balcony draw inspiration from the rhythm of traditional terrace homes, reinforcing contextual alignment.
    - While the podium width accommodates modern apartment layouts, the façade treatment and architectural articulation break up the street wall presentation, maintaining consistency with the fine-grain character of the area, where runs of attached terraces are a common occurrence.

6.2.2 Compliance with the objections and requirements of the General Residential Zone

The development proposal is consistent with the purpose of the GRZ as it delivers new social housing apartments dwellings in an architectural form that is responsive to the neighbourhood character of the area.

The following points are raised regarding compliance with other statutory requirements within the General Residential Zone (GRZ2).

- Use of the land as a 'Dwelling' does not require planning permission.
- No maximum building height is specified in Schedule 2 of the General Residential Zone and therefore this proposal is subject to a discretionary maximum height of 11m (3 storeys). The maximum building height of 17.57m exceeds this preferred maximum height identified in the GRZ.

However, the height remains appropriate for reasons outlined within this report. In summary, these include:

- The eight-storey height has been concentrated in the southwestern corner of the Site, closest to the least sensitive interfaces from a visual bulk and massing perspective.
- The design response has been carefully curated to allow for a transition in form to the lower-scale elements of the building to the four-storey Noone Street podium, and street wall condition to Rutland Street.
- The response to the sensitive interface conditions to Rutland and Noone Street has been carefully considered to ensure an appropriate design response.
- The building will not result in any unreasonably off site amenity impacts in relation to overshadowing or overlooking.

6.3 Does the proposal provide a high-quality landscaping outcome?

The proposed building typology which comprises a stacked form allows for substantial deep soil planting opportunities across the Site through to the smaller building footprint and minimisation of impervious surfaces.

The landscape response designed by Oculus proposes approximately 17% of the Site as deep soil and will deliver approximately 1000sqm of canopy tree coverage.

The planting palette seeks to draw on cues from the surrounding character of the precinct, incorporating bricks, natural stone, timber, as well as concrete and steel. These materials that are hard wearing and do not require unnecessary

amounts of maintenance and reflecting the historically rich buildings in the surrounding area to deliver a landscape design which preferences warm, human scale materials.

The proposal incorporates ample communal outdoor open space, totalling 260sqm atop the Noone Street podium. The location of this space will benefit from optimal northern aspect and daylight. It is designed as a flexible communal space for residents to enjoy. It features three raised planters with a mix of native and edible species, including a central planter with an arbour that extends the design vertically. Loose furniture allows adaptable use, enabling multiple groups to share the space simultaneously.

Front setbacks afford opportunities for deep soil planting within front gardens. The landscape design and gardens are designed to reflect and extend the dominant materials of Clifton Hill into the site and introduce fine-grain detailing to enhance sense of place and offer visual interest at the human-scale.

The laneway garden to the west encourages smaller gatherings and will be shaded by an arbour covered with climbers Trees along the property boundary provide a buffer from the VicTrack owned laneway.

7 Conclusion

This report has been prepared on behalf of Homes Victoria to accompany an application for community housing dwellings and retail premises, made under Clause 52.20 – Victoria's Big Housing Build.

The proposed building comprises a total of 114 dwellings with a mix of 1-, 2- and 3- bedroom apartments designed to respond to the needs of the local community, with all housing to be allocated to those on the Victorian Housing Register.

This report provides an assessment of the proposal against the provisions of Clause 52.20 and demonstrates that the proposal is able to comply with the relevant assessment requirements, including all applicable design requirements.

With respect to the Planning Policy Framework of the *Yarra Planning Scheme* more broadly it is found that the proposal strongly aligns with State and local policy through the provision of social housing in a strategically significant location.

Furthermore, the proposal provides a considered and environmentally sustainable design response to the opportunities presented by the Site's location, orientation and established and future built-form context.

For the reasons outlined above, the proposal is considered to further the objectives of planning in Victoria by contributing to the provision of much needed social infrastructure in the form of social housing.

Appendices

Appendix A Clause 52.20 Assessment

Appendix A Clause 52.20 Assessment

Clause 52.20 - Government Funded Housing Development

Purpose

- To facilitate the use and development of land for housing projects funded wholly or partly, by the Victorian or Commonwealth Government.
- To ensure that development does not unreasonably impact on the amenity of adjoining dwellings.

Application

This clause applies to the use or development of land that is:

- Funded wholly or partly, by the Victorian or Commonwealth Government; and
- Carried out by or on behalf of the Chief Executive Officer, Homes Victoria.

Exemption from planning scheme requirements

Any requirement of this planning scheme to obtain a permit or any provision of this planning scheme that prohibits the use or development of land, requires the use or development of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, does not apply to any use or development this clause 52.20 applies to if requirements of clause 52.20 are met.

This exemption does not apply to a requirement in clauses 44.06, 45.03, 45.07, 45.08, 51.03 or 52.02, or in any schedule to those clauses.

Use and development requirements

The use and development of land must be carried out in accordance with the plans and documents approved under this clause, to the satisfaction of the responsible authority.

The use and development of land to be carried out to the satisfaction of the responsible authority must not commence until funding under Victoria's Big Housing Build program is approved.

Consultation requirements

Before the use or development commences:

- Public consultation, and consultation with the relevant municipal council, must be undertaken.
- A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to must be prepared to the satisfaction of the responsible authority.

The requirements of clause 52.20-4 must be undertaken to the satisfaction of the responsible authority and may be varied or waived by the responsible authority.

Clause 52.20-6 – Development Standards for Dwellings and Buildings

Clause 52.20-6.1 – Infrastructure

Requirement	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas. 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 requirement

Clause 52.20-6.1 – Infrastructure Assessment

The proposed development is in a well-connected area and will be appropriately serviced. The building will be all-electric (no gas).

Clause 52.20-6.2 Street Setback

Requirement	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of either existing building on the abutting allotments facing the front street or 7 metres, whichever is the lesser.	Not Applicable
	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 7 metres, whichever is the lesser.	Not Applicable
	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not Applicable
	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 7 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be set back at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.
Variation sought			

Clause 52.20-6.2 – Street Setback Assessment

The Site is effectively an 'island' Site with no adjoining allotments. With primary frontage to Rutland Street, the Site adjoins Rutland and Noone Street to the east and north (within the General Residential Zone), Alexandra Parade East to the south (within the Transport Zone 2). The laneway that adjoins the Site to the west is under the ownership of VicTrack. As such, the discretionary street setback requirement is 4m from the front street (Rutland Street) and 2m for the front setback from a side street (Noone Street and Alexandra Parade East.

It is noted that there is space between the title boundary and existing footpath to Rutland Street and fence line associated with the development. Survey inspections have identified where the existing fence lines and utilities

associated with the existing residential block is located, which is documented as being 1.9m beyond the title boundary.

The proposed building incorporates a minimum setback from the title boundary to Rutland Street of 3.45m at ground floor and Level 1, with this increasing to 4.76m from L2 and above. The primary tower component will be setback 10.55m from Rutland Street. This setback represents a variation of approximately 0.55m and is acceptable on the basis of its capacity to provide meaningful landscaping outcomes, the prevailing front setback character of the area (with limited front setbacks to terraces and cottages creating a tight knit urban environment) and the unusual titling arrangements effectively delivering a further 1.9m setback from what is experienced as the public road reserve.

The proposed setback to Noone Street of 2.25m complies with the standard.

The proposed setback of 0.64m from Alexandra Parade East is considered acceptable on the basis of the robust nature of the Alexandra Parade East interface (being effectively a service lane adjacent) and the lack of any sensitive interfaces to the south of the Site.

Clause 52.20-6.3 – Permeability

Requirement	The site area covered by the pervious surfaces should be at least 20 percent of the site.
Variation sought	

Clause 52.20-6.3 – Permeability Assessment

Refer to the Landscape Concept Plan prepared by Oculus for further detail.

The site area comprises 3,244sqm. This excludes the area which forms part of the existing development footprint that sits outside of the formal title boundary (117sqm).

The proposal includes 572sqm of deep soil area at ground plane (17.6% of the overall site area). The proposal also includes raised planters and rain gardens to provide landscape treatment and manage stormwater. While this represents a minor variation to the requirement, it is submitted that the proposed extent of permeable surfaces will achieve an appropriate outcome with respect to stormwater management and the provision of deep soil planting and landscape opportunities.

Clause 52.20-6.4 – Safety

Requirement	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 requirement

Clause 52.20-6.4 – Safety Assessment

The proposal complies with the requirements of the standard as follows:

- All dwelling entrances are clearly legible and unobscured from internal corridors. Ground floor apartments are also provided with direct street access from Noone Street and Rutland Street.
- Expressed stairs to the north of the building provide passive surveillance to adjoining streets, the lane way to the west, and communal rooftop garden, and promotes active circulation through the building.
- Private spaces within the development are delineated from public spaces and are secure.
- Passive surveillance to the west and the linear pocket park will be provided via the habitable room windows and balconies to the western façade of the building. Visual connection is also provided through the car parking at ground plane to the west. The under croft car parking area will be appropriately lit to provide consistent lines of sight without generating unnecessary light pollution for west-facing apartments.
- The western boundary of the Site which interfaces with the VicTrack owned laneway will be fenced appropriately to manage secure access for safety purposes.

Clause 52.20-6.5 – Access

Requirement	The width of accessways or car spaces should not exceed: • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Road Zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles.

Not applicable

Clause 52.20-6.5 – Access Assessment

Clause 52.20-6.5 does not apply to an apartment development or residential building.

Clause 52.20-6.6 – Parking Location

Requirement Car parking facilities should:

- Be reasonably close and convenient to dwellings and residential buildings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Complies with the requirement

Clause 52.20-6.6 – Parking Location Assessment

The proposal complies with the standard as follows:

- Car parking for residents is provided within the under-croft car parking at ground plane, which ensures convenient access to future residents. All access to the car park is via a secure entry point at the south from Alexandra Parade East
- It will be concealed behind the building line from the Site's two primary interfaces to Noone Street and Rutland Street with open sides proving natural ventilation.
- There are no habitable room windows within 1.5m of the shared accessway to the car park, with all window sills at least 1.4m above the accessway.

Refer to the Traffic Engineer Assessment prepared by Traffix for full detail.

Clause 52.20-6.7 – Car Parking

Requirement

A minimum 0.6 car spaces should be provided to each dwelling. A minimum 1 car space should be provided to each 4 bedrooms of a residential building.
Car parking for other land uses must be to the satisfaction of the responsible authority.
Car spaces may be covered or uncovered.
If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number greater than 1.

Accessway design

Accessways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Allow vehicles parked in the last space of a dead-end accessway in public carparks to exit in a forward direction with one manoeuvre.
- Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.
- If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.
- Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more carparking spaces and is either more than 50 metres long or connects to a road in a Road Zone.
- Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

Car parking spaces

Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.

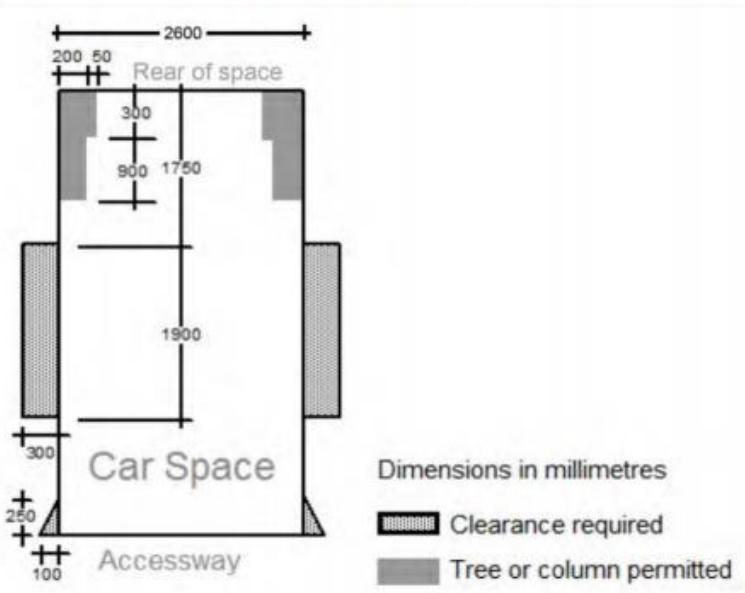
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
Parallel	3.6 metres	2.3 metres	6.7 metres
45°	3.5 metres	2.6 metres	4.9 metres
60°	4.9 metres	2.6 metres	4.9 metres
90°	6.4 metres	2.6 metres	4.9 metres
	5.8 metres	2.8 metres	4.9 metres
	5.2 metres	3.0 metres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

Table 2 Minimum dimensions of car parking spaces and accessways

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



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.
Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.
Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled carparking spaces may encroach into an accessway width specified in Table 2 by 500mm.

Gradients

Accessway grades must not be steeper than 1:10 (10 percent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheel base of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the carpark; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.
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.

Type of car park	Length of ramp	Maximum grade
Public car parks	20 metres or less	1:5 (20%)
	Longer than 20 metres	1:6 (16.7%)
Private or residential car parks	20 metres or less	1:4 (25%)
	Longer than 20 metres	1:5 (20%)

Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 percent) 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 percent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.

Mechanical parking

Mechanical parking may be used to meet the carparking standard provided:

- At least 25 percent of the mechanical carparking spaces can accommodate a vehicle height of at least 1.8 metres.
- Carparking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.
- The design and operation is to the satisfaction of the responsible authority.

Urban design

Ground level carparking, garage doors and accessways must not visually dominate public space.
Carparking 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 art works.
Design of carparks 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.

Safety

Car parking must be well lit and clearly signed.
The design of carparks must maximise natural surveillance and pedestrian visibility from adjacent buildings.
Pedestrian access to carparking areas from the street must be convenient.
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.

Landscaping

The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.
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 carparking 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.

Complies with the Requirement

Clause 52.20-6.7 – Car Parking Assessment

A full assessment of the proposed car parking and access arrangement is detailed in the Traffic Report prepared by Traffix Group.

Car parking

The proposal provides 35 car parking spaces including 6 disabled spaces for residential use within the under croft car parking at ground plane.

The statutory rate of a minimum of 0.6 car spaces provided to each dwelling when applied to the proposed 114 dwellings generates a car parking requirement of 68 spaces.

The provision of 35 car spaces does not meet the statutory requirements, and a reduction of 33 car spaces is sought.

As supported by Traffix, the proposed car parking provision aligns with the expected resident demand and is reflective of the Site's proximity to transport and services. It is regarded as appropriate for a variety of reasons, however in summary the combination of (inter alia) environmental concerns, affordability issues, access to public transport and services, the quantity of disabled or unlicensed residents, and the availability of on street parking, are all contributing factors.

Design requirements

All applicable design requirements have been met. Refer to the Traffic Report prepared by Traffix Group which provides a detailed assessment.

Urban design, safety and landscaping

The proposal complies with relevant requirements related to urban design, safety and landscaping as follows:

- The proposed ground level carparking is appropriately setback and sleeved by either built form or landscaping to have minimal visibility and impact on the public realm. This includes the linear landscaping along the Site's western boundary.
- The car parking will be appropriately signed and well lit, with passive surveillance maximised through the siting of communal open spaces and provision of clear lines of sight through the primary lobby and pedestrian entrance.
- The siting of the ground floor car parking has been designed to maximise opportunities to deep soil planting, canopy trees and permeable surfaces, with the provision of pergolas with climbing plant species delivering shade and shelter while clearly identifying secure access points.

It is noted that achieving outcomes with respect to the provision of natural light, open air design and clear sightlines would not be readily achievable by an enclosed basement car park. Moreover, basement car parking would introduce significant additional cost that would be inconsistent with the objectives of the project and Clause 52.20 to deliver high-quality new social housing at scale.

Clause 52.20-6.8 – Side and Rear Setbacks

Requirement

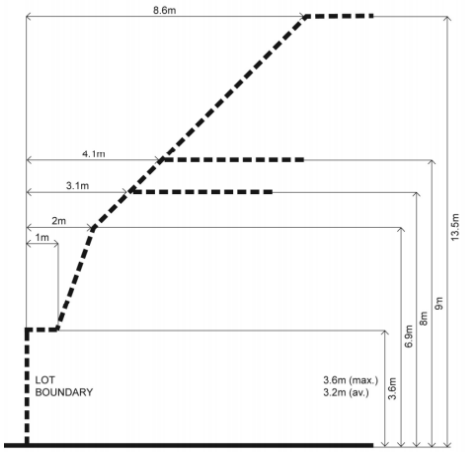
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram A1 Side and rear setbacks



Not applicable

Clause 52.20-6.8 – Side and Rear Setbacks Assessment

Clause 52.20-6.8 does not apply to an apartment development or residential building of 5 or more storeys.

Clause 52.20-6.9 – Walls on Boundaries

Requirement

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 lot should not abut the boundary:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
  - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
  - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Not applicable

Clause 52.20-6.9 – Walls on Boundaries Assessment

Not appliable – no new walls are proposed to be constructed on or within 200mm of a side or rear boundary of the Site. The nearest wall is the southern building line to Alexandra Parade, which is 490mm from the boundary at its nearest point.

Clause 52.20-6.10 – Daylight to Existing Windows

Requirement

Buildings opposite an existing habitable room window should provide for a light court to the existing window, of at least 3 square metres minimum dimension 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3m height opposite an existing habitable room window should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.

Complies

Clause 52.20-6.10 – Daylight to Existing Windows Assessment

The Site does not adjoin any land with dwellings to which this standard would typically apply.

Clause 52.20-6.11 – North Facing Windows

Requirement	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 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, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.
	Not Applicable

Clause 52.20-6.11 – North Facing Windows Assessment

There are no north facing windows located within 3 metres from the title boundary.

Clause 52.20-6.12 – Overshadowing Open Space

Requirement	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m2 with a minimum dimension of 3m, whichever is the lesser area, or the secluded open space should receive a minimum of 5 hours sunlight between 9am and 3pm at 22 September. If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.
Complies with the Requirement	

Clause 52.20-6.12 – Overshadowing Open Space Assessment

The proposal does not introduce any additional overshadowing to existing secluded private open spaces between 9am and 3pm on 22 September.

Clause 52.20-6.13 – Overlooking

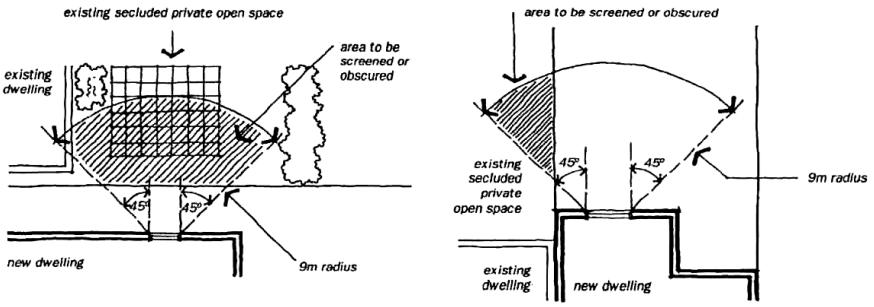
Requirement A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured ground level) of the window, balcony, terrace, deck or patio. View should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.
A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within horizontal distance of 9 metres (measured at ground level) of window, balcony, terrace, deck or patio should be either:

- Offset a minimum of1.5m from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided there are no direct views as specified in this standard.
Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed or 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 0.8m above ground level at the boundary.



Complies with the Requirement

Clause 52.20-6.13 – Overlooking Assessment

The proposal does not introduce any overlooking opportunities to existing secluded private open space or habitable room windows.

Clause 52.20-6.14 – Noise Impacts

Requirement	Noise sources such as mechanical plant, should not be located near bedrooms or immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

Complies with the Requirement

Clause 52.20-6.14 – Noise Impacts Assessment

Refer to the Acoustic Report prepared by Acoustic Logic for further detail, and the response provided at Clause 52.20-7.7 – Noise Impacts Assessment below.

Clause 52.20-6.15 – Daylight to New Windows

Requirement A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3m2 and minimum dimension of 1m, 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.

Complies with the Requirement

Clause 52.20-6.15 – Daylight to New Windows Assessment

The proposal complies with this requirement with all habitable room windows located to face an outdoor space that is clear to the sky and meets the minimum requirements.

Clause 52.20.6.16 – Private Open Space

Requirement A dwelling (other than an apartment) should have private open space consisting of:

- An area of secluded private open space with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room; or
- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or
- A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

Secluded private open space may be located in the front setback if it is no more than 30% of the street frontage.

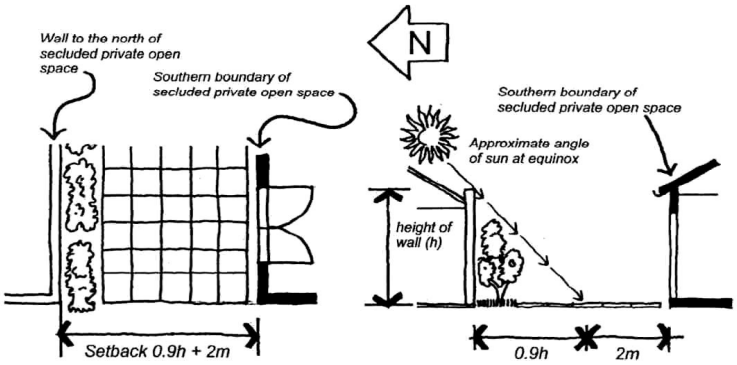
Not applicable

Clause 52.20.6.16 – Private Open Space Assessment

Not applicable – private open space for apartments is assessed at Clause 52.20-7.10

Clause 52.20-6.17 – Solar Access to Private Open Space

Requirement The private open space should be located on the north side of the dwelling, or residential building if appropriate.
The southern boundary of secluded private open space should be setback from any wall on the north of the space at least (2 +0.9h), where 'h' is the height of the wall.



Complies with the requirement

Clause 52.20-6.17 – Solar Access to Open Space Assessment

The proposed building is designed to respond to the orientation of the lot with an efficient layout of apartments. All apartments have a balcony or porch/terrace located to the external sides of the building with no apartments being solely south-facing.

Clause 52.20-6.18 – Storage

Requirement Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

Not Applicable

Clause 52.20-6.18 – Storage Assessment

Not Applicable (to apartment developments or residential buildings). Refer to Clause 52.20-7.7 in this instance.

Clause 52.20-6.19 – Front Fences

Requirement	A front fence within 3 metres of a street should not exceed a maximum height of: • 2 metres for streets in a Road Zone, Category 1, and • 1.5 metres in other streets or where secluded private open space is proposed within the front setback, the front fence may reach a height of up to 1.8 metres for not more than 30% of the length of the boundary
	Variation sought

Clause 52.20-6.19 – Front Fences Assessment

The proposal includes front fences to ground floor dwellings fronting Noone Street and Rutland Street with a maximum height of approximately 2m above NGL (comprising the brick walls separating the private open spaces of adjoining apartments) and a primary height to street of approximately 1.5m, with the fences being treated in visually permeable metal balustrading.

The fencing treatment will continue to facilitate visual connection between the ground floor apartments and the streetscape and adopts a material palette that is consistent with the heritage character of the surrounding area. Where limited encroachments above the preferred maximum fencing height are proposed, these are required to provide appropriate inter-apartment privacy outcomes while contributing to a legible residential rhythm and apartment spacing.

The proposed height of the fencing is therefore appropriate.

Clause 52.20-6.20 – Common Property

Requirement	Developments should clearly delineate public, communal, and private areas Common property, where provided, should be functional and capable of efficient management.
	Complies with the requirement

Clause 52.20-6.20 – Common Property Assessment

The proposed development includes the following communal areas: ground plane car park, entryway/circulation area from Rutland Street, the communal open space at Level 04, the pocket park and other open space areas at ground plan. All areas are clearly delineated from the private areas and will be functional and capable of efficient management.

Clause 52.20-6.21 – Site Services

Requirement	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.
	Not applicable

Clause 52.20-6.21 – Site Services Assessment

Clause 52.20-6.21 does not apply to an apartment development or residential building. Refer to clause 52.20-7.19 in this instance.

Clause 52.20-7 – Development Standards for Apartments

Clause 52.20-7.1 – Energy Efficiency

Standard B35

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the development, if practicable.
Developments should be designed so that solar access to north-facing windows is optimised.
Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.

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

Table B4 Cooling Load
Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy

Complies with the requirement

Clause 52.20-7.1 – Energy Efficiency Assessment

Refer to the Sustainability Management Plan prepared by Hip v Hype for full details.

Preliminary energy modelling has been undertaken by Hip v Hype to inform an energy efficient building envelope, hot water, heating and air conditioning systems, lighting and glazing requirements.

All individual apartments have been found to have cooling loads less than 30MJ/m2, which complies with the maximum for development is in the NatHERS climate zone 21 (Melbourne), with the exception of one apartment type (Type 1 ACC) at Level 01.

The building has a weighted-area average of NatHERS 7 Stars and meets at least NatHERS 6.5 Stars for each sole-occupancy unit.

Clause 52.20-7.2 – Communal Open Space

Requirement Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.
Communal open space should:

- Be 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.
- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities.
- Be accessible, useable and capable of efficient management.

Complies with the Requirement

Clause 52.20-7.2 – Communal Open Space Assessment

114 dwellings are proposed which triggers a requirement for 250sqm of communal open space.

The proposal provides 260sqm of primary communal open space atop the northern podium at Level 04, democratising access to the 'best' of the northern aspect and providing passive surveillance to the street and ground plane. This exceeds the minimum 250sqm requirement.

The space has been efficiently designed to be useable and maximise landscaping opportunities and is programmed to support a range of recreational needs, and for residents to gather, dine, enjoy views, and accommodate children's play.

Additional common, landscaped space is provided at ground plane to include a pocket park on the corner of Noone and Rutland Street, a laneway garden running north – south adjacent to the western perimeter of the Site, and front gardens within the front setback to Rutland Street. All of these areas will supplement the primary communal open space area located at Level 04.

Clause 52.20-7.3 – Solar Access to Communal Outdoor Open Space

Requirement 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 requirement

Clause 52.20-7.3 – Solar Access to Communal Outdoor Open Space Assessment

The primary, 260sqm area of communal outdoor open space is provided atop the Noone Street podium at Level 04, benefitting from optimal northern aspect.

Daylight access to the communal outdoor open space is not obstructed by any existing buildings adjacent to the Site which would result in overshadowing to this area, and it achieves unimpeded daylight access.

Clause 52.20-7.4 – Landscaping

Requirement 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 area specified in Table 5. Existing trees can be used to meet the canopy cover requirements of Table 5.
- Provide canopy cover through canopy trees that are:
  - Located in an area of deep soil specified in Table 6. Where deep soil cannot be provided, trees should be provided in planters specified in Table 6.
  - Consistent with the canopy diameter and height at maturity specified in Table 7.
  - 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 plant 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 pattern of the site.
- Provide a safe, attractive and functional environment for residents.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

Site Area	Canopy Cover	Deep Soil
1501 – 2500 square meters	50 square metres plus 20% of site area above 1,500 square metres	10% of site area

	Include at least 2 Type B trees or 1 Type C tree

Table 5 Canopy Cover and Deep Soil Requirements – Extract of relevant requirement

Complies with the Requirement

Clause 52.20-7.4 – Landscaping Assessment

The proposed landscaping response is detailed in Landscape Report prepared by Oculus. The proposed landscape design is driven by the aspiration to deliver a series of spaces to enhance communal living. Design queues are taken from the surrounding context and dominant materials in Clifton Hill to introduce fine-grain detailing to enhance sense of place and offer visual interest at the human-scale.

The proposal complies with the relevant landscaping requirements as follows:

- The proposal retains existing street trees and canopy trees where possible. It is noted that due to the building siting strategy the retention of all existing canopy trees on the site is not possible without resulting in an underdevelopment that would be inconsistent with the purpose of Clause 52.20 and other strategic directions.
- The proposal provides 572sqm of deep soil area - 17.6% of the overall site area - and 1,011sqm canopy coverage, with canopy trees being provided with suitable planting volumes and sited to maximise shade cover and public amenity.

	Existing Trees Retained	6
	Type A Tree	20
	Type A Tree on Podium	5
	Type B Tree	2
	Type B Tree on Podium	1

- The proposed front setbacks and street frontages provide opportunity for new landscape amenity and public realm.
- The proposal provides a series of distinct landscaped communal spaces that will be create a safe, functional and attractive environment for residents, with appropriate shading and surface treatments to create pleasant micro-climatic conditions.
- The landscaping will be suitably irrigated using alternative water sources.

The Landscape Report prepared by Oculus includes details of landscape themes, planting and material palettes, irrigation and the like.

Clause 52.20-7.5 – Integrated Water and Stormwater Management

Requirement 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 requirement

Clause 52.20-7.5 – Integrated Water and Stormwater Management Assessment

Refer to the Sustainability management Plan prepared by Hip v Hype for further detail.

The proposal incorporates a stormwater management system that will harvest rainwater from impervious areas across the Site to be stored in rainwater tanks within the ground level car park to be reused within the development.

Clause 52.20-7.6 – Building Setback

Requirement The built form of the development should respect the existing 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.

Complies with the requirement

Clause 52.20-7.6 – Building Setback Assessment

The proposed building setback arrangement has been designed to maximise the Site's capacity to deliver new social housing while proposed an attractive urban form that responds to its surrounding context and minimises amenity impacts on nearby dwellings. Specifically, this has involved adopting the following key design moves:

- Siting the primary tower component as close to the south-west corner of the Site as possible while maintaining a 20m setback from the centre of the stabling shed.
- Providing street wall conditions that address Noone Street and Rutland Street to engage the streetscape and ensuring the podium reads as a prominent 'plinth' element.
- Setting back the streetwall to retain all street trees and provide opportunities for new landscaping.

The building is oriented and designed to allow for outlook to all directions and overlooking / passive surveillance of the communal open space and open spaces at ground level, ensuring visual connection to the external environment.

The Site does not adjoin any existing residential buildings which would require consideration for off-site amenity impacts in terms of overlooking. As such, the proposal does not include any screening to habitable room windows.

Clause 52.20-7.7 – Noise Impacts

Requirement

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 6 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.

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

Table 6 Noise Influence Area
The noise influence area should be measured from the closest part of the building to the noise source.

Complies with the requirement

Clause 52.20-7.7 – Noise Impacts Assessment

The Acoustic Report prepared by Acoustic Logic identifies that the Site is within 300m of a freeway carrying an AADT >40,000 (the Eastern Freeway) and within 80m of the centre of a railway track servicing passenger trains.

The Acoustic Report provides recommendations for glazing, roof/ceiling and external wall construction to ensure that the proposal will achieve the relevant internal noise levels.

The development has also been designed to separate noise sources from habitable spaces and to minimise internal noise transmission within the Site.

Clause 52.20-7.8 – Accessibility

Requirement 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 B7.

	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 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 closets to the door opening and clear of the circulation area

Table 7 Bathroom Design

Complies with the requirement

Clause 52.20-7.8 – Accessibility Assessment

As detailed in the apartment typology diagrams prepared by Fieldwork all apartments meet or exceed the requirements of the standard.

Clause 52.20-7.9 – Building Entry and Circulation

Requirement 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 requirement

Clause 52.20-7.9 – Building Entry and Circulation Assessment

The proposal complies with the requirements of the standard as follows:

- Dwelling and building entries are easily identifiable both externally and internally, with ground floor entrances to the public realm providing a legible transition space and sense of arrival and address.
- Internal corridors and common areas have been provided with at least one source of natural light and ventilation and avoid potential entrapment spaces through the creation of clear gith lines.
- Stairwells are centrally located to promote use by residents with external views provided through the use of metal mesh external finishes.

Clause 52.20-7.10 – Private Open Space

Requirement A dwelling should have private open space consisting of:

- An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or
- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient a ccess from a living room, or
- A balcony with an area and dimensions specified in Table 8 and convenient access from a living room, or
- A roof-top area 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 balcony should provide an additional area of 1.5 square metres.

Dwelling Type	Minimum Area	Minimum Dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

Table B8 Balcony Size

Varies the requirement

Clause 52.20-7.10 – Private Open Space Assessment

Each dwelling has been provided within a minimum balcony area that exceeds the area and dimensions specified in Table 10 and convenient access from a living room. Private open space areas have taken into account the inclusion of condensers.

Clause 52.20-7.11 – Storage

Requirement 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 9.

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 9 Storage

Complies with the requirement

Clause 52.20-7.11 – Storage Assessment

All apartments with the exception of Type 1D ACC are designed to comply with full storage storage requirements through internal storage. The Type 1D ACC typologies (x 2) comply with the internal storage requirements but require external storage (2.4sqm/apartment) to meet the total requirements.

The proposal provides external storage cages at the Ground floor and Level 1 that will allow the typologies to achieve the total minimum storage volume.

Clause 52.20-7.12 – Waste and Recycling

Requirement 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 design and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.
- 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 requirement

Clause 52.20-7.12 – Waste and Recycling Assessment

Waste and recycling facilities are adequately provided, with waste consolidated and proposed to be collected from the basement by a private waste contractor.

Refer to the Waste Management Plan prepared by Traffix Group for full detail.

Clause 52.20-7.13 – Functional Layout

Requirement Bedrooms should:

- Meet the minimum internal room dimensions specified in Table 10.
- 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 10 Bedroom Dimensions

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table 11.

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 11 Living Area Dimensions

Complies with the requirement

Clause 52.20-7.13 – Functional Layout Assessment

All bedrooms and living rooms are expected to meet the requirement for minimum widths and area. Further detail will be provided as part of the formal submission.

Clause 52.20-7.14 – Room Depth

Requirement 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 requirement

Clause 52.20-7.14 – Room Depth Assessment

All single aspect bedrooms and living rooms have a room depth of no greater than 9m. Kitchens are sited furthest from the window to maximise functional space in areas with the best daylight access.

Clause 52.20-7.15 – Windows

Requirement	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 requirement

Clause 52.20-7.15 – Windows Assessment

All habitable rooms have a window in an external wall of the building.

Clause 52.20-7.16 – Natural Ventilation

Requirement	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.
	Variation sought

Clause 52.20-7.16 – Natural Ventilation Assessment

A total of 45 apartments provide cross ventilation breeze paths, equating to 39.5% of the total number of apartments or one apartment less than the requirement of the standard.

Given the limited extent of the variation sought it is submitted that this represents an appropriate and acceptable outcome that does not compromise the energy efficiency or internal amenity of the proposed apartments.

Clause 52.20-7.17 – Integration with the Street

Requirement	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be orientated to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.
	Complies with the requirement

Clause 52.20-7.17 – Integration with the Street Assessment

The development has been designed in the round to each of its interfaces, particularly the primary interfaces to Rutland and Noone Street.
Appropriate consideration of the western and southern interfaces with respect to acoustics has also occurred.
Reer to the Design Report prepared by Fieldwork and the Planning Report for further discussion.

Clause 52.20-7.18 Access

Requirement	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. Development must provide access for service, emergency and delivery vehicles.
	Complies with the requirement

Clause 52.20-7.18 Access Assessment

A single vehicle crossover to the ground level car parking is provided via Alexandra Parade East which will also provide access for service, emergency and delivery vehicles. Separated pedestrian and cyclist access is provided from Rutland Street and Noone Street.

The development does not propose to remove any on-street parking spaces and provides for the full retention of street trees.

Refer to the Traffic Report prepared by Traffix for full detail.

Clause 52.20-7.19 Site Services

Requirement	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, weather-protected, located for convenient access and integrated into the overall design of the development.
	Complies with the requirement

Clause 52.20-7.19 Site Services Assessment

Services have been located and designed as an integrated component of the building and landscape. The substation is located to the southern side of the Site and has been incorporated within the building. This leaves all street frontages unimpeded by large services structures.

Mailboxes are located within the building's entry area from Rutland Street for convenient access by residents and Australia Post.

Clause 52.20-7.20 External walls and materials

Requirement	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 requirement	

Clause 52.20-7.20 External walls and materials Assessment

The plans provide detail of the external walls and materials through elevations, renders and materials schedule. The proposed materials including brick and lightweight cladding are robust, of high quality and will age gracefully over time. External wall design will allow for safe and convenient access for maintenance when required.

Clause 52.20-7.21 Wind impacts

Requirement Development of five or more storeys should:

- not cause unsafe wind conditions specified in Table 15 in public land, publicly accessible areas on private land, private open space and communal open space; and
- achieve comfortable wind conditions specified in Table 15 in public land and publicly accessible areas on private land within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater.

Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements. Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.

Table 15 Wind conditions

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.

Complies with the requirement

Clause 52.20-7.21 Wind impacts Assessment

The design response has been informed by advice provided by Windtech.

This advice included a series of recommended wind mitigation measures – all of which has been included – that are design to ensure that the development will not create unacceptable wind conditions and will achieve the relevant comfort criterion.

Clause 52.20-8 – Native Vegetation Requirements

Clause 52.20-8 – Native Vegetation

Requirement	Before the removal, destruction or lopping of native vegetation outside the levy area: • Information about the native vegetation in accordance with the application requirements 1, 5 and 9 in Table 4 of the Guidelines for removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, December 2017) must be provided to the satisfaction of the Secretary to the Department Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). • The biodiversity impacts from the native vegetation must be offset in accordance with the Guidelines for removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, December 2017). • Evidence that the required offset has been secured must be provided to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning. The Secretary to the Department Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987) may vary the timing of the offset requirement if the Secretary considers there are exceptional circumstances to warrant the variation. The secured offset for a project may be reconciled at the completion of a project in accordance with the Assessor's handbook – Applications to remove, destroy or lop native vegetation (Department of Environment, Land, Water and Planning, October 2018) to the satisfaction of Secretary to the Department Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). Before the removal, destruction or lopping of native vegetation inside the levy area, information about the native vegetation in accordance with the application requirements 1 and 5 in Table 4 of the Guidelines for removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, December 2017) must be provided to the satisfaction of the Secretary to the Department Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). The requirements of this clause may be satisfied for separate components or stages of a development. However, each requirement must be satisfied prior to the removal, destruction or lopping of native vegetation for that component or stage. In this clause, levy area has the same meaning as in the Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020.

Not applicable

Clause 52.20-8 – Native Vegetation Assessment

Not applicable – no native vegetation is proposed to be removed.

Traffix Group

Traffic Engineering Assessment

Proposed Social Housing Development

11, 21 & 23 Rutland Street & 77 Noone Street, Clifton Hill

Prepared for
Homes Victoria

January 2026

G37132R-01B

Level 28, 459 Collins St
MELBOURNE VIC 3000

Office 38, L4/60 Moorabool St
GEELONG VIC 3220

Traffix Group Pty Ltd
ABN: 32 100 481 570

T: 03 9822 2888
traffixgroup.com.au

Document Control

Our Reference: G37132R-01B

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	12/12/2025	R. Lokugalappaththy	M. Woollard *(RPE No. 9774)*
B	Revised Draft	19/01/2026	R. Lokugalappaththy	M. Woollard *(RPE No. 9774)*

AS/NZS ISO 45001-2018 Occupational Health & Safety Management Systems
AS/NZS ISO 14001 Environmental Management Systems
AS/NZS ISO 9001-2016 Quality Management Systems

COPYRIGHT: The ideas and material contained in this document are the property of Traffix Group (Traffix Group Pty Ltd – ABN 32 100 481 570). Use or copying of this document in whole or in part without the written permission of Traffix Group constitutes an infringement of copyright.

LIMITATION: This report has been prepared on behalf of and for the exclusive use of Traffix Group's client and is subject to and issued in connection with the provisions of the agreement between Traffix Group and its client. Traffix Group accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

Table of Contents

1. Introduction 5

2. Proposal 5

3. Existing Conditions 6

3.1. Subject Site 6

3.2. Transport Network 10
3.2.1. Road Network 10
3.2.2. Car Parking Conditions 12

3.3. Alternative Transport Modes 14
3.3.1. Public Transport 14
3.3.2. Bicycle Infrastructure 16
3.3.3. Walking 18

4. Traffic Engineering Assessment 19

4.1. Statutory Car Parking Assessment 19
4.1.1. Appropriateness of Providing Fewer Car Spaces than the Demand Assessment 20

4.2. Bicycle Parking Provision 22

4.3. Review of Carpark Layout and Vehicle Access Arrangements 23

4.4. Loading and Waste Collection Arrangements 23
4.4.1. Loading 23
4.4.2. Waste Collection 23

4.5. Traffic Impact Assessment 24

5. Conclusions 25

List of Figures

Figure 1: Locality Plan (Source: Melway) 7
Figure 2: Aerial Photograph (Source: Nearmap) 7
Figure 3: Subject Site (view north-west from Alexandra Parade E) 8
Figure 4: Subject Site (view south-west from Noone Street) 8
Figure 5: Land Use Zoning Map (Source: Planning Schemes Online) 9
Figure 6: Noone Street – view east 11
Figure 7: Noone Street – view west 11
Figure 8: Rutland Street – view north 11
Figure 9: Rutland Street – view south 11
Figure 10: Alexandra Parade E – view east 11
Figure 11: Alexandra Parade E – view west 11
Figure 12: Alexandra Parade E (ROW) – view north 12
Figure 13: : Alexandra Parade E (ROW) – view south 12
Figure 14: Parking Survey Inventory (Source: Melway) 13
Figure 15: Profile of On-Street Parking Demand 14
Figure 16: Public transport map (Source: PTV) 15
Figure 17: Principal Public Transport Network Area (Source: Vicplan) 16
Figure 18: Sustainable Transport Infrastructure (Source: Yarra City Council) 17
Figure 19: Map of 20-minute walking distance (Source: Targomo.com) 18

List of Tables

Table 1: Development Summary 5
Table 2: Subject Site Description 6
Table 3: Local Road Network 10
Table 4: Summary of Public Transport Services 15
Table 5: Statutory Car Parking Assessment –Clause 52.20-6.7 19
Table 6: Statutory Bicycle Parking Assessment - Clause 52.34 23

List of Appendices

Appendix A **Development Plans**

Appendix B **Car Parking Survey Results**

Appendix C **Car Parking and Access Arrangements Review**

Appendix D **Swept Path Diagrams**

1. Introduction

Traffix Group has been engaged by Homes Victoria to undertake a traffic engineering assessment for a proposed social housing development at 11, 21 & 23 Rutland Street & 77 Noone Street, Clifton Hill.

This report provides a detailed traffic engineering assessment of the parking and traffic issues associated with the proposed development. This application is to be assessed under Clause 52.20 of the Yarra Planning Scheme as a Government Funded Housing Development.

2. Proposal

The proposal is for an eight storey social housing development being pursued through the Clause 52.20 Government Funded Housing Development pathway.

The proposal is as set out in the following table. A copy of the development plans prepared by Fieldwork are attached at Appendix A.

Table 1: Development Summary

Characteristics	**Description**		
Uses	**Size/No.**	**Car Parking**	**Notes**
Dwellings: One-bedroom Apt. Two-bedroom Apt. Three-bedroom Apt.	114 Apt. 70 30 14	35 car spaces	0.3 car spaces per apartment Located within the ground level carpark
Bicycle Parking Provision	95 bicycle spaces		
Other	**Notes**		
Vehicle Access	Dual width crossover on Alexandra Parade East along the site's southern boundary.		
Change to On-Street Parking	None		
Loading Provision	Infrequent loading and occasional larger furniture removalist trucks can utilise on-street car spaces in the vicinity of the site.		
Waste Collection	Waste collection will be undertaken on-site within the carpark via private contractor as per Waste Management Plan.		

3. Existing Conditions

3.1. Subject Site

The subject site is 11, 21 & 23 Rutland Street & 77 Noone Street, Clifton Hill. The table below summarises the key characteristics of the subject site.

Table 2: Subject Site Description

Characteristic	Description
Address	11, 21 & 23 Rutland Street & 77 Noone Street, Clifton Hill
Area	3,244m^2
Frontages	80m to Rutland Street 42m to Alexandra Parade E along southern boundary 42m to Noone St 80m to Laneway along western boundary
Zoning	General Residential – GRZ2
Current use of site	Existing social housing development
Car parking and loading provision	Car parking and loading utilise on-street car spaces in the vicinity of the site.
Vehicle access	N/A
On-street parking along site frontage	2 x unrestricted parking spaces along Alexandra Parade E 20 x 'P 90 degree angle' parking spaces along Rutland Street 6 x '4P 7am-7pm Mon-Fri' parking spaces along Noone Street

A locality plan, aerial photograph, photograph of the site's frontages and the land use zoning map are provided at Figure 1to Figure 5, respectively.

Significant nearby land uses include:

- **Keele Street Children's Centre** located 500m south-west of the site.
- **Victoria Park** located 600m south of the site.
- **Gold Street Children's Centre** located 750m south-west of the site.
- **Clifton Hill Primary School** located 750m north-west of the site.
- **Victoria Park Railway Station** located 800m south of the site.
- **Woolworths Metro Abbotsford** located 900m south of the site.
- **Clifton Hill Railway Station** located 900m north of the site.

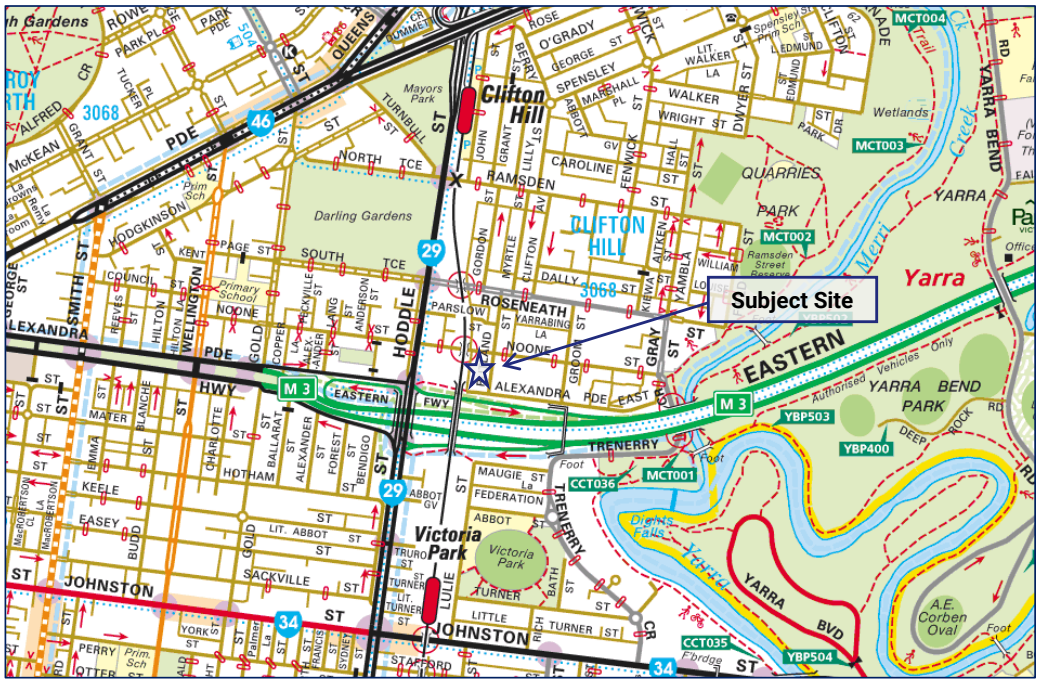


Figure 1: Locality Plan (Source: Melway)



Figure 2: Aerial Photograph (Source: Nearmap)



Figure 3: Subject Site (view north-west from Alexandra Parade E)



Figure 4: Subject Site (view south-west from Noone Street)

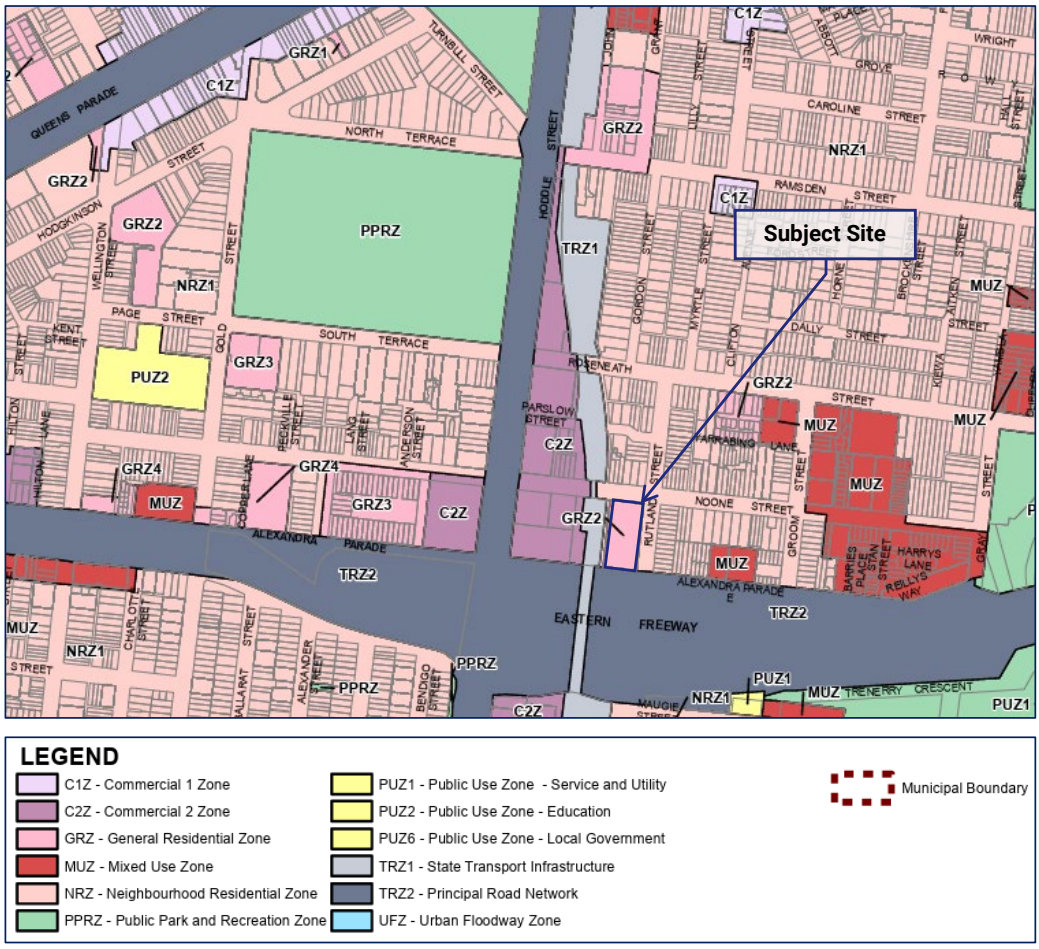


Figure 5: Land Use Zoning Map (Source: Planning Schemes Online)

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	Classif-ication	Transport Zone	Configuration	Speed Limit	On-Street Parking
Noone Street	Council	Local Road	No	15.0m carriageway One traffic lane in each direction Kerbside parallel parking provided on southern side Kerbside angled parking provided on northern side	50km/h (Default)	'P 60 degree angle' parking on northern side Unrestricted spaces on southern side prior to subject site '4P 7am-7pm Mon-Fri' parking on southern side along subject site frontage
Rutland Street	Council	Local Road	No	13.5m carriageway One traffic lane in each direction Kerbside parallel parking provided on eastern side Kerbside angled parking provided on western side	50km/h (Default)	Unrestricted spaces on eastern side 'P 90 degree angle' parking on western side along subject site frontage
Alexandra Parade E (south)	Council	Local Road	No	7.0m carriageway prior to subject site which narrows to 4.8m adjacent to site frontage	50 km/h (Default)	Unrestricted space on northern side No stopping restrictions along southern side
Alexandra Parade E (Laneway)	Council	Local Road	No	4.3m carriageway	50 km/h (Default)	N/A



Figure 6: Noone Street – view east



Figure 7: Noone Street – view west



Figure 8: Rutland Street – view north



Figure 9: Rutland Street – view south



Figure 10: Alexandra Parade E – view east



Figure 11: Alexandra Parade E – view west



Figure 12: Alexandra Parade E (ROW) – view north



Figure 13: : Alexandra Parade E (ROW) – view south

3.2.2. Car Parking Conditions

Traffix Group has completed parking surveys of on-street parking in the vicinity of the subject site. The purpose of the surveys was to assess the supply, management and demand for public parking resources in the nearby area. The surveys were completed at hourly intervals between the following times:

- 2pm to 4pm on Thursday 20th November, 2025

The detailed parking survey is presented at Appendix B.

The survey area is presented in the figure below, which comprises an area of approximately 200m around the subject site.

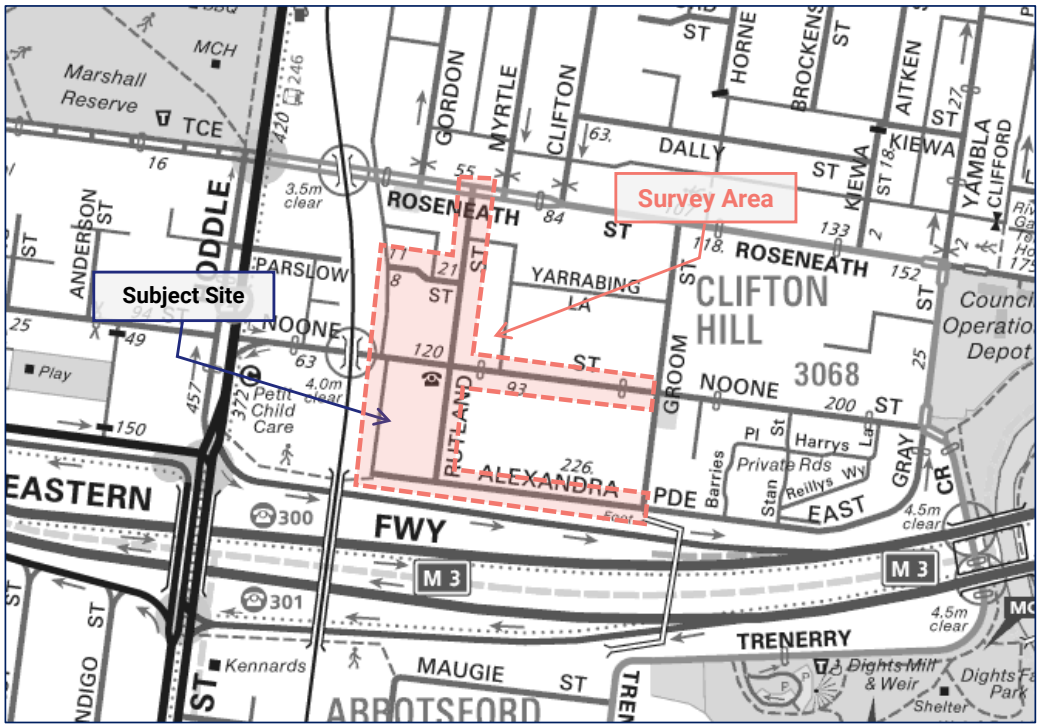


Figure 14: Parking Survey Inventory (Source: Melway)

The car parking surveys identified between 163 car spaces available for use by the general public in the nearby area[1]. Car Parking was generally a mixture of unrestricted, restricted long term (4P) and Permit Zone parking.

[1] Includes all car spaces available to the general public, excluding those subject to 'No Stopping', 'Loading Zone', 'Clearway' and 'Bus Zone' restrictions during the relevant enforcement period.

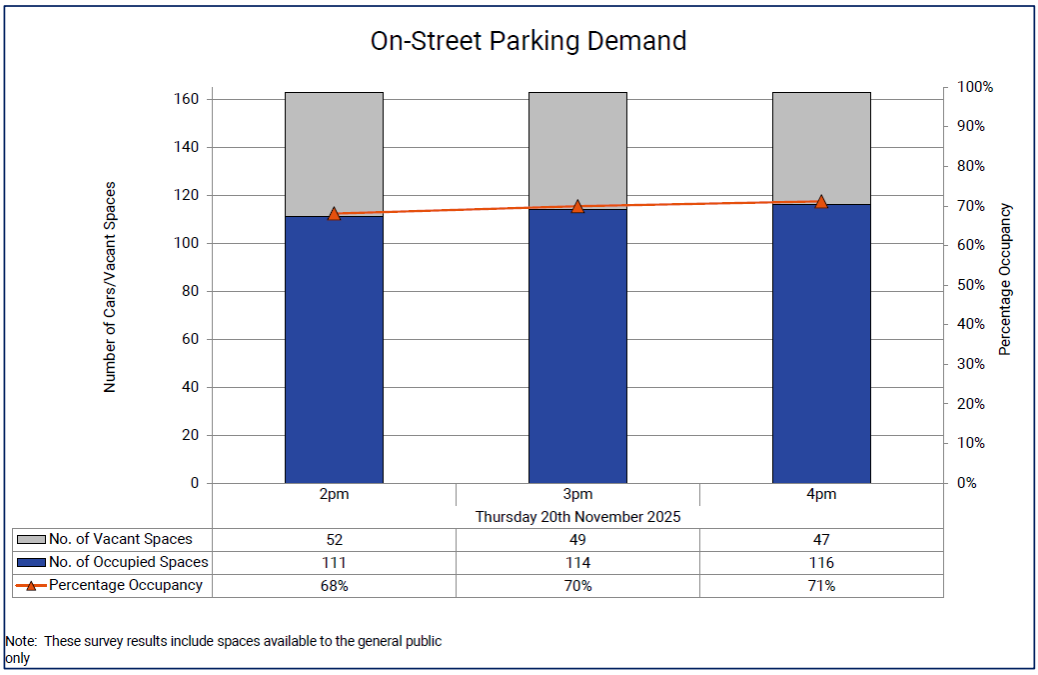


Figure 15: Profile of On-Street Parking Demand

Overall demand for on-street parking was moderate over the surveyed period. A minimum of 47 vacant spaces were recorded over the survey period (71% occupancy), which occurred at 4pm on Thursday 20th November, 2025.

It is evident from our car parking observations, including the filed inspection described above as well as review of aerial photography that the car parking along the site's frontage to Rutland Road is currently being used by occupiers of the housing development on the subject land under existing conditions. During the time of the surveys, there spaces were in moderate demand when between 11-14 of the 20 spaces were occupied. Through review of aerial photography this appears to be representative of the general demand for these spaces.

3.3. Alternative Transport Modes

3.3.1. Public Transport

The site is well served by public transport services, with train, tram and bus services available. The site is located within the Principal Public Transport Network area (PPTN).

A summary and map of the public transport services provided are provided below. The PPTN network map is also provided below.

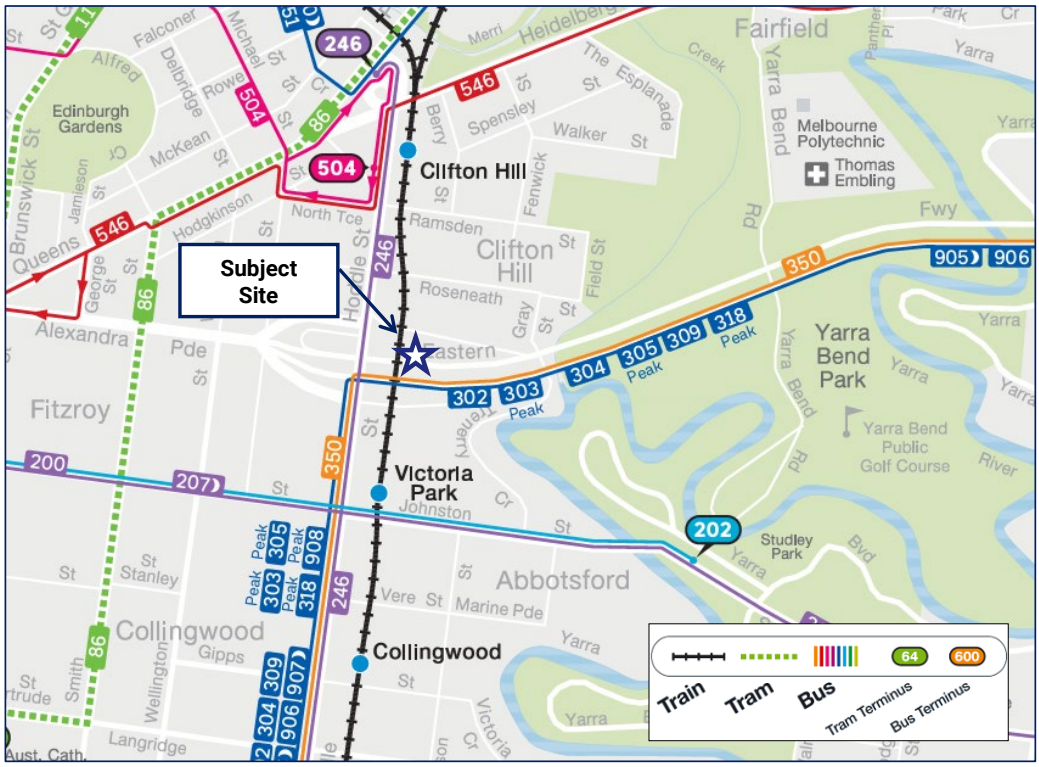


Figure 16: Public transport map (Source: PTV)

Table 4: Summary of Public Transport Services

Service	Between	Via
Victoria Park Railway Station & Clifton Hill Railway Station	Hurstbridge & Mernda Lines	Greensborough, Heidelberg, Richmond & CBD
Bus Route 246	Elsternwick & Clifton Hill	St Kilda
Bus Route 350	City & La Trobe University	Eastern Freeway
Bus Route 302	City & Box Hill Station	Belmore Road & Eastern Freeway
Bus Route 303	Ringwood North & City	Queen Street
Bus Route 304	City & Doncaster Shopping Centre	Belmore Road & Eastern Freeway
Bus Route 305	City & The Pines Shopping Centre	Eastern Freeway & George Street

Bus Route 309	City & The Pines Shopping Centre	Eastern Freeway & Reynolds Road
Bus Route 318	City & Deep Creek	Eastern Freeway
Bus Route 906	City & Warrandyte	Eastern Freeway & The Pines Shopping Centre



Figure 17: 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 Yarra City Council Travel Smart Map, as shown in Figure 18.

The Capital City Trail is located a short distance to the east of the site, providing access to the city and to many nearby destinations as well as connecting to other cycling paths.



Figure 18: Sustainable Transport Infrastructure (Source: Yarra City Council)

3.3.3. Walking

The site is highly walkable, with many everyday services located within walking distance of the site. Figure 19 below indicates the area that is within a 20-minute walk of the site.

The following significant uses are within this 20-minute walk:

- Keele Street Children's Centre
- Victoria Park
- Gold Street Children's Centre
- Clifton Hill Primary School
- Victoria Park Railway Station
- Woolworths Metro Abbotsford
- Clifton Hill Railway Station

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.

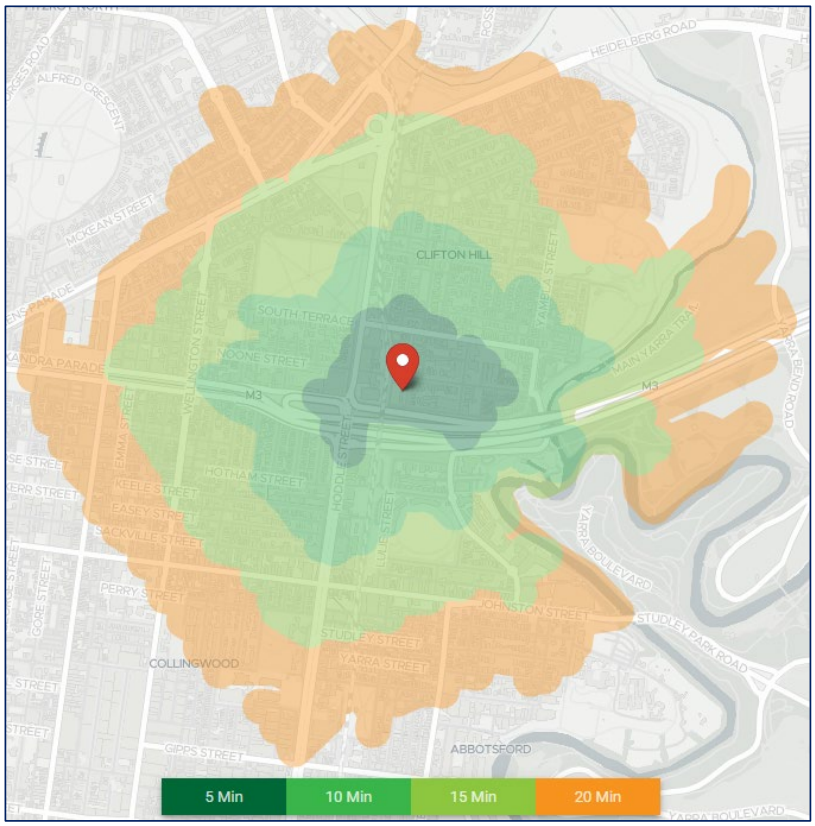


Figure 19: Map of 20-minute walking distance (Source: Targomo.com)

4. Traffic Engineering Assessment

4.1. Statutory Car Parking Assessment

The proposed development is being assessed through the Government Funded Housing Development pathway under Clause 52.20 of the Yarra Planning Scheme. Clause 52.20-6.7 sets out the requirements for the provision of car parking, which states the following:

> *A minimum 0.6 car spaces should be provided to each dwelling. A minimum 1 car space should be provided to each 4 bedrooms of a residential building.*
>
> *Car parking for other land uses must be to the satisfaction of the Minister for Planning.*
>
> *Car spaces may be covered or uncovered.*
>
> *If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number greater than 1.*

The following table sets out the car parking requirements for the proposed development.

Table 5: Statutory Car Parking Assessment –Clause 52.20-6.7

Use	No.	Statutory Parking Rate (Clause 52.20-6.7)	Parking Requirement(1)	Parking Provision	Shortfall / Surplus
One-Bedroom Apt.	70	0.6 car spaces to each dwelling	68	35	- 33
Two-Bedroom Apt.	30				
Three-Bedroom Apt.	14				
TOTAL	**114**		**68**	**35**	**- 33**

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.

The provision of 35 car spaces does not meet the statutory requirements, and a reduction of 33 car spaces is sought by the application. It is noted that the statutory parking rate of Clause 52.20 is discretionary, and can be varied by the Responsible Authority.

Disabled Parking

Clause 52.06-9 states that:

> *The car parking requirement specified in Table 1 includes disabled car parking spaces. The proportion of spaces to be allocated as disabled spaces must be in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia.*

Disabled car parking is not required for residential developments under the Planning Scheme or the National Construction Code (NCC). However, in this case the proposal includes 6 x accessible car spaces to provide accessible car parking to the accessible apartments.

4.1.1. Appropriateness of Providing Fewer Car Spaces than the Demand Assessment

If the number of car spaces is not met on-site, the second step is to consider whether it is appropriate to allow fewer spaces to be provided than the number generated under the statutory requirements.

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.

The proposed development provides a total of 35 car spaces for 114 apartments, at a rate of 0.3 car spaces per apartment. This represents approximately half of the statutory requirements set out under Clause 52.20-6.7 and results in a statutory shortfall of 33 car spaces.

We are satisfied that the provision of this number of dwellings without car parking is appropriate. Car ownership is influenced by a number of factors and that many households do not own a car for a range of reasons. While the reasons may vary from household to household, they are likely to include one or more of the following:

- environmental concerns – some residents may actively minimise their car usage for environmental reasons, preferring to use more sustainable transport modes to meet their daily travel needs.
- affordability issues – some residents may not be able to afford to own, insure, register and maintain a car, or may not travel sufficient distances over the year to make car ownership worthwhile,
- public transport and service access – residents may live within close proximity to daily services such as shops, banks, activity centres etc, and can conveniently access these by public transport or via non car-based modes (walking, cycling, etc),
- public transport and employment/study access – residents may have convenient access (via public transport, bicycle, or walking) to their place of work, study, recreation, etc, and
- disability or unlicensed – some residents may be unable to drive due to disability, age or being unlicensed, and therefore are more reliant on alternative transport modes.

We consider that residents without a car space will not be in a position of transport disadvantage due to the following factors:

Existing Car Parking Deficiency

The subject site is currently occupied by an existing social housing development accommodating 30 residents with no car parking provided on-site. Applying the statutory car parking rate for 0.6 car spaces per dwelling as detailed in Clause 52.20-6.7 of the Planning Scheme results in a requirement for 18 car spaces. Accordingly, the existing development would have generated a statutory car parking overflow of 18 car spaces.

Availability of On-Street Car Parking

The 20 x 90 degree on-street car spaces located along the site's frontage to Rutland Street will continue to be available for residents of this site. Based on our review of demand for these spaces, it appears that the spaces are used by residents of the current development on the site. It is assumed that this will continue under post-development conditions.

Accordingly, if residents of this development wish to maintain a car, but do not have an on-site car space, these spaces can be readily used by residents of the development.

There is not strong competition for these car spaces, as the prevailing land use surrounding the site is residential, without a strong demand for long-term staff car parking or railway station car parking etc.

Accordingly, it can be expected that these spaces will be available for residents of the development.

Bicycle Parking Provision

As set out in Section 4.2, there is a surplus of bicycle parking available within the development for residents. The provision of bicycle parking reflects the following:

- 1 bicycle space per 5 apartments, for dwellings with a car space, consistent with the rate required by the Planning Scheme, and
- 1 bicycle space per apartment, for apartments without the provision of a car space.

Accordingly, all apartments will have access to a bicycle space or a car space, and will therefore not be at a transport disadvantage.

The provision of bicycle parking will allow residents of the development to make use of the existing bicycle paths which surround the site, including the Capital City Trail which lies to the east.

Access to Public Transport

The site has access to public transport services including being located within walking distance of Clifton Hill and Victoria Park Railway Stations, and a high number of bus routes which operate along Hoddle Street. A number of these bus services including services to the Melbourne CBD.

Summary

Based on the above, we are satisfied that the provision of car parking for the development is appropriate on the basis that:

- This site is appropriate to provide for dwellings without car parking,
- The availability of long-term on-street car parking can support residents with a car, but no on-street car space. This would be consistent with the current use of the car parking located along the site's frontage to Rutland Street,
- There is an overprovision of bicycle parking for residents,
- The site has access to bicycle routes within close proximity to the site, including the Capital City Trail, and
- The site has access to a number of public transport routes, including fixed rail.

4.2. 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 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
		Residents or Employees	Visitors or Customers	
Apartments	114	1 space to each 5 dwellings	1 space to each 10 dwellings	23 resident 11 visitor **34 total**

Based on the above, the provision of 95 bicycle spaces within the development provides an abundance of bicycle parking, suitable to support the lower provision of car parking for the site. The bicycle parking is designed in accordance with the requirements of Clause 52.34 of the Planning Scheme and the requirements of the Australian Standards.

4.3. 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 52.20-6.7 (Car Parking).
- AS2890.1-2004 – Part 1: Off-Street Car Parking (where relevant), and
- AS2890.6-2022 – Part 6: Off-Street Car Parking for People with Disabilities.

An assessment against the relevant design standards of the Planning Scheme and Australian Standards (where relevant) is provided at Appendix C.

4.4. 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.*

4.4.1. Loading

The proposal does not include an on-site loading bay. All loading activities will occur on-street. Loading activities associated with furniture movers/removalists when residents move in/out are anticipated to occur can readily occur on-street.

4.4.2. Waste Collection

A Waste Management Plan has been prepared by our office (dated December, 2025), which sets out that waste collection is to occur within the ground level carpark. This is suitable from a traffic engineering perspective and will be appropriately accommodated within the land. Swept path diagrams demonstrating access to the carpark is attached at Appendix D.

4.5. Traffic Impact Assessment

The development will generate traffic at a rate of approximately 3 vehicles movements per apartment with a car space per day, with approximately 10% of these movements occurring within the peak hour. i.e. the site is likely to generate in the order of 105 vehicle movements per day, with 11 movements occurring within the peak hour.

In addition to the above, the car spaces located along the site's frontage will likely generate vehicle movements associated with the development. These movements do not represent new movements on the network, as these spaces currently generate vehicle movements associated with this site.

The level of traffic generated by the development is relatively low and will not have a detrimental impact on the safety and operation of the nearby road network.

5. Conclusions

Having undertaken a detailed traffic engineering assessment of the proposed social housing development at 11, 21 & 23 Rutland Street & 77 Noone Street, Clifton Hill, we are of the opinion that:

a) the proposed development has a statutory car parking requirement of 68 car spaces under Clause 52.20-6.7. As 35 car spaces are provided on the site, a car parking reduction of 33 car spaces is required,

b) we are satisfied that the provision of 35 car spaces at a rate of 0.3 car spaces per apartment is appropriate on the basis that:

   i) This site is appropriate to provide for dwellings without car parking,

   ii) The availability of long-term on-street car parking can support residents with a car, but no on-street car space. This would be consistent with the current use of the car parking located along the site's frontage to Rutland Street,

   iii) There is an overprovision of bicycle parking for residents,

   iv) The site has access to bicycle routes within close proximity to the site, including the Capital City Trail, and

   v) The site has access to a number of public transport routes, including fixed rail.

c) the proposed parking layout and vehicle access arrangements accord with the requirements of the Planning Scheme, Australian Standards (where relevant) and current practice,

d) bicycle parking is provided in excess of the requirements of Clause 52.34 of the Planning Scheme and the design of the parking accords with the design requirements of the Planning Scheme and AS2890.3-2015,

e) the level of traffic generated by the proposal can be accommodated without any adverse impacts to the operation of the local road network,

f) loading for the development will be accommodated on-street along the site's frontage. Given the size of the development, this is an appropriate and a dedicated loading bay is not warranted,

g) waste collection will be undertaken via a private contractor from the on-site carpark, and

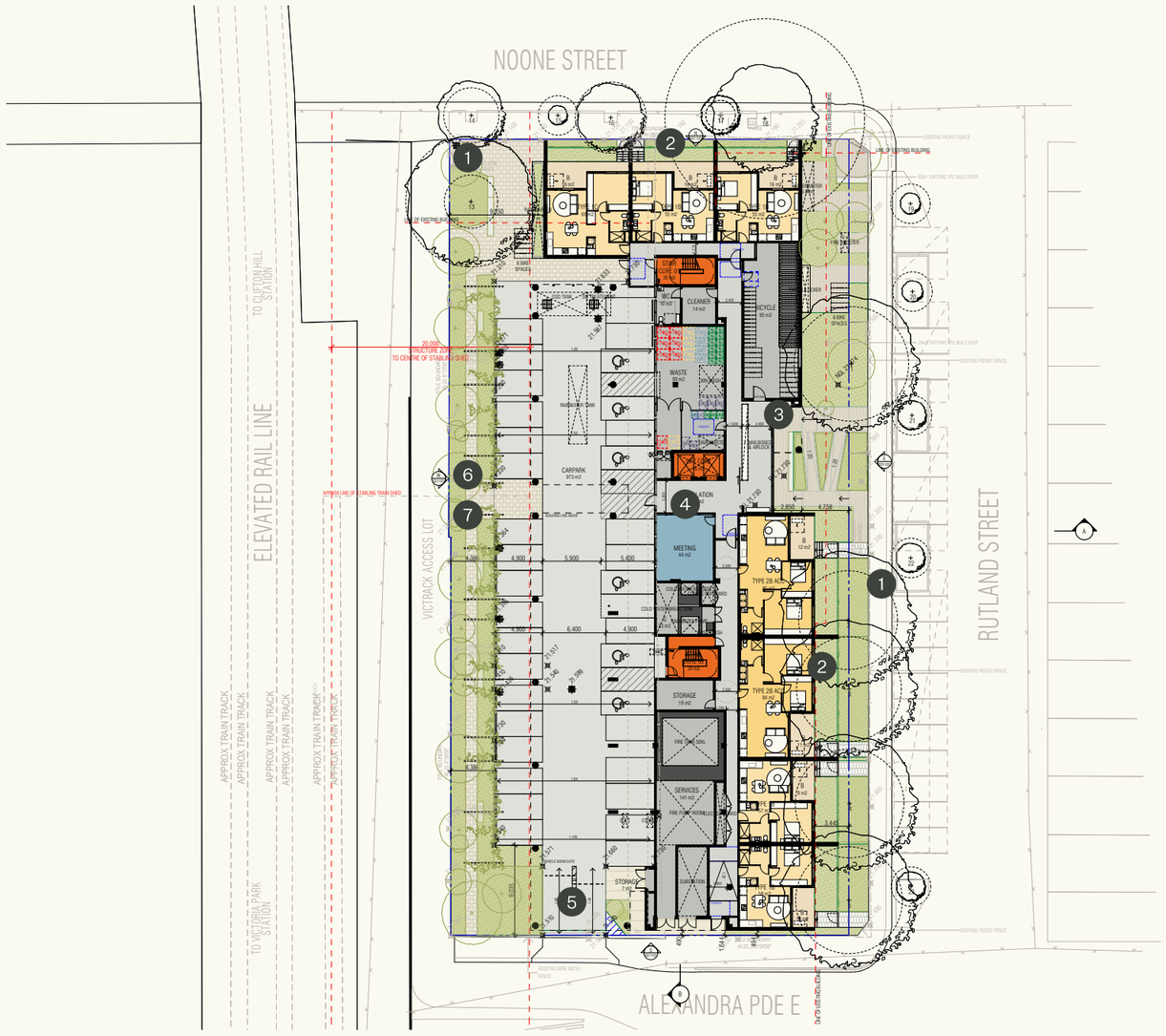
h) there are no traffic engineering reasons why a planning permit for the proposed social housing development at 11, 21 & 23 Rutland Street & 77 Noone Street, Clifton Hill should be refused, subject to appropriate conditions.

Appendix A

Development Plans

5. Design Strategy

d. Key Plan Features: Proposed Ground



1. All trees trees have been retained along the northern and eastern edges of the site, softening the interface between the building and the public realm.

2. Residential apartments to the north and east of the ground floor are setback from street edges and buffered by landscaping, enhancing privacy.

3. At ground, the north-eastern corner programmatically embraces the street, with the bike store and eastern entry positioned to soften the building's edge and to create opportunities for moments of connection and passive surveillance.

4. The sleeving of the core and services between the carpark and ground floor homes efficiently creates separation between the public spaces and private dwellings, while allowing for minimum services areas to street frontages.

5. The southern entrance of the ground floor, open air car park allows for the northern and eastern facades to be undisrupted at ground level, allowing for greater activation along the prominent public edges of the building.

6. Landscaping to the north-western edge of the building and along the lane way interface activates the ground plane and providing a buffer between the open-air car park at ground and the street.

7. CPTED principles to maximise visibility along the car park/lane way ground-floor interface have been employed, with landscaping reinforcing the separation between public and private programme without harsh boundaries.

Appendix B

Car Parking Survey Results

Appendix C

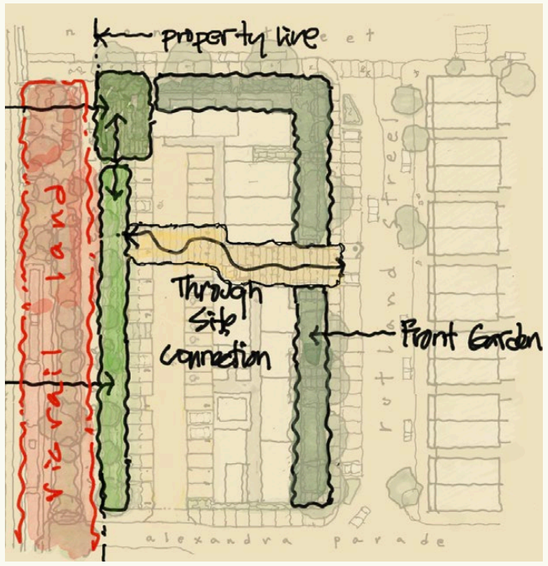
Car Parking and Access Arrangements Review

Appendix D

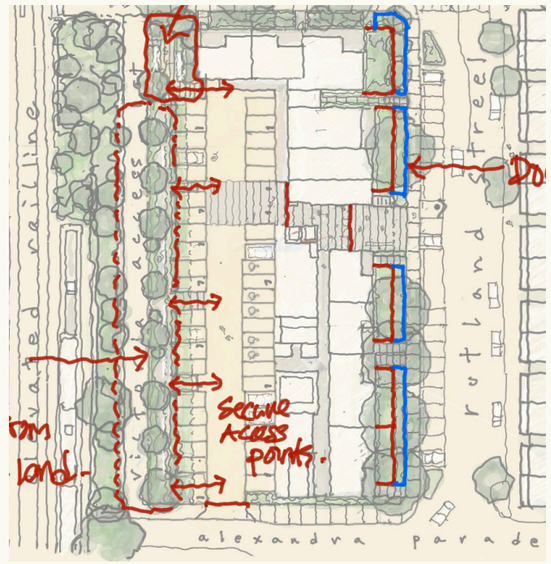
Swept Path Diagrams

5. Design Strategy

c. Landscape Strategy: Concept







Distinct Spaces

The landscape weaves the site together by providing distinct public, communal residential, and private open spaces. These spaces are unique but still speak to the context,architecture and each other through materiality and suitable planting palettes.

Human Scale and Comfort

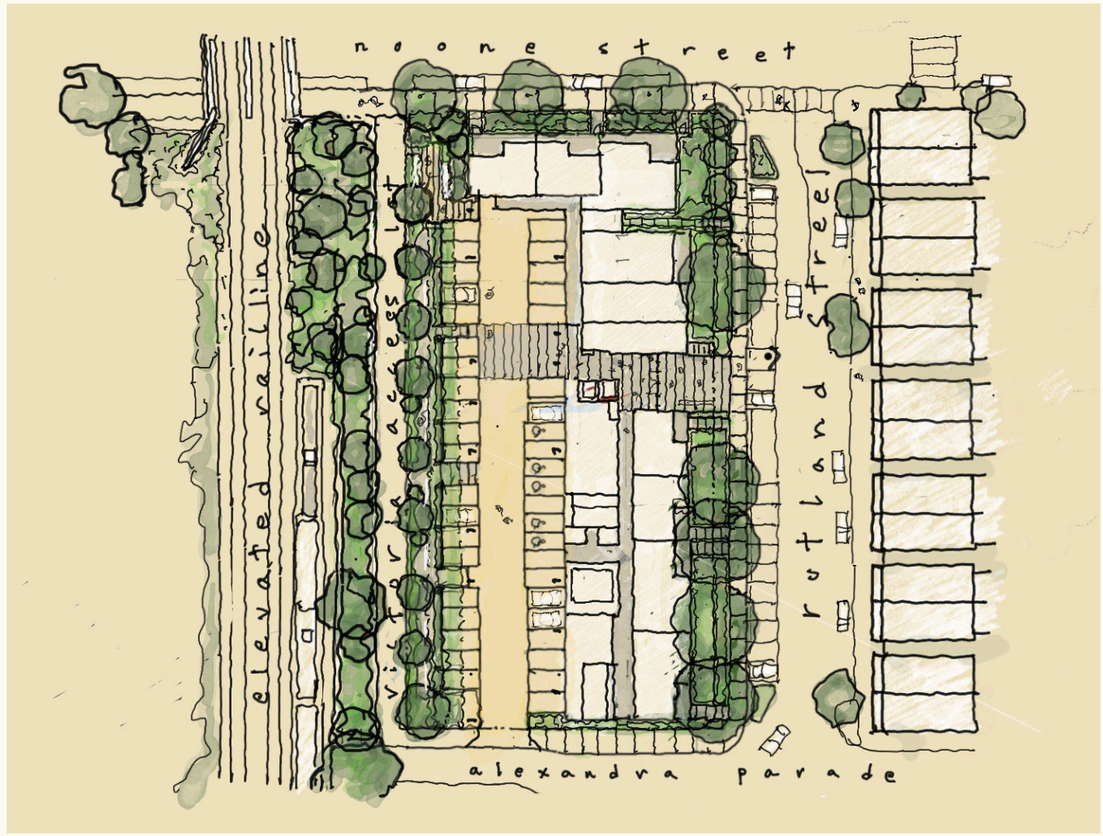
The design respects the domestic nature of this place and thinks about ways the landscape contributes to comfort, joy, play and feelings of home. Seating, shade, and shelter are integrated to ensure year-round usability and comfort.

Connectivity

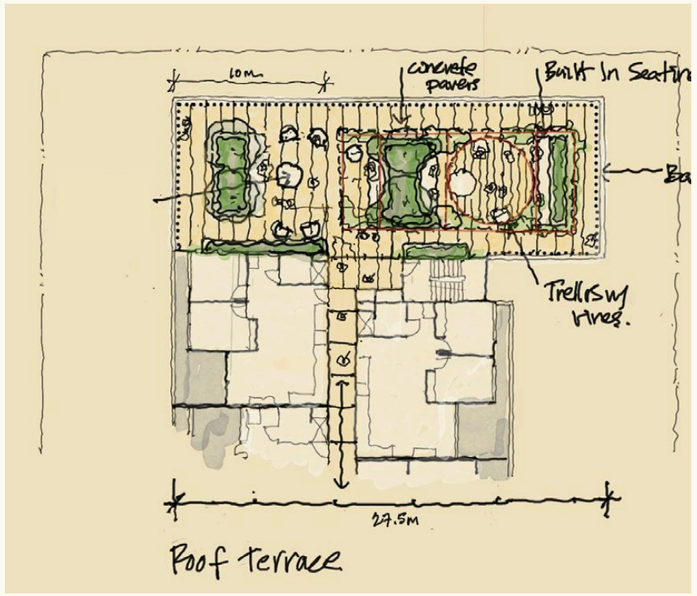
It is important that the landscape provides enhanced connectivity and equitable access for residents through the site. The verdant gardens along the edges provide habitat and refuge to more than human species as they move around the wider ecosystem

5. Design Strategy

c. Landscape Strategy: Proposed Plan



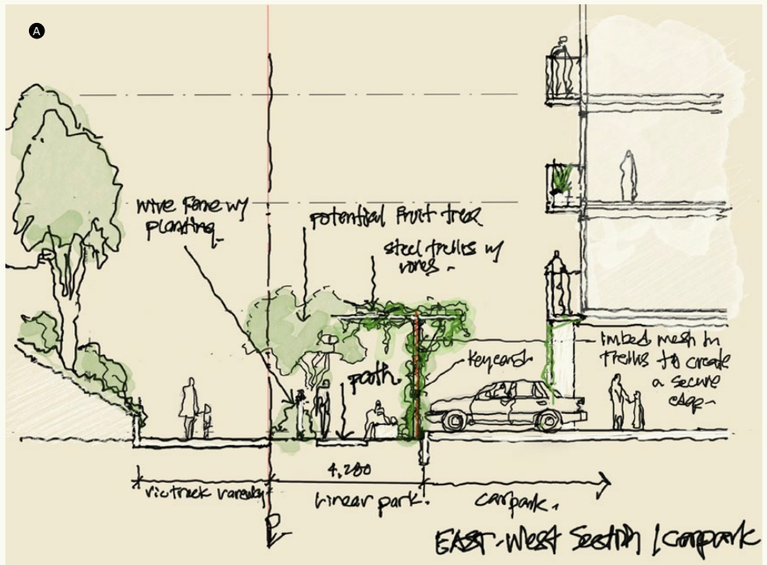
The landscape provides a series of spaces that enhance communal living. Both the ground plane and the podium garden are designed around the ideas of gathering and facilitating everyday moments of interaction.



The gardens are designed to reflect and extend the dominant materials of Clifton Hill into the site and introduce fine-grain detailing to enhance sense of place and offer visual interest at the human-scale.

5. Design Strategy

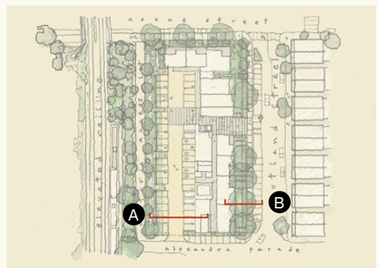
c. Landscape Strategy: Rutland Street Section



A. Rail Garden Section



B. Rutland St Section





5. Design Strategy

c. Landscape Strategy: Ground Floor Plan



When approaching from Noone Street, a pocket park on the corner of Noone and Rutland Streets welcomes you. It is a place to perch and enjoy the sun, perhaps catch up with a friend over a coffee from one of the cafes down the road.

Five mature trees on Rutland Street have been retained maintaining a lush green edge and providing shade to the footpath and main entry.

The gardens along Rutland Street feature hardy and resilient yet attractive planting that softens the eastern edge while providing a buffer to the residential units on the ground floor.An arbor on this edge encourages plants to trail up.

To the North, five more trees are retained on Noone Street providing an attractive frontage to the units and private gardens on this edge. On the corner of Noone and Alexandra Parade E access laneway, another pocket park invites users to sit and enjoy the garden under the shade of a magnificent tree. The planting here is diverse and both the materials and planting reference local species and geology.

A laneway garden to the west encourages smaller gatherings or moments of solitude. The single gesture of an arbour covered with climbers provides shade as well as creates a feeling of being held in space. Trees along the property boundary provide a buffer from the laneway.

1. The Pocket Park
2. The Arcade
3. Railway Garden
4. Rutland Forecourt
5. Covered Carpark
6. Front Gardens
7. Main Entry

- Railway easement
- Site Boundary

5. Design Strategy

c. Landscape Strategy: Podium

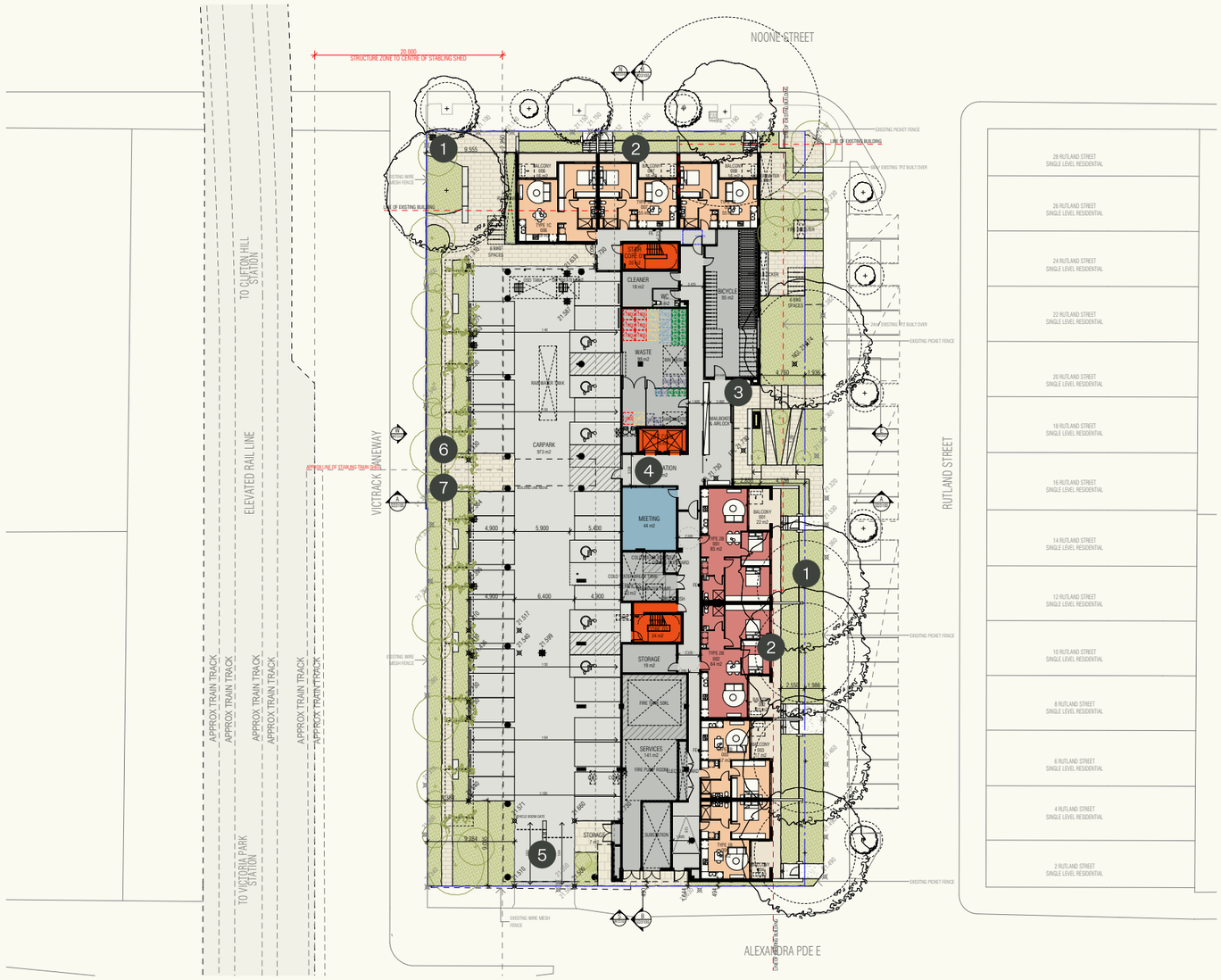


The podium garden is designed as a flexible communal space for residents to gather, dine, enjoy views, and accommodate children's play. It features three raised planters with a mix of native and edible species, including a central planter with an arbour that extends the design vertically.

8 Podium Garden

5. Design Strategy

d. Key Plan Features: Proposed Ground



1. All trees have been retained along the northern and eastern edges of the site, softening the interface between the building and the public realm.

2. Residential apartments to the north and east of the ground floor are setback from street edges and buffered by landscaping, enhancing privacy.

3. At ground, the north-eastern corner programmatically embraces the street, with the bike store and eastern entry positioned to soften the building's edge and to create opportunities for moments of connection and passive surveillance.

4. The sleeving of the core and services between the carpark and ground floor homes efficiently creates separation between the public spaces and private dwellings, while allowing for minimum services areas to street frontages.

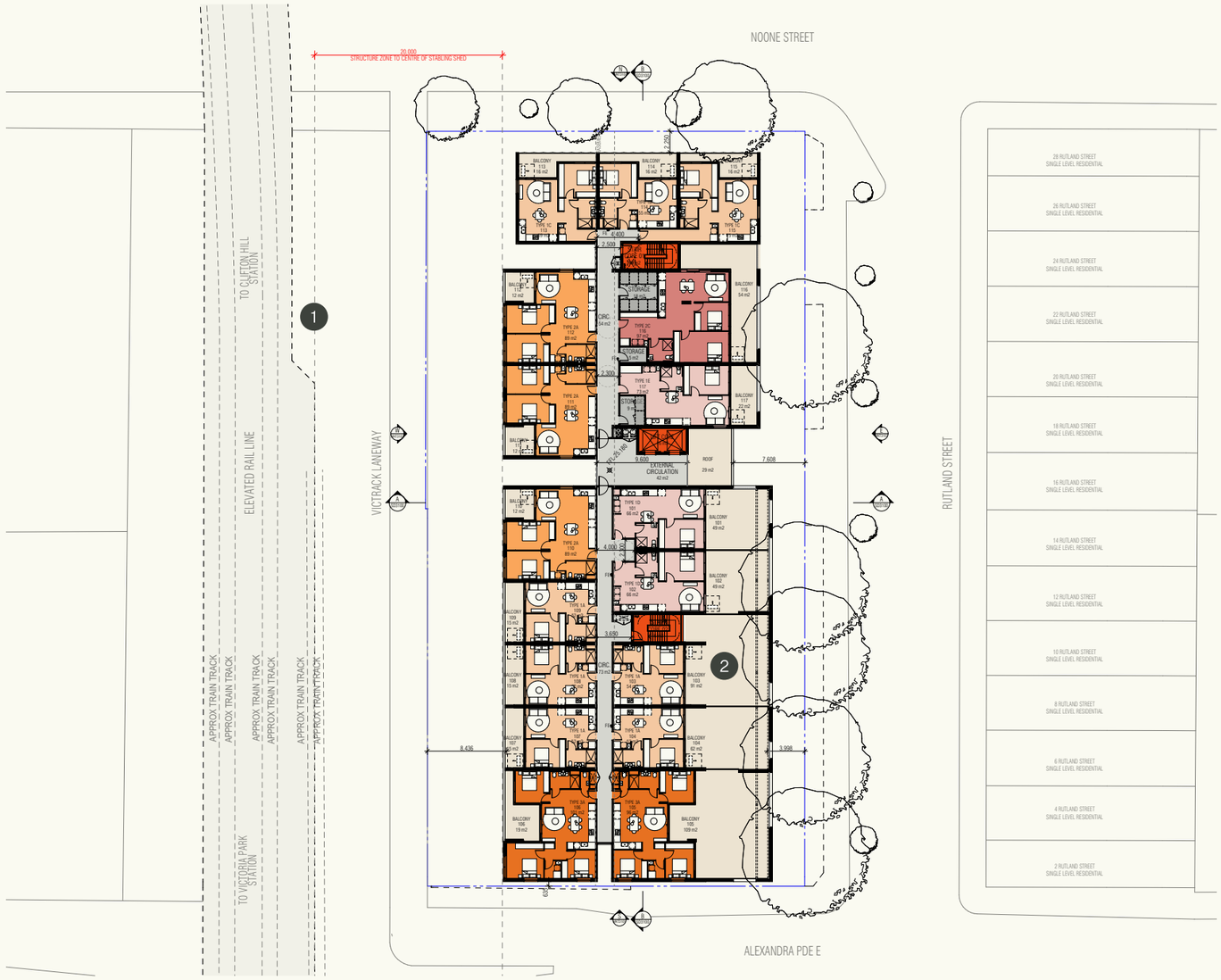
5. The southern entrance of the ground floor, open air car park allows for the northern and eastern facades to be undisrupted at ground level, allowing for greater activation along the prominent public edges of the building.

6. Landscaping to the north-western edge of the building and along the lane way interface activates the ground plane and providing a buffer between the open-air car park at ground and the street.

7. CPTED principles to maximise visibility along the car park/lane way ground-floor interface have been employed, with landscaping reinforcing the separation between public and private programme without harsh boundaries.

5. Design Strategy

d. Key Plan Features: Proposed Level 01

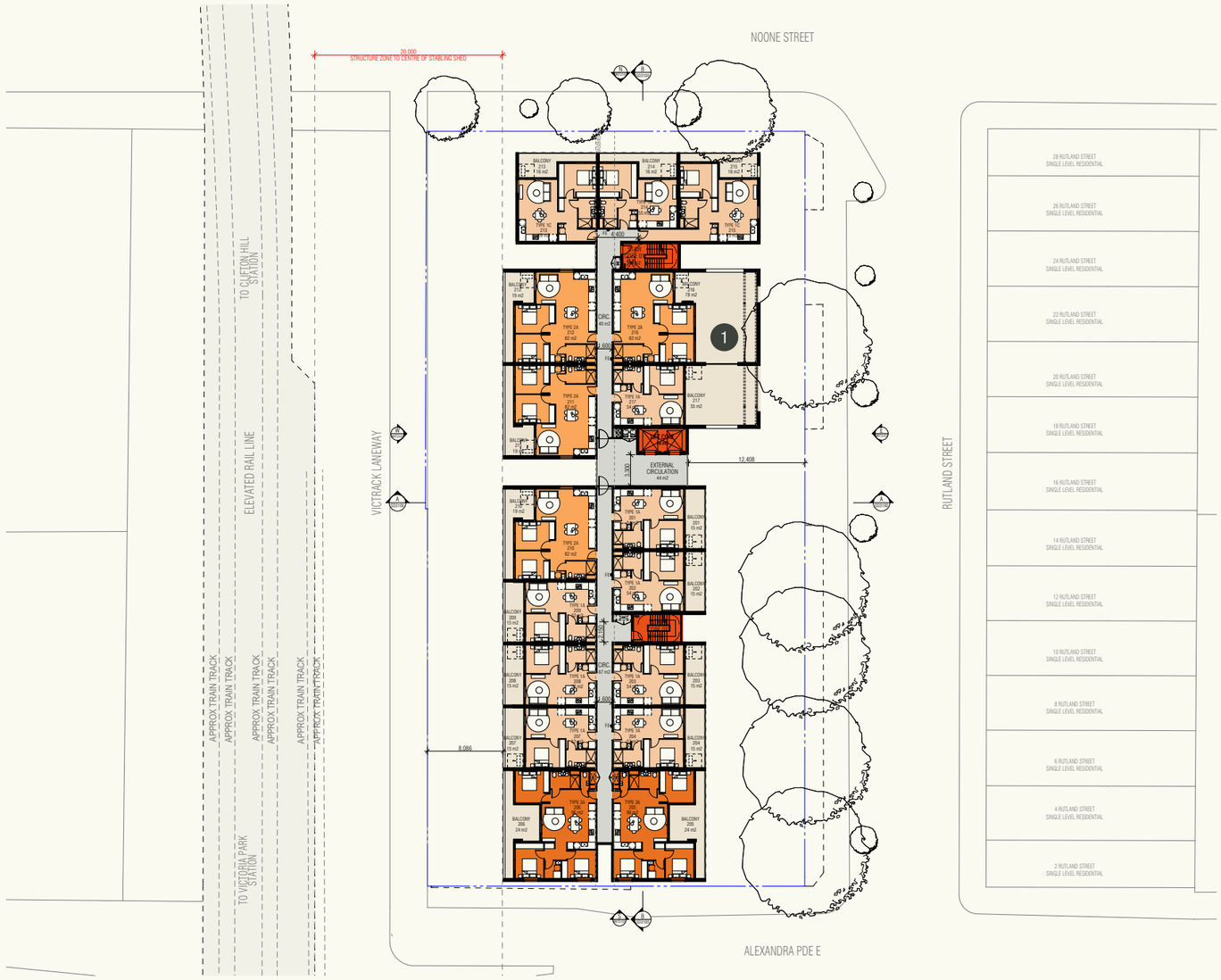


1. A 20m setback at Level 01 and above is maintained along the railway corridor to avoid triggering AS5100 requirements, which mandate enhanced structural measures to withstand potential train derailment impacts. By positioning the building form outside this derailment zone, the design safeguards resident amenity and mitigates risk.

2. Private terraces to Level 01 are framed by a two-storey street wall. The two storey presentation allows for the proposal to achieve the two key design outcomes of "de-scaling" the upper level component to Rutland Street while also ensuring that the plinth element is the more prominent element of the streetscape experience of the building.

5. Design Strategy

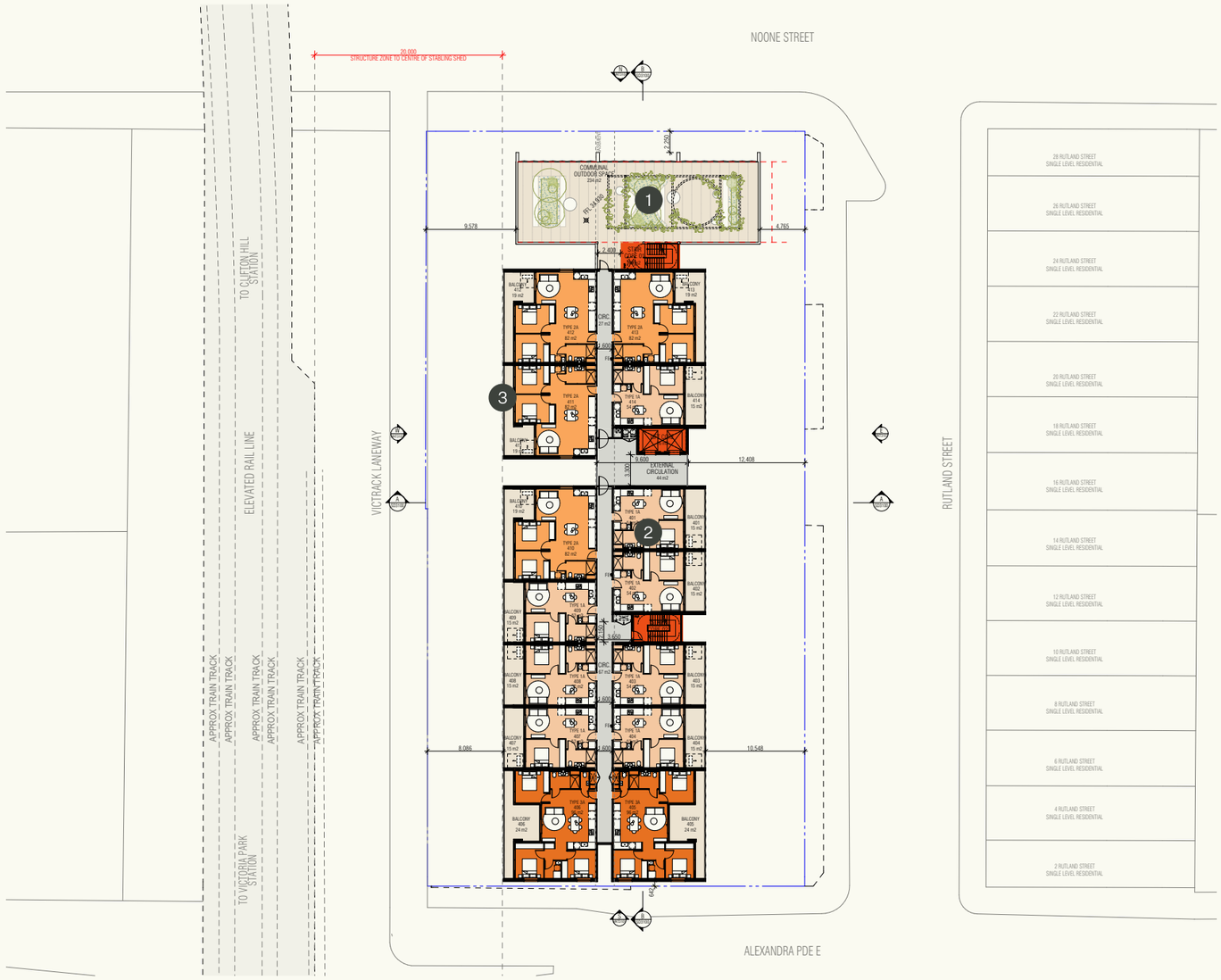
d. Key Plan Features: Proposed Level 02



1. Private terraces to Level 02 are framed by a three-storey street wall. The two storey presentation allows for the proposal to achieve the two key design outcomes of "de-scaling" the upper level component to Rutland Street while also ensuring that the plinth element is the more prominent element of the streetscape experience of the building.

5. Design Strategy

d. Key Plan Features: Proposed Level 04



1. Communal outdoor space is positioned atop the northern podium, democratising access to the 'best' of the northern aspect, and providing passive surveillance to the street and ground plane.

2. Typical apartment plans have been developed to maximise structural efficiency and cost-effective construction while maintaining livable and high-amenity spaces for residents.

3. Ribbon balconies to the full length of the facade

Improve residential amenity
Allow for larger window openings, as window sizes are not constrained by the height of a balustrade or required to be the primary architectural facade feature.
Enhance natural ventilation, as the balcony provides fall protection and window openings are not required to be restricted to 125mm in bedrooms.
Enable residents to access their own windows for cleaning, reducing ongoing maintenance requirements for Homes Victoria or the managing CHP.

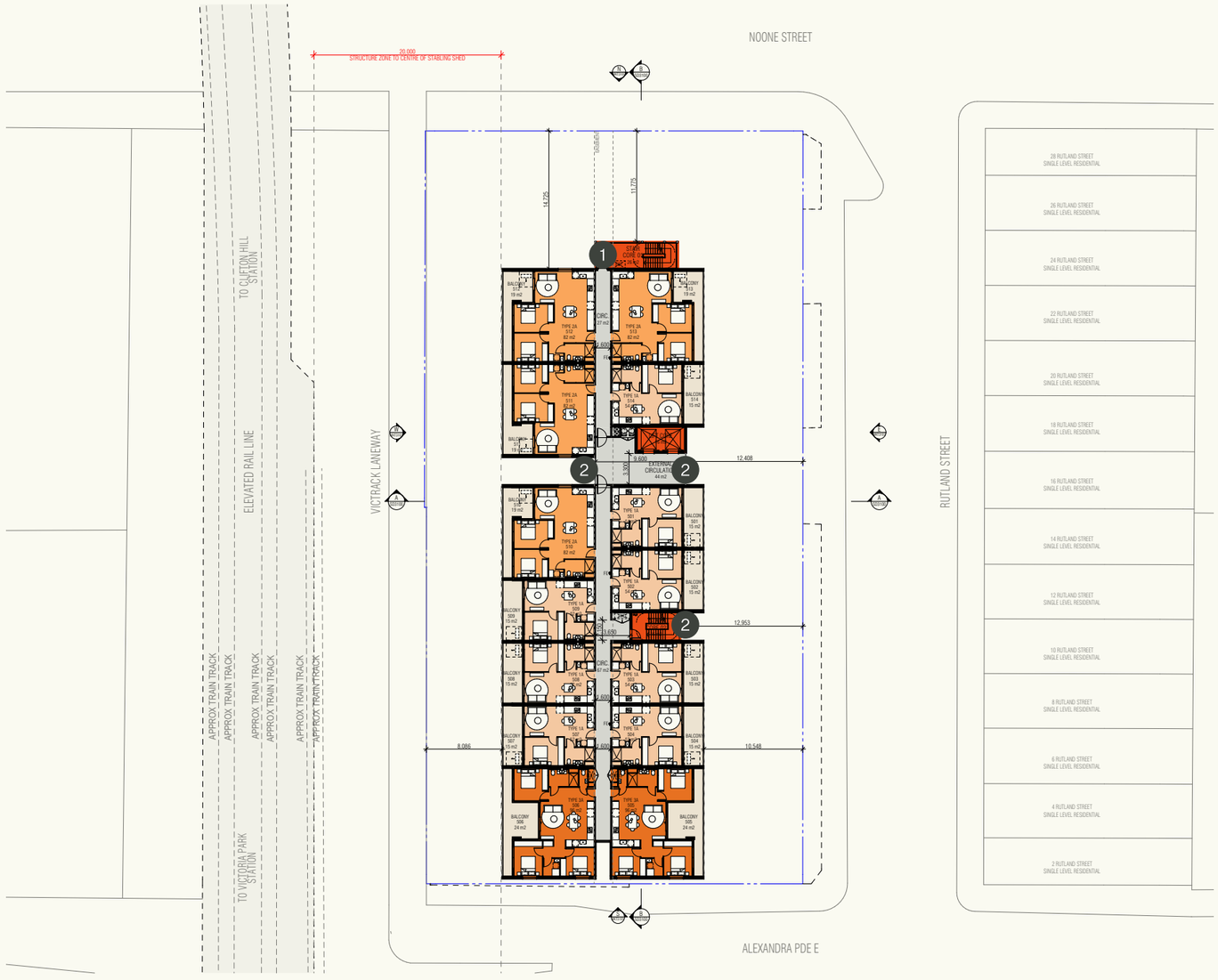
Reference Victorian Terrace Typology
The continuous balcony expression draws inspiration from the rhythm and articulation of traditional Victorian terraces, reinforcing contextual alignment with the surrounding streetscape.

Enable Better Constructibility
The continuous balcony expression draws inspiration from the rhythm and articulation of traditional Victorian terraces, reinforcing contextual alignment with the surrounding streetscape.

Maintain Visual Articulation
Recessed primary façade lines behind the ribbon balustrades ensure the building reads as separate components, avoiding the need for additional vertical recesses while delivering a cohesive and elegant street presentation.

5. Design Strategy

d. Key Plan Features: Proposed Typical Upper Level



1. Expressed stairs to the north of the building provide passive surveillance to street, lane way, and communal rooftop garden, and promotes active circulation through the building.

2. The upper level form is broken up around the location of vertical circulation, providing moments of relief in apartment plans and balcony outlooks.

6. Architectural Features

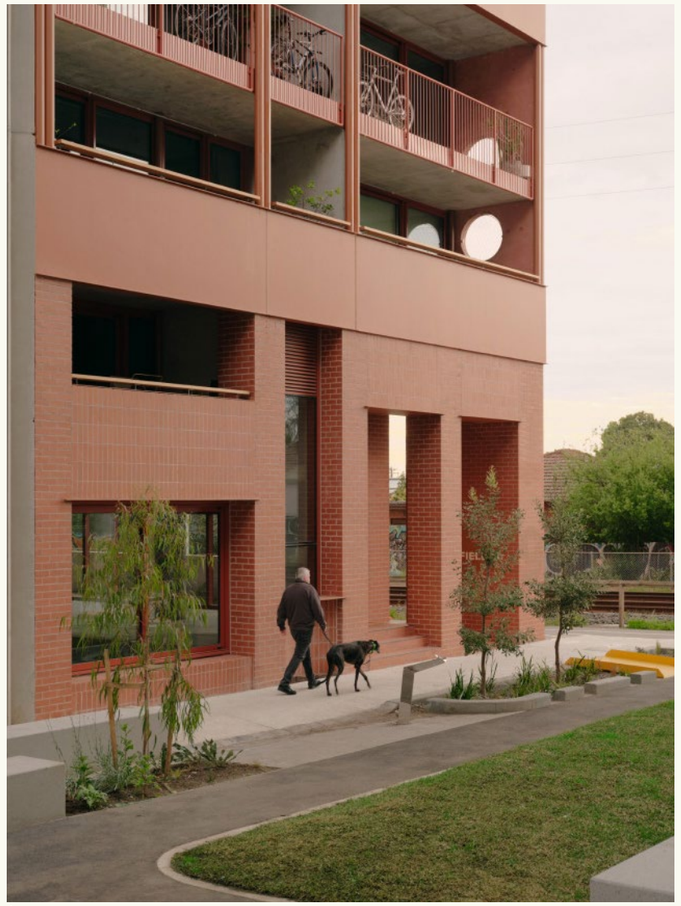
a. Precedents

b. Material Palette

c. Perspective Views

6. Architectural Features

a. Ground Plane Precedents



1



2



3



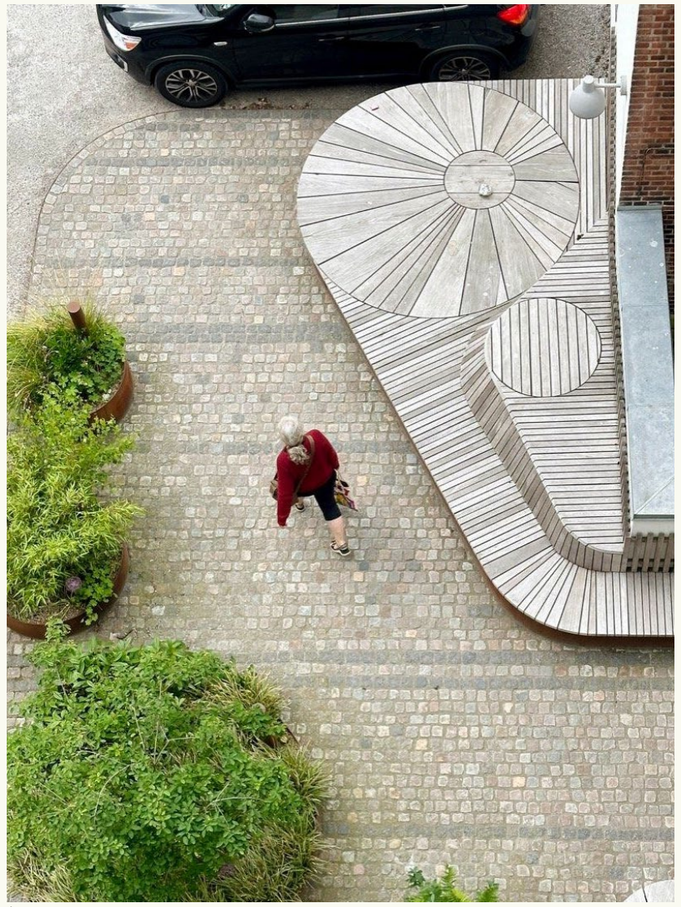
4

The proposed material palette for the Noone & Rutland Street development is designed to create a tonal unity between the podium and the upper levels, drawing inspiration from Clifton Hill's strong brick and masonry character, as outlined in the Clifton Hill Character section. This connection to the local context guided our approach, ensuring that the building feels visually integrated with its surroundings.

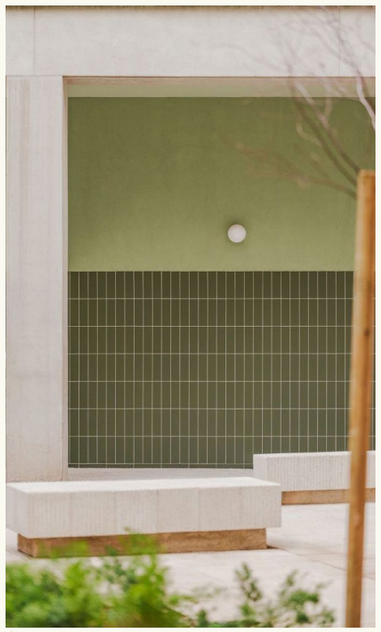
1. *Nightingale Village, Kennedy Nolan Architect*
2. *Victorian Terrace House, Clifton Hill*
3. *Cooperative Housing Scheme/Peter Barber Architects + Mark Fairhurst Architects*
4. *Shiel Street, North Melbourne Community Housing Project, Clare Cousins*

6. Architectural Features

a. Ground Plane Precedents



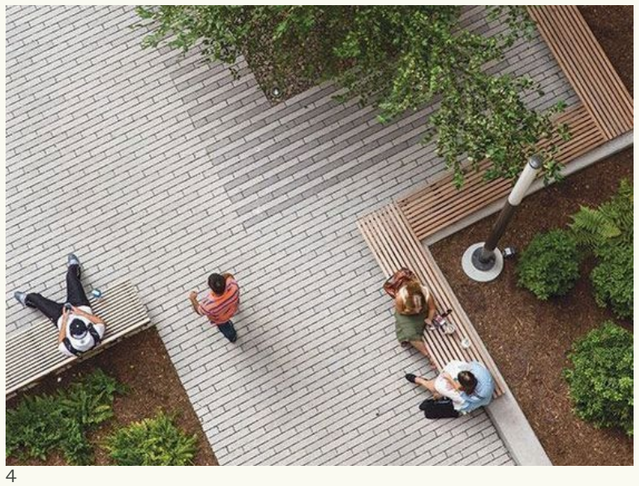
1



2



3

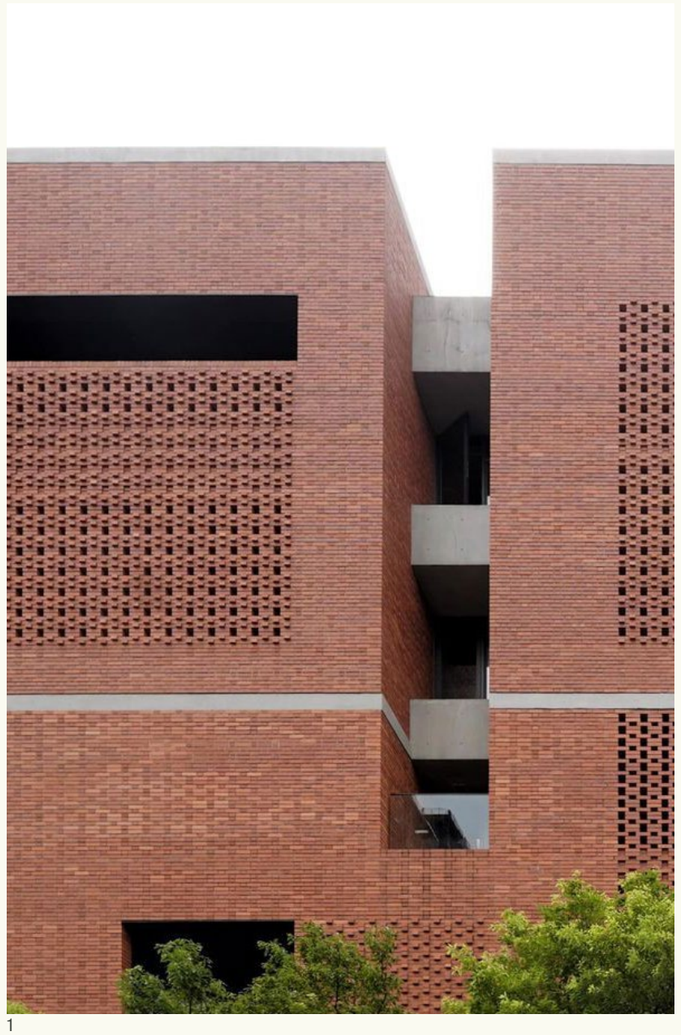


4

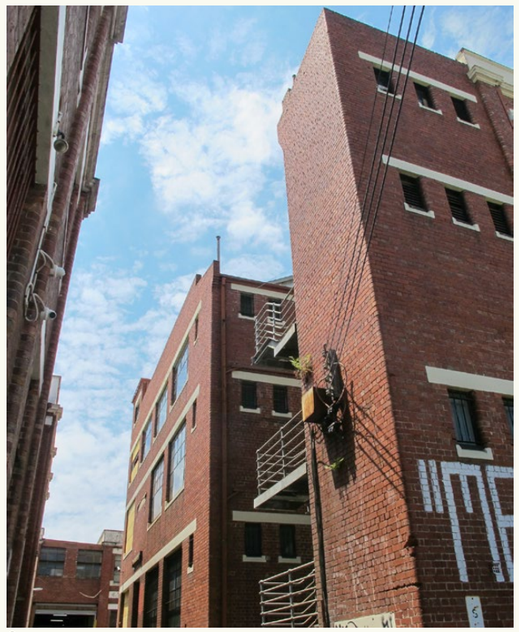
1. *Urban Bubble, MBYland*
2. *Illa Glories, Cierto Estudio*
3. *Y3 Garden Dan Young*
4. *Pace University Sculpture Garden, AECOM NYC Landscape Studio*

6. Architectural Features

a. Podium Precedents



1



2



3



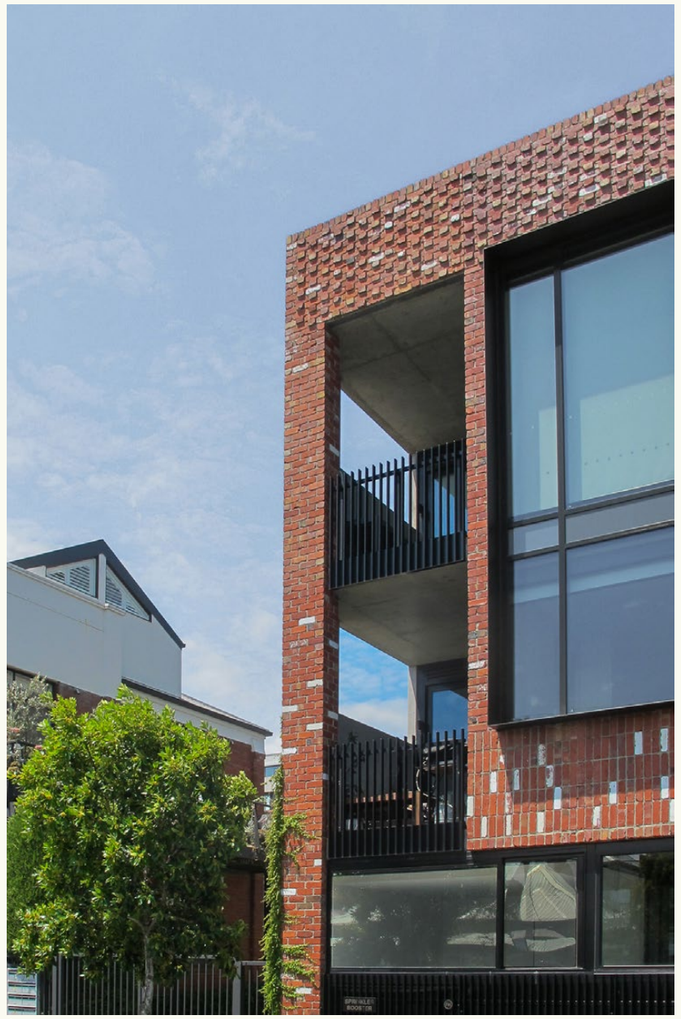
4

The proposed design distinguishes the street wall through a strong red brick presentation to street. Brickwork is highly tactile, robust and familiar at the street edge in the immediate vicinity.

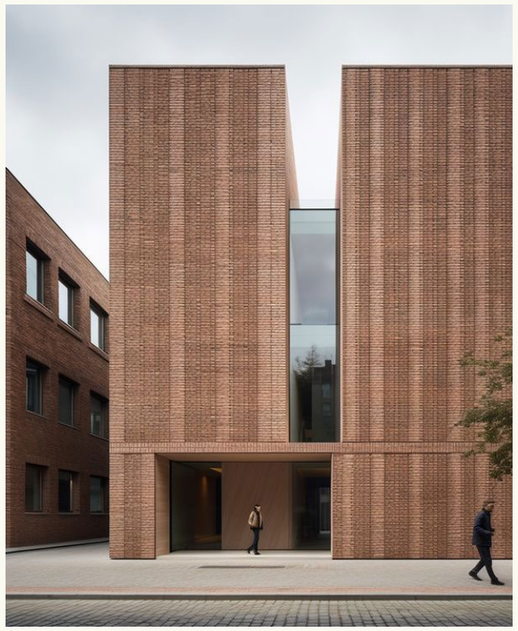
1. *Aga Kahn Academy, Feilden Clegg Bardley Studio*
2. *Industrial warehouse, Clifton Hill*
3. *Heidenheim City Library, Max Dudler*
4. *Grattan Court East Housing, Ailtireacht Archits and DTA Architects*

6. Architectural Features

a. Podium Precedents



1



2



3

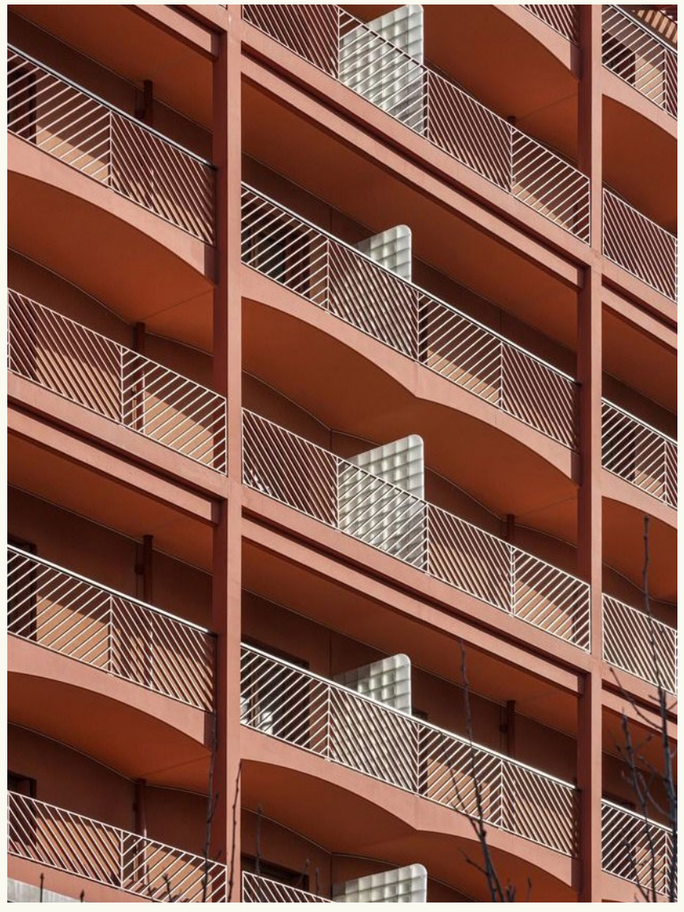


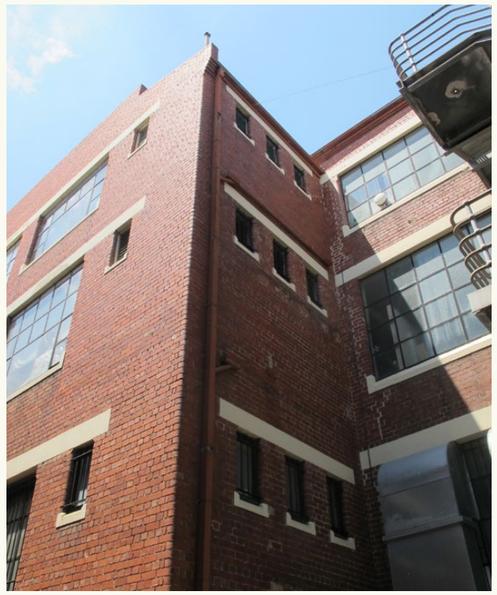
4

1. *Three storey apartment building in Clifton Hill*
2. *Dorothy Garrod Building, Walters & Cohen Architects*
3. *Industrial warehouse , Clifton Hill*
4. *29 lodgment de fonction, Lombardi Architecte + CIBAT (TCE) + Verte Latitude*

6. Architectural Features

a. Upper Form Precedents









In earlier explorations, we came to the conclusion that stark material contrast between the upper levels and the street wall does not support the design intent to deliver a mid-rise building which sensitively interfaces/integrates with the existing material context of Clifton Hill.
We propose the upper form is lighter in colour, with a softer tone deployed to the proposed concrete and lightweight elements. A modern interpretation of the intricate balustrades in the area through a pleated balustrade is proposed.

1. *The Athletes Village - Brenac & Gonzales*
2. *Four/Five storey industrial warehouse in Clifton Hill*
3. *Nightingale Village, Kennedy Nolan Architect*
4. *Victoria Street Brunsiwck, Fieldwork Architects*

6. Architectural Features

c. Perspective View 01



This view is taken from the corner of Noone and Rutland Street and captures the northern and eastern facades of the building.

1. The two-storey eastern podium is shaded by retained mature-growth trees, softening the interface between the form and the public realm.
2. Balustrades along the eastern podium reference the context's existing industrial character, provides variation from the upper form and northern podium, and maintains privacy for residents.
3. The adoption of expressed party walls and pleated ribbon balustrades reflect the spacing and rhythm of terrace typologies.
4. Coloured sheet soffits on balconies are cost effective, durable, and maintainable.
5. A pergola structure at ground on the northern edge of the block softens the four-storey podium and provides privacy to the ground-level homes.
6. The podium utilises red brick in reference to Clifton Hill's residential and industrial character. The soldier-course brickwork to the parapet references the detailing found throughout Clifton Hill's terrace houses.
7. The upper form is expressed as three distinct "buildings", referencing the proportions of varied lengths of Victorian era terrace housing in Clifton Hill. The expressed party walls introduce added vertical articulation to the entire form.
8. Expressed stairs reference the site's neighbouring industrial context, and provides passive surveillance to street, lane way, and communal rooftop garden.

6. Architectural Features

c. Perspective View 02



This view is taken from the north-west site of Noone Street and captures the northern and western facades of the building.

1. Landscaping to the north-western edge of the building and along the lane way interface activates the ground plane and providing a buffer between the open-air car park at ground and the street.

2. CPTED principles to maximise visibility along the car park/lane way ground-floor interface have been employed, with landscaping reinforcing the separation between public and private programme without harsh boundaries.

3. The western facade mirrors the eastern form, as three distinct "buildings" referencing proportions of varies lengths of Victorian era terrace housing in Clifton Hill.

4. The western edge of the building is set back 20m from the centre of the nearest railway line.

5. Existing tree to north-western edge of site is retained.

6. Hoods to northern windows passively protect homes from excessive heat gain.

7. Lightweight shading mesh structures feather the appearance of the uppermost floor

8. Expressed stairs reference the site's neighbouring industrial context, and provides passive surveillance to street, lane way, and communal rooftop garden.

6. Architectural Features

c. Perspective View 03



This view is taken from Noone and Rutland Street and captures the northern and facade of the building.

1. The adoption of expressed party walls and pleated ribbon balustrades reflect the spacing and rhythm of terrace typologies.
2. A pergola structure at ground on the northern edge of the block softens the four-storey podium and provides privacy to the ground-level homes.
3. Expressed stairs reference the site's neighbouring industrial context, and provides passive surveillance to street, lane way, and communal rooftop garden.
4. Hoods to northern windows passively protect homes from excessive heat gain.
5. A pergola structure at the level four communal balcony provides shade while referencing the site's neighbouring industrial context.

6. Architectural Features

c. Perspective View 04



This view is taken from Victrack Access Lot Laneway and captures the North-Western interface.

1. A landscaped garden is proposed along the western interface of the site, creating a soft buffer between the development and the publicly accessible VicTrack access lot.

2. A pergola structure is proposed at ground level, set back from the western boundary, to shade the private walkway and provide multiple points of secure access into the site. Planting integrated along the top of the pergola offers additional shading while reinforcing CPTED principles.

3. Open parking located beneath the main building form defines the primary ground plane along the western portion of the building. The car park incorporates paved access routes that provide direct pedestrian connections to the ground floor lobby.

4. Landscaping to the north-western edge of the building and along the lane way interface activates the ground plane and providing a buffer between the open-air car park at ground and the street.

5. Existing tree to north-western edge of site is retained.

6. Architectural Features

c. Perspective View 06



This view is taken from Noone Street, looking towards the western facade.

1. The four-storey form to Noone street mimics the neighbouring industrial context in height. Expressed party walls follows the rhythm of expressed party walls of adjacent Victorian terraces. The trainline forms the dominant Western interface of the site.

2. The two- and three-storey industrial warehouses along this portion of Noone Street inform the prevailing street character and help define immediate context surrounding the site.

6. Architectural Features

c. Perspective View 07



This view is taken Rutland Street, looking North towards Noone Street.

1. Landscaped private open spaces to ground floor apartments provide a buffer between habitable rooms and the public pathway. Low fencing addressing the street. The fencing is slightly set back to allow for a landscaped buffer between the fence line and the public pathway.

2. Existing street trees, ranging between two and three storeys in height, assist in screening the Rutland Street podium and further soften the upper built form.

3. The southern end of the Rutland Street podium forms a two-storey street wall, with solid red brick walls punctuated by large openings to create a rhythm of solid and void.


FIELDWORK

Council Officer Application Assessment Table

Overview	
Property	77 Noone Street and 11, 23, and 25 Rutland Street, Clifton Hill
Homes Victoria – Public Consultation	Public Consultation Notice under Clause 52.20 of the Yarra Planning Scheme
Council Reference	PPE26/0075
Proposal	Development of the site with a new 8 storey building containing up to 114 social housing dwellings and a reduction in the associated car parking requirement.
Site & Context	Described in applicant's planning reports.
Notable Information	The project is being funded by the Commonwealth Government through the Housing Australia Future Fund Facility ('HAFFF') and will contribute to the delivery of social housing. Applications made under clause 52.20 are exempt from any requirement of the Scheme to obtain a permit, requires the use or development of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, if requirements of clause 52.20 are met.
Planning Framework	

Zoning & Overlays	The subject site (the Site) is zoned General Residential (Schedule 2 – Residential Areas (GRZ2) and is covered by the Development Contributions Plan Overlay – Schedule 1 (DCPO1).
Statutory controls	*Clause 52.20 – Government Funded Housing Development.* This clause applies to the use or development of land that is: • Funded wholly or partly, by the Victorian or Commonwealth Government; and • Carried out by or on behalf of the Chief Executive Officer, Homes Victoria. Pursuant to clause 52.20-2, applications made under clause 52.20 are exempt from any requirement of the Scheme to obtain a permit or any provision of the Scheme that prohibits the use or development of land, requires the use or development of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, does not apply to any use or development this clause 52.20 applies to if requirements of clause 52.20 are met. Pursuant to clause 52.20-3: • The use and development of land must be carried out in accordance with the plans and documents approved under this clause, to the satisfaction of the Minister for Planning. Plans and documents may be amended to the satisfaction of the Minister for Planning. • The use and development of land to be carried out to the satisfaction of the Minister for Planning must not commence until funding from the Victorian or Commonwealth Government is approved. Pursuant to clause 52.20-4: *Before the use or development commences:* 1. Public consultation, and consultation with the relevant municipal council, on the plans, documents and information proposed to be submitted under Clause 52.20-5; and 2. A report that summarises the consultation undertaken, feedback received and explains how the feedback has been considered and responded to, must be completed.

	The requirements of Clause 52.20-4 must be undertaken to the satisfaction of the Minister for Planning and may be varied or waived by the Minister for Planning. Clause 52.20-5 requires that comments from any referral authority that an application would be referred to, if an application for permit was required, be submitted to the Minister for Planning as part of the suite of information for the Minister's approval. Before the use and development commences, a number of plans, documents and information must be prepared and submitted to the satisfaction of the responsible authority (the Minister for Planning). In particular, a report that details how the proposed development responds to the development standards of clause 52.20-6 and clause 52.20-7 is required to be submitted. These clauses are embedded into the clause 52.20 provisions. This information is to be supplied to the Minister for Planning. When lodged these documents will need to be reviewed by the DTP. Clause 52.20-6.7 provides modified car parking requirements. This will be discussed further, later under clause 52.06 (car parking). Whilst the proposal is exempt from the Scheme requirements, the responsible authority (the Minister for Planning) must consider a submission prepared by Homes Victoria that addresses the proposed use or development and how it responds to purposes, objectives, decision guidelines or statements of significance or risk of any zone, overlay, or other provision that would apply to the use or development were it not for the exemptions in clause 52.20-2. This does not include clauses 54, 55, 58 and 59 of the Scheme. As such, it is considered that the following provisions of the Scheme are relevant in the consideration of this proposal. *Clause 32.08 – General Residential Zone* The purposes of this zone are: • *To implement the Municipal Planning Strategy and the Planning Policy Framework.* • *To encourage development that is responsive to the neighbourhood character of the area.* • *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

	• *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations* In addition to the decision guidelines listed at clause 32.08-13 of the General Residential Zone, Schedule 3 to the Zone also includes the following decision guidelines: • *Whether a loss of amenity would result in varying the requirements of part 3.0 of this schedule.* • *The amenity impact on surrounding land uses.* • *Whether opportunities exist to avoid a building being visually obtrusive through the use of alternative building designs, particularly for developments with overall building heights in excess of 9 metres.* • *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.* • *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking* *Clause 45.06 – Development Contributions Plan Overlay (Schedule 1)* Pursuant to part 4.0 of the Schedule to Clause 45.06, the proposed development of the land for social housing is exempt from the requirement to pay a development contributions levy. *Clause 52.06 – Car parking* 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.* Clause 52.20-6.7 includes the following car parking rates : • *a minimum 0.6 car spaces should be provided to each dwelling. A minimum 1 car space should be provided to each 4 bedrooms of a residential building.* This equates to a requirement of 68 car spaces. *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.* Clause 52.20 does not include any bike parking requirements. The development proposes 83 resident spaces and 12 visitor spaces. It is noted that this exceeds what would be required if Clause 52.34 were applicable to the application, being 23 resident and 11 visitor spaces. *Vegetation* Homes Victoria have confirmed that there is no native vegetation proposed for removal as part of the application. There is therefore no permit requirement nor assessment criteria for native tree removal from the site. The Landscape Strategy notes that the existing non-native trees along the Noone and Rutland Street frontages will be retained. Any trees within the site to be removed will be subject to local law permits for their removal.

	Clause 65 – Decision Guidelines Before deciding on an application, the Responsible Authority must consider a number of matters. Amongst other things, the Responsible Authority must consider the relevant Municipal Planning Strategy and the Planning Policy Framework., as well as the purpose of the zone, overlay or any other provision.
Relevant planning policies	The requirements at Clause 52.20 of the Scheme have informed the preparation of this assessment table.
Other relevant documents	*Plan for Victoria (2025)* The Department of Transport and Planning (DTP) has developed the first community-led strategi land use plans for all Victoria, Plan for Victoria. The new plan replaces Plan Melbourne 2017-2050 and existing regional growth plans, ensuring Melbourne, regional and rural Victoria are all included. It provides guidance around how more homes are created near transport, job opportunities and essential services in vibrant, liveable and sustainable suburbs, towns and regions over the next 30 years. The most recently housing targets have been stipulated for the municipality by the State Government through Plan for Victoria. The targets for the City of Yarra are as follows: • **Target: Approximately 44,000 additional homes by 2050.** • **Annual Average: Around 1,700 new homes per year.**
Internal & External consultation	
Consultation	Homes Victoria has recently completed a community consultation process via letters sent to nearby properties and on the Engage Victoria website. They are also required to consult with Council and prepare a consultation summary before submitting the proposal to the Minister for Planning for approval.

Internal referrals	The proposal was previously referred as part of a pre-application process to the following internal business units, whose comments are attached in full, and whose recommendations have generally been incorporated into the recommendation:: • Social Planning; • City Works – Open Space Services (with regard to tree removal); • Urban Design Unit (with regard to built form, public realm, ground floor layout of services, landscaping, and access); • ESD Advisor; • City Works – Waste management; and • Development and Civil Engineering Services Unit (with regard to car parking)
Other expertise required	DTP are recommended to obtain expert advice in relation to: - Wind – To review the anticipated wind conditions both within and external to the site and review their wind report; and - Acoustic advice – in relation to potential noise impacts from the railway line, including a full review of their acoustic report. - Public lighting plan - Stormwater Management Plan - Green Travel Plan - Arboricultural Impact Assessment (AIA) and Tree Protection Specification (TPS) and Tree Protection Plan (TPP
Key considerations	
Strategic support	**Supported** The development has strong strategic support at State and local level for the construction of more social housing. The subject site is located within the GRZ, that includes a key purpose *to encourage a diversity of housing types and*

	housing growth particularly in locations offering good access to services and transport. The provision of new social housing at this location represents a valuable and much-needed contribution to meeting broader policy objectives concerning housing equity, diversity, and affordability. Social housing plays a critical role in supporting vulnerable members of the community, and its delivery in well-serviced urban areas ensures residents can benefit from proximity to transport, employment, education, open space and daily services. In this respect, the proposal is strongly aligned with established State and local planning frameworks that encourage well-located residential growth and enable the renewal of ageing public housing assets in a manner that delivers improved living outcomes for future tenants. At a State level, Clause 16.01-1S encourages an increased supply of well-located affordable housing by facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts. It is considered that the delivery of 114 social dwellings is well located in proximity to various services, activity centres and public transport options. The proposal would achieve a high level of compliance with the following strategies within clause 16.01-1S (Housing Supply): • *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing* • *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.* • *Support opportunities for a range of income groups to choose housing in well-serviced locations.* Having regard to the above, the proposed re-development of the site for an increase in social housing is considered to have strategic planning support, however regard must be had to the scale of the proposal, based on the individual context and constraints of the land.
Built Form and Urban Design	**Not Supported** Built Form and Massing

	The substantial increase in built form intensity needs to be carefully measured against the predominantly low-rise residential context, in which one and two-storey dwellings remain the prevailing character. While some mid-rise development is emerging in the broader area and there are non-sensitive interfaces to the south and west, the transition to an eight-storey, built form represents a notable departure from the prevailing scale. In deliberating whether an eight storey building is appropriate to the Site, Clause 15.01-2L (Building design) of the Scheme includes the following relevant policies: • *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.* • *Ensure that development reflects the predominant low-rise character of the area.* The site is currently occupied by three storey buildings, and recent developments in the area (such as the apartments on Roseneath Street which are six storeys) are introducing some mid-rise built form to the area. However, the height of eight storeys is not supported and would result in an overly dominant building in the surrounding area. Opportunities exist to explore alternative massing strategies, improved modulation, or a more appropriate upper-level recessing to mitigate bulk impacts and reinforce a more sympathetic street interface. Council's Urban Design Unit has recommended that it be reduced by two storeys (allowing for a six storey building). The four-storey street wall to Noone Street and the two-storey street wall to Rutland are supported as the site is buffered by surrounding streets which allows some flexibility in terms of street wall heights. This aspect has also been acknowledged by Council's Urban Design unit as a positive. Council's Urban Design Unit has also noted the disparity in the balcony sizes, particularly on Level 01. With some balconies not catering to apartment sizes – e.g. some one bedroom apartments have significant larger balconies than the three-bedroom apartments. Council's Urban Design Unit recommended that these are made more similar in size or consider if this space is more suited to communal use. Council's Urban Design Unit confirmed that use of masonry to the walls is a complementary material to the wider industrial character but did not support the ground level galvanised structures in the northern setback and quality of the steel exterior stair case and application of mesh screens suggesting a need for a higher quality material..

Architectural Quality	The interface to Alexandra Parade East is poor because the ground-floor frontage is dominated by back-of-house functions with minimal glazing and no active uses to support pedestrian engagement. This creates an uninviting and low-amenity street edge, with limited passive surveillance and increased conflict points caused by service vehicle crossovers.
Built Form – Public realm	**Not Supported** Council's Urban Design Unit have suggested that two building entrances and separate cores could be provided in lieu of one, so that residents can share their entrances with a smaller number of neighbours. They also highlighted a need to shift the main building entrance closer to Noone Street to establish a more prominent entry point to the building and were unsupportive of the removal of communal facilities (i.e. the basketball courts, cloth drying hoists, and green open space); and the under-croft car park, due to safety concerns for residents. Council's Urban Design Unit were also unsupportive of the retention of any existing boundary fencing and recommended that this be removed to allow for ease of pedestrian circulation through the Site. The following comments were provided in relation to each street interface: *Alexandra Pde East Access Road* • *North south path connection bordered by landscaping should be modified and aligned with the road edge, noting sight lines, goat tracking through the planted areas.* *Rutland Street* • *Existing footpath narrow, car park overhang onto footpath should be modified to allow for a minimum 1800mm wide footpath to for example accommodate person in wheelchair and scooter passing while accessing the main entrance to the budling.* • *The fragmented landscape interface with many dissecting paths leading to service cabinets should be consolidated and rationalised. Furthermore the parcel locker, fire booster cabinets, water meter and any other structures should be integrated with the building.* • *Integrate on street DDA compliant parking bays for visitors.*

	Alexandra Pde East • *Back of house and car park entry, potentially unsafe perception especially for person accessing the railway pedestrian underpass.* Based on the above it is considered that the current scheme requires some modification to provide a better outcome. The interface along Alexandra Parade East is dominated by back-of-house functions and the car park entry, creating a potentially unsafe environment, particularly for people accessing the railway. The current layout requires refinement to improve safety, activation and overall presentation. In contrast, the Noone Street interface provides a more positive outcome, offering an active and visually engaging frontage through seating, communal open space in the north-west corner, and landscaping that integrates with the public realm. The absence of dominant service elements ensures a safer and more comfortable residential environment. By comparison, the southern interface concentrates multiple service functions—including vehicle access, storage, substations and service rooms—within a single area, resulting in an overly service-oriented frontage with limited relief or visual interest.
Public Realm- Public Lighting	**Not supported** Streetscape enhancements including high quality lighting to support nighttime social and recreational activity, amenity, wayfinding and safety should be provided. Lighting should create a public realm that is safe and inviting for users, with well-located lighting that enables the use of public spaces. Council's Engineering Unit have recommended a public lighting plan be provided public lighting be provided along all public areas in accordance with Australian Standards. A condition would typically require a Public Lighting Plan to be submitted. A further condition can require external lighting to be appropriately baffled to not result in unreasonable light spill on the surrounding area, and more specifically the dwellings on the opposite sides of Noone and Rutland Streets, north and east, respectively. The undercroft car park results in an inactive, visually recessive frontage that undermines streetscape quality and pedestrian safety. Undercroft parking commonly elevates ground-floor levels as is the case in this instance creates long expanses of blank or visually inactive built form. The latter is true of the western elevation, that despite being located next to a railway line, provides a pedestrian thoroughfare for access to the railway underpass. It is considered that parking should be better integrated to ensure that the ground plane contributes to a safe, engaging and well-articulated public realm outcome. This can be achieved with a basement car park.

Public Realm - Landscaping	**Not supported** Council's Urban Design Unit raised concerns with the removal of trees on site, specifically the removal of large established trees and those that are native, and indicated a strong need for more communal facilities and spaces for social interactions, with social seating opportunities throughout ideally located at ground level. Queries were also raised about whether there was opportunity to replace some of the balcony area afforded to the dwellings with communal areas / facilities. Further concerns were raised regarding ongoing upkeep required to maintain landscaping to a high standard. The landscaping strategy, relies heavily on intricate garden beds, and extensive irrigated areas which present long-term upkeep issues. Excessive maintenance demands increase the risk of early landscape deterioration, reduced amenity, and management costs. Council officers consider that a more restrained and resilient landscape approach—focusing on hardy plant species, simplified layouts, and easily maintainable communal spaces and where practicable the maintenace of well established trees—would be more appropriate and sustainable in the loong term.
Public Realm – Management	**Supported with conditions**

	In addition to the matters raised by Council's Urban Design unit regarding public realm works, Council's Development Engineers provided comments and recommendations for the reconstruction of footpaths, finish of floor levels with the public realm, vehicle crossings, the need for detailed civil design drawings, and flooding information. These comments will be provided as part of Council's submission.

Sustainable development	**Not supported – conditions required** Council's ESD advisor identified the following issues and deficiencies with the Sustainable Management Plan (the SMP) prepared and authored by Hip V Hype and dated 19 January 2026: 1. *The SMP does not commit to a proper Green Star certification process but appears to be using the Green Star tool for self-assessed benchmarking only. The owner of the Green Star tool, the GBCA, does not support use of their tool in a self-assessed benchmarking methodology and continuing use may lead to IP issues. Self assessed Green Star project have not been acceptable in the City of Yarra for several years.* o *Recommend registering with the GBCA as a Green Star project and commit to achieving a certified 5 Star Green Star rating.* 2. *The sample NatHERS ratings for energy efficiency of the dwellings show that some dwellings fail to meet the maximum heating load for Melbourne 21 climate and others fail the maximum cooling load of in Clause 58 Energy Efficiency.* o *Improve thermal performance and demonstrate with NatHERS ratings that all dwellings meet maximum heating and cooling loads, and also ensure a minimum 7.5 Star NatHERS rating average across all dwellings.* 3. *No rainwater harvesting or reuse has been proposed.* o *Include rainwater harvesting and reuse in toilet flushing and irrigation, as part of the integrated water management approach.* 4. *No stormwater management plan has been included to ensure best practice in stormwater management in the planning scheme will be achieved.*

	○ *Develop a stormwater management plan to ensure best practice in stormwater management in the planning scheme will be achieved.* 5. *Civil stormwater plans show reliance on proprietary stormwater products (Oceans Protect), which unfortunately are not supported by Melbourne Water, and have no scientific evidence base to support them working effectively in Victoria and are not accepted by the City of Yarra.* ○ *Remove reliance on proprietary stormwater products to deliver best practice stormwater quality objectives and standards.* 6. *The raingarden section diagram does not meet the Melbourne Water standards or guidelines for raingardens.* ○ *Update raingarden design to ensure that Melbourne Water dimensions, designs and guidelines are followed.* 7. *Single aspect dwellings with room depths over 5m will not have effective natural ventilation.* ○ *Single aspect dwellings with room depths over 5m to receive additional fresh air supply 50% above AS1558 minimum fresh air delivery rates, and/or design all single aspect dwellings to have a maximum floor depth of 5m.* 8. *Daylight studies do not include the colour graded daylight performance floor plans or coloured plots to demonstrate where best practice daylight for all dwellings/residents is achievable. More information is required.* ○ *Update daylight studies with colour graded performance floor plans or similar to ensure best practice daylight for all habitable rooms is achievable.* 9. *The SMP refers to the City of Banyule on page 6.* ○ *Remove reference to the City of Banyule.* These comments will be provided as part of Council's submission. The rainwater tank and water harvesting facilities shown on the proposed ground floor plan are acknowledged however the SMP is required to be updated to provide the details of those facilities and further commit to reuse of water in toilet flushing and irrigation.

Off-site amenity impacts	**Not supported** The visual bulk of the development, along Rutland Street, with 26.5m of an 8 storey building across the road from 1 and 2 storey dwellings is considered to be unacceptable. As outlined earlier in this assessment, a 2 storey reduction in height is considered to deliver a development that has more regard to its location in a residential area identified in local policy for minimal change.
Internal and onsite amenity	**DTP assessment required** DTP are required to undertake an assessment of the development against the full Development standards for dwellings and buildings at Clause 52.20-6, and the Development standards for apartments at Clause 52.20-7 of the Scheme. Council recommends DTP ensure that apartments fully comply with the requirements at Clause 52.20 of the Scheme. Council officers encourage the design of communal areas, circulation spaces, landscape interfaces, and pedestrian connections to be reconsidered and contribute to a cohesive and safe environment. Access to the communal outdoor space on Level 04 is considered inconvenient, with the current layout limiting clear and convenient movement for residents for ease of access to this space due to the flights of stairs and location of lifts, distanced from this space. Provision of communal open space at ground level should be provided, for example by increasing the size of the communal areas proposed in the north-west and south-east of the site so that facilities like the playground and basketball court can be reinstated.
Carparking & traffic	**Supported** *Car parking reduction* Council's Development Engineers have provided comments in support of the car parking provision. The site is well serviced by public transport, including Hoddle Street buses just 170m west of the site, and Clifton Hill Railway Station just 620m north-west of the site. Smith Street trams, St Georges Road/Brunswick Street trams and Queens Parade/Alexandra Parade buses. The site is very well positioned in terms of shops, supermarket, places of employment and education and other essential facilities. The site also has good connectivity to the on-road bicycle network. Overall, the site is strategically placed to accommodate the car parking proposed. Council's Development Engineers have further confirmed that the operation of the development should not adversely impact on the existing on-street parking conditions in the area. *Vehicle access*

	Council's Development Engineer has indicated that the introduction of two new vehicle crossings fronting the site on Alexandra Parade East will necessitate the preparation of vehicle crossing designs by the applicant and that the applicant is required to prepare a cross-sectional drawing of the vehicle crossing, together with a ground clearance check using the B99 design vehicle. These comments will be provided as part of Council's submission. ***Loading & Waste Collection*** Loading and waste collection will take place at ground level within the car park. Waste collection will be undertaken by a private contractor. Council's waste management officer has previously provided comments in full support of the waste management plan.
Bicycle provision	**Supported** The on-site bicycle parking provision substantially exceeds the minimum statutory requirements. It is recommended that the following be addressed to ensure that the bicycle spaces are designed to the relevant standards: • All visitor bicycle parking spaces clearly identified on the plans; • Annotate type of bicycle parking space for each resident and visitor bicycle parking spaces, ensuring appropriate mechanisms having regard to AS2890.3; • Dimensions of visitor bicycle parking spaces, • Dimension the width of access paths to all bicycle parking areas; • Identify security measures for the bicycle storage area confirming it is a lockable compound. • All dimensions to ensure compliance with AS2890.3. *Green Travel Plan* It appears that a Green Travel Plan (GTP) has not been prepared.

Social Planning
Formal Referral Response

Application Information

Referral Officer:	Tara Bewley
Officer:	John Theodosakis
Council Reference:	PPE25/0818
Address:	77 Noone St, Clifton Hill VIC 3068
Proposal:	Homes Victoria - request for preliminary advice
Comments Sought:	Click here to view referral memo: Insert CM Link here to referral request memo (which will include a hyperlink to all relevant plans / information)
Disclaimer:	Council's Social Planning Unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Referral Type and request

Referral Type:

Provision of Social Housing and feasibility

Comments on the application from a Social Planning perspective are requested on the following:

Provision of social housing in terms of quantity and location.

Capital Works

If you are aware of any capital works approved or proposed within the area of the subject site (as relevant to the planning application), please provide details and a copy of the plans associated with these works.

Proposal

The development proposes:

- Number of storeys: 8 storeys with on grade parking at ground
- Building use: Social Housing and Residential Amenity
- 114 apartments

- 70 x one bedroom
- 30 x two bedroom
- 14 x three bedroom
- 35 carparks
- 86 resident and 12 visitor bicycle parking
- 403m² public garden area

Two of the seven core project objectives are:

- **Social housing supply:** increase the supply of Social Housing by maximising the number of new Social Housing dwellings at the Site and replacing ageing public housing stock.
- **Diverse housing supply**: increasing housing diversity by delivering increased Social Housing and achieving a mix of Social Housing and Affordable Housing on the Site.

Social Planning response

Social Planning encourages the applicant to read the following documents in full, excerpts of which will be used within this response:

- 9 July 2025 Council Resolution for Responses to the Victorian Government Housing Statement (pp. 18-19) (Council Resolution)
- Policy Guidance Note: Affordable housing Outcomes at Significant Developments (Policy Guidance Note)
- Yarra's Social and Affordable Housing Strategy (SAH Strategy)

Regarding quantity of social housing

The application does not specify the exact quantity of social housing proposed. From the material received, Social Planning understands that all 114 apartments are proposed as a mix of social housing and affordable housing.

Council "advocates for a substantial increase in the number of public housing dwellings to address the housing affordability crisis" (see Council Resolution, (1.d.ii). Social Planning therefore encourages the development to prioritise a higher proportion of social housing over affordable housing. Prioritising social housing ensures that development outcomes better address housing stress among low-income and vulnerable households.

The Council Resolution (1.f.iii) advocates for "no net loss in the number and size (including number of bedrooms) of public housing dwellings within redevelopment sites". Social Planning understands the current site holds 33 dwellings and seeks clarity as to the number of bedrooms per dwelling.

The Council Resolution (1.f.vi) also advocates that "redevelopments should offer a variety of housing options suitable for singles, couples, and families, ensuring that people at different life stages can reside within the same neighbourhood. This approach fosters social diversity, enhances community stability, and supports aging in place". Social Planning notes that as of 20

June 2025, the Victorian Housing Register's Priority Access Applicant Location Preference List for the Inner Metro East area (which includes Clifton Hill), indicated the following bedroom preferences:

- 1 bedroom – 3207 applications
- 2 bedrooms - 195 applications
- 3 bedrooms – 73 applications
- 4 + bedrooms – 41 applications

Regarding affordable housing (excluding social housing), Social Planning seeks clarity as to whether this will be market affordable housing or affordable housing targeted between very low to moderate income ranges as per the Victorian Government Gazette, the latter of which is preferred. Social planning also seeks to understand whether key workers will be targeted (see Yarra's Social and Affordable Housing Strategy, pg. 12 for more information on this).

Regarding location of social housing

As per Council's Policy Guidance Note, Social Planning seeks to ensure that affordable (including social) housing be tenure-blind. The Council Resolution (1.f.vii) also states that "in cases where public housing redevelopment includes mixed tenure, it should be impossible to distinguish public and community housing dwellings from affordable and private housing stock".

Social Planning recognises the need to accommodate Special Accommodation Requests relating to accessibility, including the provision of ground-floor access and entries. Accordingly, Council recommends that all ground floor dwellings be allocated as social housing.

The Council Resolution (1.f.v) states that "community services and infrastructure are equitably distributed across Yarra's public housing estates, tailored to the needs of the diverse tenant population". Social Planning notes the need to apply this logic to smaller scale developments. Locating all social housing together in one block offers the opportunity to co-locate support services for social housing residents on the ground floor of the block.

Social Planning welcomes the addition of the meeting room and requests clarification regarding its intended use, such as whether it will serve ad hoc needs and/or host planned activities. We also recommend considering the inclusion of an on-site office for a designated staff member, addressing potential issues, ensuring smooth operations, and helping foster a cohesive community.

Social Planner: Tara Bewley

Date: 13 January 2025

Preliminary Arboricultural Report review: The following documents will need to be submitted with the formal application.

- **Arboricultural Impact Assessment (AIA) Required**
  - Where development is proposed within the Notional Root Zone (NRZ) of any Public Tree/s, Significant Tree/s, Canopy Tree/s, or any tree protected under the planning scheme, an Arboricultural Impact Assessment (AIA) is required. This report must be prepared by a suitably qualified arborist (minimum AQF Level 5 in Arboriculture or equivalent) and must be prepared in accordance with AS 4970:2025 – Protection of Trees on Development Sites.

  - The AIA must assess the likely impacts of the proposed development on all affected trees, specify methods to avoid or minimise impacts on trees to be retained, and provide justification demonstrating that the development will not detrimentally affect the health or longevity of those trees, including justification for any proposed pruning or tree removal.

- **Tree Protection Specification (TPS) and Tree Protection Plan (TPP) Required**
  - Before development commences, a Tree Protection Specification (TPS) and Tree Protection Plan (TPP) must be prepared by a suitably qualified arborist (minimum AQF Level 5).

  - All documents must be prepared in accordance with AS 4970:2025 – Protection of Trees on Development Sites.

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
W yarracity.vic.gov.au
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.



Urban Design
Formal Referral Response

Application Information:

Referral Officer:	Christian Lundh and Hayley McNicol
Officer:	John Theodosakis
Council Reference:	PPE25/0818
Address:	77 Noone St, Clifton Hill VIC 3068
Proposal:	Homes Victoria - request for preliminary advice
Comments Sought:	Click here to view referral memo: D25/509018 - IREF25/01976 - 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

Christian Lundh is available for the pre-app discussion 15 January (at 2pm) with Homes Victoria

- Comments on the application from an Urban Design perspective are requested on the following:
  - Height and massing
  - Architecture and materiality
  - Public realm interface

- Comments are provided based on a review of the following documents:
  - Record D25/505473: PPE25/0818 - 77 Noone Street Clifton Hill - Homes Victoria - Pre Application Package - Design Report Draft
  - Record D25/505485: PPE25/0818 - 77 Noone Street Clifton Hill - Homes Victoria - Pre Application Package - Plans
  - Record D25/505513: PPE25/0818 - 77 Noone Street Clifton Hill - Homes Victoria - Pre Application Package - Landscape Drawing Pack
  - Record D25/505524: PPE25/0818 - 77 Noone Street Clifton Hill - Homes Victoria - Pre Application Package - Landscape Schematic Report

Built Form and Massing

- Clause 15.01-2L (Building design) includes the following relevant policies:
  - *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.*
  - *Ensure that development reflects the predominant low-rise character of the area.*
- An eight-storey building is proposed, which is significantly higher than the surrounding built form, which is characterised predominately by one and two storey dwellings. We understand that the site is currently occupied by three storey buildings, and recent developments in the area (such as the apartments on Roseneath Street which are six storeys) are introducing some mid-rise built form to the area.
- However, the height of eight storeys is not supported from an urban design perspective, does not meet the abovementioned policy and would result in an overly dominant building in the surrounding area. It is therefore recommended that the development is reduced by two storeys.
- Proposal includes a four-storey street wall to Noone and two-storey street wall to Rutland. This is accepted. Although the area is low scale, this site is its own block (and not an infill site), which allows some flexibility in terms of street wall height. The four-storey section extends only for a short distance. It is acknowledged there is some recent development on nearby streets which include three and four storey street walls.
- Note that there is significant disparity in the balcony sizes, particularly on Level 01. The balconies do not seem to cater for the apartment sizes – e.g. some one-bedroom apartments have significant larger balconies than the three-bedroom apartments. Recommend that these are made more similar in size or consider if this space is more suited to communal use.

Façade Design & Materials

- In general, the façade design and materials are supported, apart from the following matters which require clarification/resolution:
  - Understand that there is some galvanised detailing to complement the red brick and masonry and the wider industrial character. However, do not support the ground level galvanised steel structures as they clutter the frontage, require ongoing maintenance, and limit opportunities for tree planting.
  - Further details will be required for galvanised steel exterior stairs, to ensure that they have a high-quality presentation to the street. Clarification is required if there is any full height mesh or fencing on these structures.

Public Realm Interface

General comments

- One main building entrance is proposed, if this is occupied and person doesn't feel comfortable entering how will this be mitigated? Is it possible to have two key entrances and separate cores, so that residents share their entrances with a smaller number of neighbours? This would create a better opportunity for people to build relationships with their neighbours.

- Main building entrance should be located closer to Noone Street for more prominence.
- The removal of communal facilities such as the basketball court and cloth drying hills hoists, greenery etc in lieu of an on-garde under-croft car park is not supported.
    - It will create potential safety issues, reflecting on issues present in other areas with similar configuration.
    - Also noting a recent example on Lennox Street where a building with this configuration was demolished.
    - If this configuration is pursued, then it is suggested that the western row of parking is removed and a single row retained opening view lines and opportunities for more trees and greenery along the western interface to the railway and /or better defined with a wall / fence so people can't access it from the path.
    - The proposal should consider opportunities for providing play on site to cater for residents.
- The retention of the existing boundary fences is not supported; the fences should be removed and the edges opened for pedestrian circulation encouraging residents and the wider community to use the pedestrian paths.
    - Also noting that the width of the footpaths could be made more generous with removal of fences.
    - Narrow sliver of planting between building and fence lines that will result in build up of rubbish and debris should be removed in lieu of widened paths for example the southeast corner.
- General maintenance of landscaped areas, how will this be managed to keep up the presentation and a perceived safe and well-maintained residential block?
- No reference to ground floor lighting could be found.
- No reference to safety assessment could be noted

Alexandra Pde East Access Road

- North south path connection bordered by landscaping should be modified and aligned with the road edge reconsidered, noting sight lines, goat tracking through the planted areas.

Rutland Street

- Existing footpath narrow, car park overhang onto footpath must still allow for a minimum 1800mm wide footpath to for example accommodate person in wheelchair and scooter passing while accessing the main entrance to the budling.
- The fragmented landscape interface with many dissecting paths leading to service cabinets should be consolidated and rationalised. Furthermore the parcel locker, fire booster cabinets, water meter and any other structures should be integrated with the building.
- Integrate on street DDA compliant parking bays for visitors.

Alexandra Pde East

- Back of house and car park entry, potentially unsafe perception especially for person accessing the railway pedestrian underpass.
- Council may investigate opportunities for additional tree planting along this interface once the development is completed.

Landscape Plan - Internal Landscape Areas

Canopy Trees

- The proposal to remove multiple of the large established trees within the site is not supported.
- The retention of large established trees should be priorities especially the native trees within the site.
- Any tree removal should be offset by planting new and add additional large canopy trees within the site for shade / cooling and amenity for the residents.

Ground floor public landscaped areas

- All existing communal facilities are removed, no opportunities for social interactions.
- Integrate social seating opportunities.
- Fragmented should be consolidated to maximise useability, northeast corner consolidate paths and services cabinets.
- Opportunity to maximise communal garden opportunities especially along the northern interfaces, corners

Plant species

- Ensure sight lines are maximised.
- Plant species should consider hardy plant species that can withstand trampling.

Upper-level landscape

- Concern that the very large upper-level terraces and balconies will not be used by residents, could these be reconfigured to integrate additional areas of communal spaces?

Landscape maintenance

- The internal ground landscaped areas should as per previous comment be consolidated to facilitate larger green areas including integration of lawn areas in lieu of planting, concern that long term viability of planting will not be maintained to a standard required to achieve the design vision and in turn result in a degraded appearance.
- Irrigation should be integrated to all landscaped areas to ensure long-term viability and climate resilience.

WSUD

- Raingarden location should be reconsidered, from a maintenance perspective is it more long term viable to locate the raingarden away from buildings?
- Design should maximise passive irrigation and capturing surface run-off.

The proposal is not supported in principle as the issues cannot be dealt with via permit conditions.

Urban Designer: Christian Lundh and Hayley McNicol
Date: 12 January 2026

ESD Formal Referral Response

Application Information:

Referral Officer:	Euan Williamson
Officer:	John Theodosakis
Council Reference:	PPE25/0818
Address:	77 Noone St, Clifton Hill VIC 3068
Proposal:	Homes Victoria - request for preliminary advice
Comments Sought:	Click here to view referral memo: Record D25/508960: IREF25/01975 - 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 – Pre-app DTP referral.

In assessing this application, the following documents were reviewed:

- Architectural plans prepared by Fieldwork dated 19/12/2026
- SMP prepared by Hip V Hype dated 19 Jan 2026
- Civil Engineering plans prepared by NDY dated Nov 2025
- Raingarden cross section prepared by 'not stated' dated 'not dated'.

Comments

The standard of the submitted ESD does not meet Council's Environmentally Sustainable Design (ESD) standards.

The following issues and deficiencies have been identified.

1. The SMP does not commit to a proper Green Star certification process but appears to be using the Green Star tool for self-assessed benchmarking only. The owner of the Green Star tool, the GBCA, does not support use of their tool in a self-assessed benchmarking methodology and continuing use may lead to IP issues. Self assessed Green Star project have not been acceptable in the City of Yarra for several years.
    - **Recommend registering with the GBCA as a Green Star project and commit to achieving a certified 5 Star Green Star rating.**

2. The sample NatHERS ratings for energy efficiency of the dwellings show that some dwellings fail to meet the maximum heating load for Melbourne 21 climate and others fail the maximum cooling load of in Clause 58 Energy Efficiency.
    - **Improve thermal performance and demonstrate with NatHERS ratings that all dwellings meet maximum heating and cooling loads, and also ensure a minimum 7.5 Star NatHERS rating average across all dwellings.**

3. No rainwater harvesting or reuse has been proposed.
    - **Include rainwater harvesting and reuse in toilet flushing and irrigation, as part of the integrated water management approach.**

4. No stormwater management plan has been included to ensure best practice in stormwater management in the planning scheme will be achieved.
    - **Develop a stormwater management plan to ensure best practice in stormwater management in the planning scheme will be achieved.**

5. Civil stormwater plans show reliance on proprietary stormwater products (Oceans Protect), which unfortunately are not supported by Melbourne Water, and have no scientific evidence base to support them working effectively in Victoria and are not accepted by the City of Yarra.
    - **Remove reliance on proprietary stormwater products to deliver best practice stormwater quality objectives and standards.**

6. The raingarden section diagram does not meet the Melbourne Water standards or guidelines for raingardens.
    - **Update raingarden design to ensure that Melbourne Water dimensions, designs and guidelines are followed.**

7. Single aspect dwellings with room depths over 5m will not have effective natural ventilation.
    - **Single aspect dwellings with room depths over 5m to receive additional fresh air supply 50% above AS1558 minimum fresh air delivery rates, and/or design all single aspect dwellings to have a maximum floor depth of 5m.**

8. Daylight studies do not include the colour graded daylight performance floor plans or coloured plots to demonstrate where best practice daylight for all dwellings/residents is achievable. More information is required.
    - **Update daylight studies with colour graded performance floor plans or similar to ensure best practice daylight for all habitable rooms is achievable.**

9. The SMP refers to the City of Banyule on page 6.
    - **Remove reference to the City of Banyule.**

Recommendations

The applicant is recommended to address the outstanding items above. The development is capable of achieving a best practice standard that is acceptable to Council. However, large amount of additional design work and integration is needed.

If you or the applicant, or DTP would like to discuss this further, please contact me.

Euan.

ESD Coordinator: Euan Williamson
Date: 4 March 2026 (updated)

Development Engineering Formal Referral Response

Application Information:

Referral Officer:	John Theodosakis
Officer:	Mark Pisani
Council Reference:	PPE25/0818
Referral Number:	IREF25/01974
Address:	77 Noone Street, Clifton Hill
Proposal:	Homes Victoria - request for preliminary advice
Comments Sought:	Preliminary engineering advice
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
Fieldwork	TP0001 *Development Summary* TP1000 *Existing Site Plan* TP2100 *Ground Floor Plan* TP3000 *North and South Elevations* TP3001 *East and West Elevations* TP3100 *Section A and Section B* Design Report (Draft)	01 - WIP 01 - WIP 01 - WIP 01 - WIP 01 - WIP 01 - WIP 01	19 December 2025 19 December 2025 19 December 2025 19 December 2025 19 December 2025 19 December 2025 19 December 2025
NDY	Civil Schematic Design Report CI-00-0100 *Civil Siteworks Plan*	2.0 P2	16 December 2025 12 December 2025
Oculus	Schematic Design - Landscape drawing set	P1	12 December 2025
Traffix Group	Traffic Engineering Assessment	B	19 January 2026

Author / Consultant	Drawing No. or Document	Revision	Dated
	Waste Management Plan	B	16 January 2026

SECTION 1: Engineering Detailed Assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.20 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
One-Bedroom Dwelling	70	0.6 space per dwelling	68	35
Two-Bedroom Dwelling	30			
Three-Bedroom Dwelling	14			
		Total	**68 spaces**	**35 spaces**

The development would have a car parking shortfall of 33 spaces.

To reduce the number of car parking spaces required under Clause 52.20-6.7 (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 Social Housing Dwellings	The social housing dwellings would be provided with on-site car parking at a rate of 0.3 spaces per dwelling. According to Traffix Group factors that would influence a lower parking rate include: ▪ Affordability of a motor vehicle; ▪ Access to public transport services; and ▪ Inability of some residents to drive (licensing issues, disability; etc), to name a few.

Parking Demand Consideration	Details
	We would expect these residents to have a lower rate of car ownership. The proposed on-site car parking provision is considered appropriate.
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: ▪ Hoddle Street buses – 170 metre walk ▪ Clifton Hil railway station – 620 metre walk
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
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 dwellings is considered appropriate in the context of the development and the surrounding area.

The operation of the development should not adversely impact on the existing on-street parking conditions in the area.

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

TRAFFIC IMPACT

Trip Generation

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

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	AM Peak Hour	PM Peak Hour
Residential	3.0 trips per dwelling per day 0.3 trips per dwelling in each peak hour	105	11	11
	Total	**105 trips**	**11 trips**	**11 trips**

The magnitude of the traffic generated by this development is not unduly high and should not adversely impact the traffic operation of the surrounding streets.

DEVELOPMENT ACCESS AND INTERNAL LAYOUT DESIGN

The geometry of the development entrance, parking modules (spaces and aisles) and vehicle swept path movements (motor vehicles and waste collection vehicles) are considered satisfactory.

Overall, we are satisfied with the access arrangements and internal layout of the site.

ENGINEERING REQUIREMENTS -
DEVELOPMENT LAYOUT DESIGN AND INFRASTRUCTRUE

Item	Comment
Title Documents	Title documents are to be provided for the formal referral once the application has been formally lodged.
Survey Drawings	The original surveyor's drawings must be provided as part of the documents to be lodged and referred/reviewed.
Vehicle Crossing	To be dimensioned on the plans.
Reconstruction of Footpaths and Kerb and Channel along Frontage Roads	The footpaths immediately outside the frontage roads are to be reconstructed to Council standard and have cross-falls of no steeper than 1 in 33 (for asphalt). The kerb and channel along the frontage roads of the site are to be reconstructed to Council satisfaction.
Levels of Pedestrian Interfaces with the Public Realm	The finished floor levels at the edges of the pedestrian entries of the dwellings interfacing the frontage roads are to be specified on the drawings and must neatly match the reconstructed footpaths
Public Lighting	A public lighting plan is to be submitted for all roads immediately surrounding the site.
Vehicle Crossing Design Vehicle Ground Clearance	The introduction of two new vehicle crossing fronting the site on Alexandra Parade East will necessitate the preparation of vehicle crossing designs by the applicant. The applicant is to prepare a cross sectional drawing of the vehicle crossing, together with a ground clearance check using the B99 design vehicle. Information on the preparation of the cross sectional drawings is appended to this memo.
Redundant Vehicle Crossing	The redundant vehicle crossing on Alexandra Parade East is to be demolished and reinstated to Council's satisfaction.
Clear Title Delineation	The title boundaries along the property's road frontages must be clearly delineated on the drawings.
Detailed Civil Design	Detailed civil engineering drawings are be provided (at a later stage) for all works undertaken in the road reserve or public realm.
Civil Schematic Design Report and Legal Point of Discharge	The Civil Schematic Design Report and discharge of stormwater from the site (Legal Point of Discharge) should be referred to Council's Drainage team (based at the Depot) for their comment and input.
Council Flooding Information	Council's flooding information indicates that the south east corner of the property will be inundated during severe storm events. From the architectural drawings, it appears that the habitable rooms of the dwellings at ground level have been raised. The finished floor levels are not known. Council's Drainage team should be consulted in relation to determining the applicable flood level.

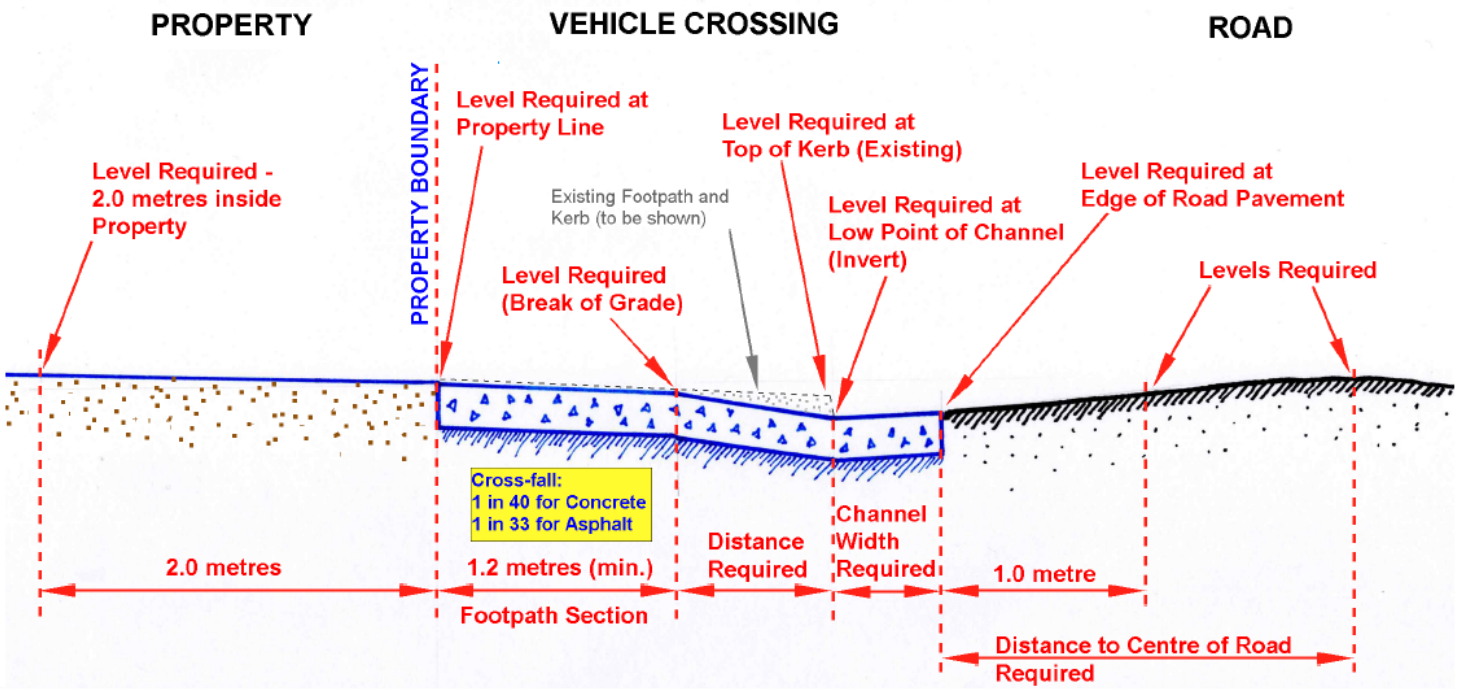
SECTION 2: Acknowledgement

Engineer: Mark Pisani

Signature: 

Date: 14 January 2026 (updated 4 March 2026)

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.

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	John Theodosakis
Council Reference:	PPE25/0818
Address:	77 Noone St, Clifton Hill VIC 3068
Proposal:	Homes Victoria - request for preliminary advice
Comments Sought:	Click here to view referral memo: Record D25/508805: IREF25/01973 - 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 77 Noone St, Clifton Hill authored by Traffix Group and dated 12/12/25 is satisfactory from a City Works Branch's perspective.

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

Date:30/01/2025

6.2. – PPE26/0074 - 159 - 167 Johnston Street & 329 Napier Street & 146 - 152 Argyle Street, Fitzroy

Author	Madeleine Moloney – Senior Statutory Planner
Authoriser	General Manager City Sustainability and Strategy - Mary Osman

Executive Summary

Property	159 – 167 Johnston St & 329 Napier St & 146 – 152 Argyle St Fitzroy VIC 3065
Ward	MacKillop
Application number	PPE26/0074 PA2504136
Proposal	Part demolition of existing buildings for the construction of a mixed use building up to 11 storeys (plus basement level and roof terrace) and the alteration of access to a road in a Transport Zone 2.
Zoning & Overlay/s	- Commercial 1 Zone - Design & Development Overlay (Schedule 10) - Design & Development Overlay (Schedule 36) - Environmental Audit Overlay - Development Contributions Plan Overlay (Schedule 1)
Strategic setting	High change area for residential growth & 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 17 February 2026 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 14 objections.
Key reasons for recommendation	- The development fails to achieve the built form requirements of the DDO36. - The building would adversely impact the heritage values of the South Fitzroy Heritage Precinct.

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 should the Department of Transport and Planning be of a mind to grant the permit Key conditions include: - Reduction in height to tower form by two storeys; - Reduction in height of Argyle Street streetwall and return to Napier Street by one storey. - Material/design detail modifications to sections of the Johnston Street and Napier Street facades to respond to the heritage context and reduce building bulk. - Provision of a ground floor setback (splay) at the Johnston Street / Napier Street south-east corner. - Provision of a 1.8m setback to the ground floor Argyle Street frontage to new built form to match the adjoining approved development at No. 155 Johnston Street. - Various public realm improvements; - Provision of bicycle parking for the retail use on-site (not on the footpath). - Improvements to daylight and ventilation to dwellings.
Contact Officer	Madeleine Moloney, Senior Statutory Planning Officer

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 proposal is contrary to the design objectives and design requirements of Schedule 36 to Clause 43.02 (Design and Development Overlay) of the Yarra Planning Scheme regarding building height and massing and fails to provide an appropriate transition in height to lower scale development to the north of the site;
   (b) The proposal is contrary to the objectives of Clause 43.01 and heritage policies at Clause 15.03-1 and will detract from the South Fitzroy Heritage Precinct due to its height, massing and design detail and is not sufficiently responsive to its heritage context and will dominate the "contributory" heritage building at No. 329 Napier Street; and

(c) The proposal would result in poor on-site and internal amenity outcomes (inadequate secluded private open space, daylight and natural ventilation) to the apartments contrary to Clause 15.01 and Clause 58 of the Yarra Planning Scheme.

3. Advise the Department of Transport and Planning that the application needs to be amended under Section 57A of the *Planning and Environment Act* (1987) to apply for the use of the site for dwellings or re-design the ground floor to ensure there is no permit trigger for the dwelling use pursuant to the Commercial 1 Zone.

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:

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 Rothelowman, Plan nos. DA00.01 – DA09.06 dated 6 February 2026 but modified to show:

   (a) Retention of the existing roof form over the existing heritage building at No. 329 Napier Street;

   (b) The existing front door to the existing heritage building at No. 329 Napier Street shown as retained on floor plans;

   (c) Deletion of two storeys to the tower form of the building;

   (d) Deletion of one storey to the Argyle Street podium and eastern facade return to Napier Street;

   (e) Re-design of dwellings as necessary to achieve daylight and ventilation requirements in accordance with Condition 3;

   (f) Minimum 3m setback to west-facing corridor window to Levels 1-7 and additional setback of levels above, to ensure associated lightcourt is clear to the sky;

   (g) Materiality and architectural detailing of Napier Street facade of new building at podium level to be modified to be more visually recessive to the heritage building at No. 329 Napier Street;

   (h) Central section of the façade of upper levels to Napier Street to be broken up across its length by provision of additional setbacks and / or application of colour that is complementary to the red brick;

   (i) Johnston Street street wall modified to introduce additional vertical articulation to better respond to the fine-grained heritage character of the South Fitzroy Heritage Precinct;

   (j) A detailed materials and finishes schedule, including coloured images which stipulate full details of material, articulation, texture and colour, to confirm high quality and durable materials are provided;

   (k) Details of articulation / texture to western boundary walls clearly indicated to ensure appropriate articulation as viewed from the public realm;

(l) 1.815m minimum setback to the Argyle Street ground floor frontage to new built form for a minimum length of the vehicle entry and westernmost dwelling (to match adjacent approved development at No. 155 Johnston St) with a gradual transition to on-boundary built form associated with the retained heritage building;

(m) Clear delineation of any ground level areas within the property boundary from adjacent public footpath by way of different material/surface treatment;

(n) Residential communal entry area to Napier Street to integrate planters and the proposed seated elements to remove the narrow void areas to each side;

(o) Re-location of the substation to the Argyle or Napier Street frontages;

(p) Booster cupboard to Napier Street modified to integrate planter boxes above/beside or otherwise modified to remove small void spaces;

(q) Number of solar panels to be consistent with overall 30kW generation;

(r) Mark EV car charging (number and location of charging points);

(s) Any service/utility cupboards to street frontages confirmed to be able to be able to be opened 180 degrees and latched to the building façade;

(t) Deletion of visitor bicycle parking on Johnston Street footpath and relocation of all visitor bicycle parking on-site;

(u) Provision of a splay at the ground floor south-east corner of the building (Johnston Street and Napier Street) including a minimum 1.8m setback to Napier Street, of sufficient size to accommodate 5 visitor bike racks, with clearance for pedestrian movement;

(v) The specific “retail” use(s) shown on the floor plans;

(w) Car parking spaces allocated to the retail premises clearly nominated on the plans so as to ensure the maximum prescribed number of spaces under Category 4 at Table 1 to Clause 52.06-5 is not exceeded based on the specific “retail” use proposed;

(x) Detailed cross-sectional drawings for the car park entrance off Argyle Street at a suitable scale (and in accordance with Council vehicle crossing design requirements) including a ground clearance assessment using the B99 design vehicle to ensure cars do not scrape or bottom out when entering and exiting the car park entrance via Argyle Street. The cross-sectional drawings must include one central section (for the ground clearance assessment) and a section at each side of the crossing;

(y) Any pedestrian doors opening out into the pedestrian pathway adjacent the internal driveway at ground floor to be recessed so as to not obstruct the walkway;

(z) Additional bollards installed along the pedestrian pathway adjacent to the driveway to improve safety and clearly delineate the pathway from the vehicle accessway;

(aa) The swept path diagram for the B99 design vehicle and delivery vehicles re-submitted and superimposed on the correct architectural ground floor plans. The swept path diagrams must clearly show the path of the vehicle clearing the pedestrian pathway;

(bb) The southern aisle width adjacent the four car spaces at ground floor increased to have a minimum width of 5.2 metres (confirmed by dimension);

(cc) The aisle width along the western boundary of the basement dimensioned;

(dd) The 1 in 8 transition ramp at the bottom of the 1 in 4 ramp section to have a minimum length of 2.5 metres;

(ee) The headroom clearance at the car park entrance dimensioned;

(ff) The length of the loading bay dimensioned;

(gg) A bollard provided at the front of the shared area (adjacent the accessible car spaces) to satisfy AS/NZS 2890.6:2022;

(hh) A bollard installed adjacent the car space on the basement level to protect passengers waiting/exiting the lift;

(ii) The depth of the two car spaces at the rear of the accessible car spaces dimensioned;

(jj) The width and depth of the car spaces along the northern boundary on the basement level dimensioned, confirming a minimum width of 2.8 metres;

(kk) A convex mirror installed at the car park entrance (in-lieu of visibility sight triangles);

(ll) Location of existing electricity poles and public lighting depicted on all relevant floor plans;

(mm) The width of the proposed vehicle crossing to Argyle Street dimensioned;

(nn) Provision of a holding line/bay to improve passing and circulation movements of on-coming vehicles in the basement level;

(oo) Convex mirrors installed at the top and bottom of the internal access ramp to improve visibility of on-coming vehicles;

(pp) Provision of three new footpath street trees to Johnston Street, species to be *Nyssa sylvatica* 'forum' and footpath cut outs to be 1000 x 1000mm as per Council Standard Detail YSD803(b);

(qq) Provision of three new footpath street trees to Napier Street, species *Nyssa sylvatica* 'forum' and footpath cut outs to be 1000 x 1000mm as per Council Standard Detail YSD803(b);

(rr) Provision of up to three new road street trees to Napier Street, species *Zelkova serrata* 'green vase' and cutouts to be 1500 x 1500mm as per Council Standard Detail YSD803(a);

(ss) All visitor bicycle parking to be provided separate from the residential bicycle parking, with a minimum provided to dwellings in accordance with the rate at Clause 52.34 of the Scheme and all visitor bicycle parking designed in accordance with requirements of Clause 52.34 of the Scheme;

(tt) Provision of minimum employee bicycle parking, secure and designed in accordance with the provisions Clause 52.34 of the Yarra Planning Scheme on-site in a location convenient for employees;

(uu) Bicycle parking dimensions of bicycle parking spaces (including space between racks) and access routes (all doors and accessways) fully dimensioned in compliance with Australian Standard AS2890.3;

(vv) Bicycle parking rack type(s) nominated;

(ww) Any further changes as required to be consistent with the Sustainable Management Plan endorsed under Condition 3;

(xx) Any further changes as required to be consistent with the Landscape Plan endorsed under Condition 6;

(yy) Any further changes as required to be consistent with the Public Realm Plan endorsed under Condition 8;

(zz) Any further changes as required to be consistent with the Civil Engineering Plan endorsed under Condition 10;

(aaa) Any further changes as required to be consistent with the Waste Management Plan endorsed under Condition 12;

(bbb) Any further changes as required to be consistent with the Arboricultural Impact Assessment endorsed under Condition 14;

(ccc) Any further changes as required to be consistent with the Tree Management Plan endorsed under Condition 16;

(ddd) Any further changes as required to be consistent with the Acoustic Report endorsed under Condition 18; and

(eee) Any further changes as required to be consistent with the Wind Assessment Report endorsed under Condition 22.

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

Sustainable Management Plan

3. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by prepared by Integrated Group Services and dated 15/10/2025, but modified to include or show:

(a) Confirm commitment to Green Star Certification registration and to achieve certified 5 star Green Star standard;

(b) BESS daylight credits for living rooms and bedrooms (as demonstrated via revised daylight modelling using BESS internal reflectance values and methodology to be achieved;

(c) Unless natural ventilation is substantially improved to any single aspect dwellings with room depths over 5m, provide mechanical fresh air to the dwellings with fresh air delivery rates exceeding Australian Standard AS1668;

(d) remove the proprietary stormwater filtration device and provide alternative strategies, such as a larger tank or raingarden/s;

(e) Confirm toilets connect to rainwater tank;

(f) 30kW rooftop PV capacity confirmed to be feasible, including output per panel;

(g) Sample set of NatHERS certificates to demonstrate commitments (with glazing specifications consistent with daylight modelling);

(h) Details/documentation of Zero Carbon Action Plan to be provided including actions and timeline to deliver zero carbon emissions;

(i) Ensure end of trip facilities provision is consistent with endorsed plans (delete if not proposed); and

(j) Provide details of Zero Carbon Action Plan, including actions and timeline to deliver zero carbon emissions.

4. 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.

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

Landscape Plan

6. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by prepared by Florian Wild and dated October 2025, but modified to include (or show):

(a) Integrate taps to address ongoing maintenance and cleaning of synthetic turf;

(b) Integrate an additional fence and gate separating the dog area and the BBQ/Dining area;

(c) Planter boxes along communal and residential terraces and balconies to be minimum 400mm wide;

(d) Dimensions and soil volumes for all planted areas (L x W x soil depth) to ensure sufficient soil is provided to support plant growth;

(e) Planter boxes drainage and irrigation integrated into built form;

(f) Planter box drainage connected to stormwater;

(g) Confirm that none of the proposed species are listed as environmental weeds in the DELWP Advisory List of Environmental Weeds 2022;

(h) Provide a maintenance schedule, including task details and frequency; and

(i) Provide details to demonstrate any planters on upper levels can be safely accessed for maintenance purposes.

7. 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.

Public Realm Plan

8. 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 and in conjunction with the City of Yarra. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Plan must provide detailed designs for all works proposed within or interfacing with existing and proposed public realm along the Johnston Street, Napier Street and Argyle Street frontages show, but not be limited to, the following:

(a) Existing and proposed street trees (on road and footpath);

(b) The extent of proposed and existing pavements and the extent of all proposed infrastructure improvements and changes;

(c) All existing and proposed streetscape infrastructure and furniture including (but not limited to) light poles, drains, street signs, bicycle hoops and bench seating;

(d) All parking bays and bike lane location along Napier Street;

(e) All existing and proposed drainage infrastructure including any existing or proposed drainage pits and trench grates;

(f) All existing and proposed levels and surfaces grades;

(g) All existing and proposed surface materials including kerbs and channels;

(h) The grades and levels of all entry and egress points;

(i) A seamless / DDA compliant level transition across all proposed footpaths pavements and transitions between the public realm and private domain;

(j) Provide cross-sectional diagrams at each pedestrian entrance interfaces to include profiles and levels of DDA designed footpaths superimposed with existing footpath profiles);

(k) Integration of existing and proposed street trees (footpath cut outs and on road cut outs);

(l) Surface materials within the title boundary to be visually distinguishable from the surface materials used outside the title boundaries, or otherwise demarcated via an inset metal strip or similar; and

(m) Re-sheet and make DDA compliant any sections of abutting footpaths that are damaged as a result of the development (notation).

9. The provisions, recommendations and requirements of the endorsed Public Realm and Streetscape Improvement Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Civil Engineering Plan

10. Before the development commences, an amended Civil Engineering Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority in conjunction with the City of Yarra. When approved, the amended Civil Engineering Plan will be endorsed and will form part of this permit. The amended Civil Engineering Plan must be generally in accordance with the Civil Engineering Plan prepared by Edge Consulting Engineers and dated 31 July 2025, but modified to include:

(a) Any changes required to be consistent with plans endorsed under condition 1 of the permit, as relevant;

(b) Plan C302 revision P01 (which shows proposed drainage in the road reserve with UPVC pipe) be modified to show a steel reinforced concrete pipe in accordance with Council standards;

(c) The levels provided show the proposed pipe near pit 1 will be approximately 530mm deep (from surface to invert). The proposed pipe is 225mm. This will make the cover over the pipe only 305mm. This is insufficient for UPVC pipe and will require a reinforced concrete pipe suitable for the cover available;

(d) A pit must be constructed on the main drain to enable the property drain connection;

(e) A grated pit must be constructed in accordance with Council standards in the channel between pit 1 and the main drain;

(f) A longitudinal section of the proposed drainage must be provided. The longitudinal section must show existing and proposed surface levels, pits surface and invert levels, pipe invert levels, grade of pipe, stormwater flow velocity, pipe actual and maximum flow rates, hydraulic grade line during 1 in 10 and 1 in 100 rain events, underground services crossing the drain with invert levels and diameter of service, and chainages along the drain that are consistent with chainages along the drain on the ground floor plan;

(g) Underground services that cross the proposed drain must be physically proven as part of the drain design;

(h) Show existing property drains and add notation that existing property drains are to be removed and the footpath and kerb and channel reinstated to Council's satisfaction on the plan view;

(i) Footpaths in Johnson St, Napier St and Argyle St abutting the development fully reconstructed in asphalt with crossfalls as DDA compliant as possible;

(j) Cross-sections of the footpaths spaced at 5m intervals showing existing and proposed surface levels at the building line, top of kerb, invert and lip of channel should be provided in the civil works plans for all abutting streets. Proposed footpath crossfall should also be shown;

(k) Architectural plan DA02.02 and DA02.03 and shows surface levels at entry points to the building in Napier St, Johnston St and at the corner of Johnston Street/Napier St and Argyle St /Napier St. Ensure it is clear if these are existing or proposed surface levels. Both existing and proposed surface levels should be shown at the building line. Proposed surface levels should be consistent with a DDA compliant footpath;

(l) Footpath longitudinal grade changes must be in accordance with Council standards and requirements;

(m) A longitudinal section of the building line for each street abutting the development showing existing and proposed surface levels at 5m intervals and at all entries to the development;

(n) Parking sign and line marking changes must be shown on the civil works plans; and

(o) Where vehicle crossings are removed, the kerb and channel and pavement to be reinstated to match the existing infrastructure adjoining the redundant vehicle crossings.

11. Before the building is occupied, all associated works shown on the endorsed civil engineering plan (as required by Condition 10) must be fully constructed and completed to the satisfaction of the Council's Civil Engineering Department and at no cost to the Responsible Authority or City of Yarra.

Waste Management Plan

12. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by One Mile Grid and dated 14 October 2025, but modified to include:

(a) Any changes required to be consistent with plans endorsed under condition 1 of the permit, as relevant;

(b) The specific "retail" use proposed to be nominated consistent with other supporting documents;

(c) Delete any reference to Council's "Transfer Station";

(d) Delete any reference to drop-off of hard waste at Yarra City Council's Recycling Centre and update further as necessary to ensure only items accepted at Yarra City Council's Recycling Centre are referenced; and

(e) Delete Section 6.7 entitled "Municipal Charges".

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

Arboricultural Impact Assessment

14. Before the development commences, an Arboricultural Impact Assessment 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 Arboricultural Impact Assessment will be endorsed and will form part of this permit. The Arboricultural Impact Assessment must:

(a) Be consistent with plans endorsed under condition 1 of the permit, as relevant;

(b) Ensure the assessment considers all areas where development is proposed within the Notional Root Zone (NRZ) of any Public Tree/s, Significant Tree/s, Canopy Tree/s, or any tree protected under the planning scheme;

(c) Confirm the report is prepared by a suitably qualified arborist (minimum AQF Level 5 in Arboriculture or equivalent) and must be prepared in accordance with AS 4970:2025 – Protection of Trees on Development Sites;

(d) Detail proposed pruning of any public trees;

(e) Assess the likely impacts of the proposed development on all affected tree;

(f) Specify methods to avoid or minimise impacts on trees to be retained; and

(g) Provide justification demonstrating that the development will not detrimentally affect the health or longevity of those trees, including justification for any proposed pruning or tree removal.

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

Tree Management Plan

16. Before the development commences, 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 Arbor Survey and dated 4 July 2025, but modified to include (or show):

(a) Any changes required to be consistent with plans endorsed under condition 1 of the permit, as relevant.

(b) Re-title the document or otherwise ensure the purpose of the report is to provide a Tree Protection Specification (TPS) and Tree Protection Plan (TPP) to align with AS 4970:2025 – Protection of Trees on Development Sites

(c) Change terminology throughout report to align with AS 4970:2025 – Protection of Trees on Development Sites

(d) Consistency with the findings of the endorsed Arboricultural Impact Assessment required at condition 14.

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

Acoustic Report

18. Before the development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with

the Acoustic Report prepared by Clarity Acoustics and date 14 October 2025 but modified to include (or show, or address):

(a) Any changes required to be consistent with plans endorsed under condition 1 of the permit, as relevant.

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

20. 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 in conjunction with 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 all street frontages of the development;

(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.

21. 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.

Wind Assessment Report

22. 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 MEL Consultants and dated 15 October 2025 but modified to include (or show):

(a) Any changes required to be consistent with plans endorsed under condition 1 of the permit, as relevant.

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

Green Travel Plan

24. Before the development is occupied, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by One Mile Grid and dated 14 October 2025 but modified to include or show:

(a) Any changes required to be consistent with plans endorsed under condition 1 of the permit, as relevant.

25. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

General

26. Before the building is occupied, 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) at the permit holder's cost; and
    (b) to the satisfaction of the Responsible Authority.
27. 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) in accordance with any requirements or conditions imposed by Council;
    (b) at the permit holder's cost; and
    (c) to the satisfaction of the Responsible Authority.
28. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
    (a) at the permit holder's cost; and
    (b) to the satisfaction of the Responsible Authority.
29. 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.
30. 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 main residential entry, individual dwelling entrances, car park entry from street frontages 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.
31. 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.

32. 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.

33. 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.

34. 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.

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

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

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

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

36. The use/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.

Affordable Housing

37. Before the 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.

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

Construction Management Plan

39. 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 in conjunction with the City of Yarra. 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

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.

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

Development Contribution

41. 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.

42. 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.

Street Trees

43. Before the development commences, the permit holder must make a one-off contribution to the Yarra City Council to cover the full cost of replacing any removed or planting any new street / road trees that are required as a result of the development.

Expiry

44. 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.

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

Notes:

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

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

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

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.

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.

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, removed and reinstated to Council's satisfaction and at the Permit Holder's cost.

Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains. Council will not permit clean groundwater from below

the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

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
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.

In accordance with the Yarra Planning Scheme, an 8.65% public open space contribution will apply in the event of the subdivision of the land.

A local law permit may be required for tree removal or lopping. Please contact Council's Compliance Branch on 9205 5555.

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 land at Nos. 159-167 Johnston St & 329 Napier St & 146 Argyle St & 152 Argyle St, Fitzroy VIC 3065.

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 site (Source: NearMap image dated 16/12/2025)

3. It is important to note that a similar development had been lodged with Council (PLN24/0253) more details provided in the Planning History section of this report, and is currently awaiting a decision from VCAT.

4. In brief, the application proposes development of the site with an 11 storey building (plus basement level and roof terrace) containing;

   (a) Three retail tenancies fronting Johnston Street at ground floor;

   (b) Dwellings (apartments) with ground level frontages to Napier and Argyle Streets – in total 243 dwellings comprising a mix of studio, one (1), two (2) and three (3) bedroom apartments;

   (c) A residential lobby and adjacent entry lounge and foyer for residents to Napier Street;

   (d) Vehicular access via a new vehicle crossover from Argyle Street providing access to:

      (i) A loading bay for waste and delivery vehicles at ground floor;

(ii) 4 ground floor car parking spaces (for retail uses);

(iii) 91 car parking spaces for residents in the basement;

(e) A ground level bike store with 246 spaces (for residents and resident visitors); and

(f) Communal residential areas including a first floor terrace, gym, work from home area, lounge, first floor terrace (approx. 216sqm) and roof terrace (approx. 542 sqm) with dining and dog run areas.


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

Figure 2: Perspective image of development at Johnston St/Napier St corner looking northwest

(Source: Application material – Urban Design Context and Design Response)



Figure 3: Perspective image of part development (corner Napier & Argyle St) looking south-west

(Source: Application material – Urban Design Context and Design Response)



Figure 4: Perspective image of development (Argyle St elevation) looking south

(Source: Application material – Urban Design Context and Design Response)

5. 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.

Planning History

6. The site has the following planning history of relevance to this application:

   (a) Planning application PLN24/0253 for full demolition of the existing buildings and construction of a 10 storey building (with two levels of basement) containing office, shop and food and drinks premises and dwellings (no permit required for uses); buildings and works and alteration to access to a road within a Transport Zone; and car parking reduction at Nos. 159-167 Johnston St was initially lodged with Council in April 2024. The subject site for this application excludes the properties at No. 146 – 152 Argyle Street and No. 329 Napier Street;

   (b) Following submission of further information and advertising of the application a failure appeal was lodged with VCAT (ref:1253/2024) in November 2024 by the permit applicant;

   (c) Council subsequently formed a position of refusal on the application on a number of grounds;

   (d) As part of the VCAT process, plans were sought to be formally amended by the permit applicant (plans prepared by Cera Stribley and dated 10/02/2025). Council found that the VCAT Amended plans did not go far enough to address all of Council's concerns and maintained a position of refusal on the VCAT amended plans on the following (amended) grounds:

      (a) The proposal is contrary to the design objectives and design requirements of Schedule 36 to Clause 43.02 (Design and Development Overlay) of the Yarra Planning Scheme regarding building height and massing; and

(b) The proposal fails to demonstrate a reasonable level of acoustic attenuation for future occupants of the site, compromising the viability of the nearby live music venue; and

(e) The proposed development had a maximum overall building height of 34.49m to the roof line above level 9, and 35.59m to the highest point of the roof service (as measured above the natural ground level). See images of the proposed development taken from the VCAT amended plans.



Figure 5 - Proposed Johnston Street Elevation - Amended (decision) plans for planning application PLN24/0253

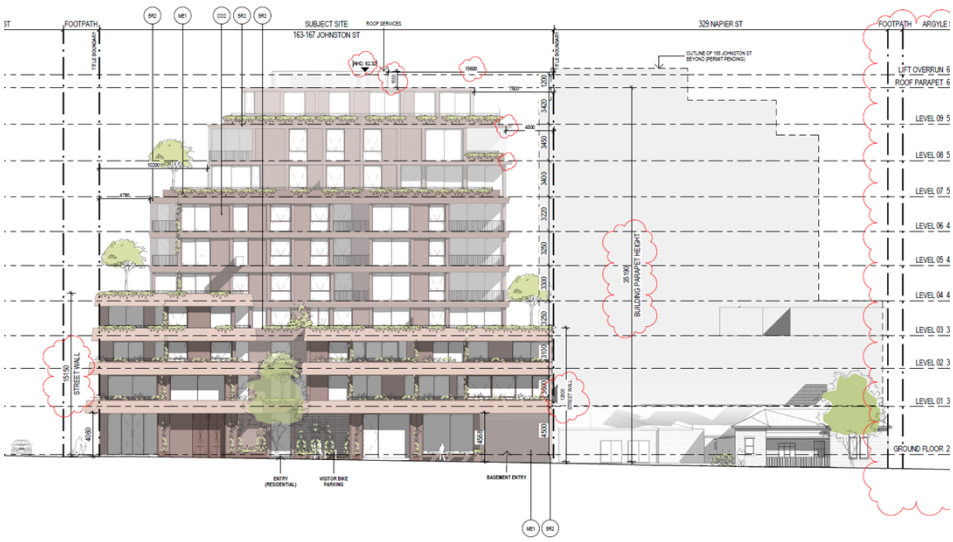


Figure 5 - Proposed Napier Street Elevation also showing at the time proposed development at No. 155 Johnston St in the background and the dwelling - Amended (decision) plans for planning application PLN24/0253

7. The VCAT hearing was heard in April 2025. In September 2025 parties to the appeal were invited to make written submissions about Amendment VC283 (the amendment which introduced Plan for Victoria into Planning Schemes).

8. Council has not yet received a decision from VCAT on this matter and therefore the application/appeal is still live.

Advertising

Advertising

9. The application was notified to Council and surrounding properties. At the time of finalising this report, the DTP have advised Council they have received 14 objections, raising the following key grounds:

   (a) Adverse impact on neighbourhood character (excessive height, scale and bulk);

   (b) Adverse impact on heritage character (excessive height and scale);

   (c) Strain on local infrastructure and community facilities from increased population;

   (d) Insufficient on-site car parking, increasing demand for limited on-street car parking;

   (e) Increased traffic and associated safety issues;

   (f) Off-site amenity impacts, including:

      (i) Noise and other amenity impacts from residents, visitors, deliveries and vehicles;

      (ii) Overlooking;

      (iii) Overshadowing;

      (iv) Loss of daylight;

      (v) Visual bulk; and

      (vi) Loss of views; and

   (g) The building will set a precedent in the area in terms of scale of future development.

10. These matters generally align with issues discussed in the Council Officer Assessment, with the exception of:

   (a) Noise and other amenity impacts from residents, visitors, deliveries and vehicles. Traffic is discussed in the report. The retail uses are “as-of-right” (no permit required). The residential use, although requiring a planning permit, would not typically be subject to controls such as hours of operation (given residences must be accessible 24 hours a day). Furthermore, the enjoyment of communal areas, such as terraces would not typically be controlled by specific permit conditions as the use of the dwellings is a permit trigger only due to the ground floor extent of the dwelling use. The Planning Panel Report for the mixed use development approved on the adjoining site at No. 155 Johnston Street under planning permit PLN23/0441 found that it was not necessary to include restrictions on hours of use of the communal rooftop use and therefore the same approach is considered appropriate in this instance;

   (b) Loss of views - It has been found in numerous VCAT decisions that specific views from private property are not protected by planning; and

(c) The building will set a precedent in the area in terms of scale of future development. Each application must be assessed on its own merit against planning policies (including future preferred character) having regard to the existing built form context at the time and individual site specifics. The consideration of "precedent" is not a matter that can be taken into account.

Referrals

11. The application was referred by DTP to Head, Transport for Victoria (pursuant to Clause 66.02-11 (application to construct a residential development comprising 60 or more dwellings); and Clause 52.29 (application to alter access to a road in a Transport Zone 2), the latter specifically pertaining to works associated with removal of the existing vehicle crossover to Johnston Street. A copy of this referral letter has been provided to Council.

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

Internal Business Unit	Comments
Heritage Advisor	Supported, subject to conditions. These have generally been included in the recommended conditions, subject to some modifications to better address the DDO36 objectives.
Development Engineering	Supported, subject to conditions. These have generally been included in the recommended conditions.
Waste Management	Supported, subject to conditions. These have generally been included in the recommended conditions.
ESD	Supported, subject to conditions. These have generally been included in the recommended conditions.
Strategic Projects, Parks & Open Spaces	Supported, subject to conditions. These have generally been included in the recommended conditions.
Open Space (City Works)	Supported, subject to conditions. These have generally been included in the recommended conditions.
Strategic Planning	Not supported. The proposal does not adequately comply with the DDO36 objectives and requirements, in particular due to the scale of built form and massing.

Officer Assessment

13. The attached **Council Officer Application Assessment Table** sets out a high level assessment of the application against the key considerations in the planning scheme.

14. This has led to the recommendation that the application not be supported on key grounds.

15. 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

16. 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.

17. 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 PPE26/0074 - 165 - 167 Johnston St & 146 - 152 Argyle St & 329 Napier St Fitzroy - Notice of Application to Council
2. 6.2.2 PPE26/0074 - 159 - 167 Johnston St & 146-152 Argyle St & 329 Napier St Fitzroy - Officer Assessment Table
3. 6.2.3 PPE26/0074 - 159 - 167 Johnston St & 146-152 Argyle St & 329 Napier St Fitzroy - Internal Referrals (combined)
4. 6.2.4 PPE26/0074 - 159 - 167 Johnston St & 146-152 Argyle St & 329 Napier St Fitzroy - Plans
5. 6.2.5 PP E 26 0074 - 165-167 Johnston St & 146-152 Argyle St & 329 Napier St Fitzroy - Urban Context and Design Report - Part 1
6. 6.2.6 PP E 26 0074 - 165-167 Johnston St & 146-152 Argyle St & 329 Napier St Fitzroy - Urban Context and Design Report - Part 2
7. 6.2.7 PPE26/0074 - 165-167 Johnston St & 146-152 Argyle St & 329 Napier St Fitzroy - Urban Context and Design Report - Part 3
8. 6.2.8 PPE26/0074 - 165-167 Johnston St & 146-152 Argyle St & 329 Napier St Fitzroy - Urban Context and Design Report - Part 4
9. 6.2.9 PPE26/0074 - 159 - 167 Johnston St & 146-152 Argyle Ste & 329 Napier St Fitzroy - Sustainable Management Plan
10. 6.2.10 PPE26/0074 - 159 - 167 Johnston St & 146-152 Argyle Ste & 329 Napier St Fitzroy - Heritage Impact Assessment
11. 6.2.11 PPE26/0074 - 159 - 167 Johnston St & 146-152 Argyle Ste & 329 Napier St Fitzroy - Transport Impact Assessment

Department of Transport and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.dtp.vic.gov.au

Ref: PA2504136

Yarra City Council
planningadmin@yarracity.vic.gov.au

To whom it may concern

NOTICE OF APPLICATION FOR PLANNING PERMIT PA2504136:
165-167 JOHNSTON STREET, 146-152 ARGYLE STREET 329 NAPIER STREET, FITZROY VIC 3065

I refer to the above matter submitted to the Minister for Planning on 21/01/2026.

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 **17 March 2026**.

It is noted that this application has only been recently received and is still undergoing initial assessment. It has not undergone wider public notice in accordance with section 52(1)(a) or (d) of the Act. This application has been received pursuant to Clause 53.23 (Significant Residential Development with Affordable Housing).

If you have any questions, please contact me on email timothy.hector@transport.vic.gov.au.

Yours sincerely

Timothy Hector
Planner, Development Approvals and Design,

17/02/2026

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

Encl.

- Form 2 – Notice of an Application for a Planning Permit

FORM 2

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:	**165-167 JOHNSTON STREET, 146-152 ARGYLE STREET 329 NAPIER STREET, FITZROY VIC 3065**
The application is for a permit to:	*Construction of an 11-storey building comprising of 243 dwellings with retail floorspace at ground level, above basement car parking and part demolition of a building in a heritage overlay*
The applicant for the permit is:	**Newtown Fitzroy Pty Ltd c/- Contour**
The application reference number is:	**PA2504136**
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**
34.01-4	Construct a building or construct or carry out works
43.01-1	Demolish or remove a building and construct a building or construct or carry out works
43.02-2	Construct a building or construct or carry out works
52.29-2	Create or alter access to a road in a Transport Zone 2

To view applications and supporting documents in person, please phone Timothy Hector on email timothy.hector@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:	**17 March 2026**

If you object, the responsible authority will tell you its decision.

DTP Application assessment table

Overview	
Property	159 – 167 Johnston St & 329 Napier St & 146 – 152 Argyle St Fitzroy VIC 3065
Ward	MacKillop
DTP Ref & Status/ reason for referral	PA2504136 Application received by Council on 17 February 2026. Application made to the Minister for Planning under Clause 53.23 (Significant Residential Development with Affordable Housing) on 21 January 2026
Council Ref	PPE26/0074
Proposal	Part demolition of existing buildings and construction of an 11-storey building (plus basement level and roof terrace) providing 243 dwellings and retail floorspace at ground level. The proposal is described in more detail in the application material. The plans under assessment are those prepared by Rothe Lowman dated 6/2/2026.
Site & Context	Refer to the application material for a detailed description of the site and context. The following existing approvals of relevance are located in the immediate context of the subject site (development not yet commenced): • Planning Permit PLN23/0441 was issued on 2 April 2025 and allows for an 11 storey mixed use development (with basement level and roof terrace) at No. 155 Johnston St Fitzroy. The application was lodged with Council and the permit was issued following a call-in from a VCAT failure appeal by the Minister for Planning and referral to a Standing Advisory Committee, where a Planning Panel recommended support subject to conditions. The site is an irregular shaped parcel that has frontages to Johnston Steet, Young Street and Argyle Street and adjoins the subject site along its western and part northern boundaries. Plans have not yet been endorsed and a current Section 72 amendment application (PLN23/0441.01) has been lodged and is currently being considered by Council.

	• Planning Permit PLN24/0164 was issued on 26 May 2025 by Council to allow for a townhouse-style development, up to five storeys at Nos. 316-328 Napier St Fitzroy (located on the eastern side of Napier Street, opposite the subject site). Plans have not yet been endorsed. The outline of these developments is shown on the proposed application plans.
Notable application history	The following history is relevant to the subject site: • Planning application PLN24/0253 for full demolition of the existing buildings and construction of a 10 storey building (with two levels of basement) containing office, shop and food and drinks premises and dwellings (no permit required for uses); buildings and works and alteration to access to a road within a Transport Zone; and car parking reduction is still current and pertains to land at Nos. 159-167 Johnston St, Fitzroy.
Planning Framework	
Zoning & Overlays	- Commercial 1 Zone - Heritage Overlay (HO334) - Design & Development Overlay (Schedule 10) - Design & Development Overlay (Schedule 36) - Environmental Audit Overlay - Development Contributions Plan Overlay (Schedule 1)
Statutory controls & provisions	**Clause 34.01-4 Commercial 1 Zone** A permit is required: • To construct a building or construct or carry out works. • The use for dwellings does not require a permit in the Commercial 1 Zone subject to *any frontage at ground floor level must not exceed 2 metres*. The applicant has nominated Johnston Street as the building frontage and on this basis has stated that a planning permit is not required for the dwelling uses and has not sought a permit for the dwelling use/s. However, as a number of dwellings have individual entries from Napier Street and Argyle Street that exceed 2m in frontage and the primary pedestrian entry to apartments is to Napier Street (also exceeding 2m frontage) this does trigger a planning permit for dwelling use. As this has not been sought as part of the application, the applicant would need to amend the application under Section

	57A (or substantially re-design the proposal under Section to remove the need to seek a permit for the dwelling use). **Clause 43.01-1 – Heritage Overlay** A permit is required: • To demolish or remove a building; to construct a building or construct or carry out works, including a fence; externally alter a building by structural work, rendering, sandblasting or in any other way. **Clause 43.02-2 – Design & Development Overlay (Schedule 10 - Johnston Street Precinct – west of Smith Street & Schedule 36 – Fitzroy East and Johnston Street North)** A permit is required: • To construct a building or construct or carry out works. **Clause 45.03-1 – Environmental Audit Overlay** • The requirements of Clause 45.03-1, pertaining to potentially contaminated land, are applicable as the development is for a "sensitive use" (which includes a residential use). These requirements must be met before development commences. **Clause 45.06 – Development Contributions Plan Overlay (Schedule 1)** • The community infrastructure and development infrastructure levies are applicable to the proposed development (which includes both residential and retail uses). This will be addressed in the conditions recommended to DTP. **Clause 52.29 -2 – Land Adjacent to the Principal Road Network** A permit is required: • To alter access to a road in a Transport Zone 2. In addition, the following controls, general provisions and particular provisions are relevant to the proposal:

Clause 52.06 – Car Parking

The table below outlines the car parking requirement under Clause 52.06. The site is located in two categories, and as a result the higher category (category 4 applies to all of the land).

A permit is required to:

- Reduce (including reduce to zero) the minimum number of car parking spaces required under clause 52.06-5 and
- Provide more than the maximum parking requirement specified in clause 52.06-5 ;

Use	**No./Area**	**Statutory Rate**	**Minimum car parking provision required for proposal**	**Maximum car parking provision required for proposal**	**On-site provision**	**Permit required to exceed or reduce requirements?**
Dwelling	243 dwellings	Maximum 2 car spaces to each dwelling (no minimum)	None	486	91	No
Retail (shop*)	251.3sqm leasable floor area	Maximum 1 space to each 100 sqm of leasable floor area (no minimum)	None	2	4	Yes – exceedance of 2 spaces
Total					95	

*It is noted that the exact use of the retail spaces have not been specified. The “shop” rate has been applied for the car parking provision based on the Transport Impact Assessment provided. This is acceptable as none of the listed retail uses have a minimum car parking requirement rate and none have a lower maximum rate, therefore the “shop” use provides the most conservative rate for the purposes of car parking assessment.

As a permit has not been sought to exceed the on-site car parking provision for the retail (shop) uses, this will be addressed by condition (alternatively a Section 57A amendment could be sought by the permit applicant to DTP to exceed the statutory provision).

Clause 52.34 – Bicycle Facilities

Use	No. / Area	Rate	Total required	Provision on-site	Reduction required?
Dwelling (4+storey building)	243 dwellings	Resident - 1 to each 5 dwellings	49	246 (combined resident and resident visitor parking – not specifically allocated)	No
		Visitor – 1 to each 10 dwellings	24		
Retail* (other than specified in this table)	251.3 sqm	Employee – 1 to each 300sqm of leasable floor area	1	0	Yes – 1 space reduction
		Visitor - 1 to each 500sqm of leasable floor area	1	0	Yes – 1 space reduction

*It is noted that the rate used ("retail, other than listed in the table") would exclude other retail uses which have their own rate, such as shop; take-away food premises; restaurant and convenience restaurant, some of which are greater than and some of which are less than the selected rate but would include a food and drink premises (café).

Based on the applicable rate selected, a reduction in employee and visitor bicycle parking is required as although 12 bicycle parking spaces are provided on the footpath, these do not count towards on-site provision under Clause 52.34.

It is noted that the applicant has not sought a reduction of employee and visitor bicycle parking.

	Clause 53.03 2 – Residential Reticulated Gas Service Connections • This clause prohibits new apartment developments from being connected to a reticulated gas service – standard conditions must be included. **Clause 53.06 – Live Music Entertainment Venues** • This clause applies to an application required under any zone of this scheme (of relevance) 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. • As the site is within 50m of a live music venue ("The Night Cat" at No. 137-141 Johnston Street – approximately 47.5m to the west) the policy applies. **Clause 53.18 – Stormwater Management in Urban Development** • 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: o Must meet all of the objectives of Clauses 53.18-5 and 53.18-6; and o Should meet all of the standards of Clauses 53.18-5 and 53.-18-6. **Clause 53.23 - Significant Residential Development with Affordable Housing.** • The application has been formally lodged through DTP under *Clause 52.23 (Category 1)* to the Minister for Planning, who is the Responsible Authority for the application. The applicant has advised in written submissions that the development has an estimated cost of $72.5 million; a cash contribution equal to 3% of the development cost will be provided to the Social Housing Growth Fund (SHGF); and written advice has been sought from the Chief Executive Officer of Invest Victoria confirming the financial viability of the proposal. • Pursuant to Clause 53.23-2, the Responsible Authority (the Minister for Planning in this instance) may waive or vary a number of requirements of the Scheme as set out in this clause. • Pursuant to Clause 52.23-4, permit conditions are required to be included on any permit that issues under this clause, subject to certain exemptions.

	Clause 65 – General Provisions • Before deciding on an application or approval of a plan, the responsible authority must consider a number of matters, as appropriate, including (but not limited to): o The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
Relevant planning policies	- Clause 2 - Municipal Planning Strategy, including: o Clause 02.01 – Context: ▪ Clause 02.01-1 – Location ▪ Clause 02.01-2 – Community and Population Growth ▪ Clause 02.01-3 – Activity Centres ▪ Clause 02.01-5 – Climate Change ▪ Clause 02.01-6 – Built Environment and Heritage ▪ Clause 02.01-07 - Housing ▪ Clause 02.01-9 – Transport o 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 02.03-5 - Housing ▪ Clause 02.03-6 – Economic Development ▪ Clause 02.03-7 – Transport o Clause 02.04 – Strategic Framework Plan - Clause 11 – Settlement, including: o Clause 11.01-S – Settlement

	○ Clause 11.01 – R – Settlement – Metropolitan Melbourne ○ Clause 11.02-1S – Development Capacity ○ Clause 11.03-1S - Activity Centres ○ Clause 11.03-1L –Activity Centres ○ Clause 11.03-2S – Growth Areas - Clause 12 – Sustainable Environment: ○ Clause 12.06-1S – Urban Forests - 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 13.07-3S – Live Music - Clause 15 – Built environment and heritage: ○ Clause 15.01-1S – Urban Design ○ Clause 15.01-1R – Urban Design – Metropolitan Melbourne ○ Clause 15.01-1L – Urban Design ○ Clause 15.01-2S – Building Design ○ Clause 15.01-2L – Building Design ○ Clause 15.01-2L-01 – Environmentally Sustainable Development ○ Clause 15.01-5S – Neighbourhood Character ○ Clause 15.03-1S – Heritage Conservation ○ Clause 15.03-1L - Heritage - Clause 16 – Housing: ○ Clause 16-01-1S – Housing Supply ○ Clause 16.01-1R – Housing Supply – Metropolitan Melbourne ○ Clause 16.01-1L – Location of Residential Development

	o Clause 16.01-1L-01 – Housing Diversity o Clause 16.01-2S – Housing Affordability o Clause 16.01-2L – Housing Affordability - Clause 17– Economic Development: o Clause 17.02-1L - Retail - Clause 18 – Transport: o Clause 18.01-1S – Land Use and Transport Integration o Clause 18.01-3S - Sustainable and safe transport o Clause 18.01-3L – Sustainable Transport o Clause 18.01-3R – Sustainable and safe transport – Metropolitan Melbourne o Clause 18.02-1S – Walking o Clause 18.02-1L – Walking o Clause 18.02-2S – Cycling o Clause 18.02-2L – Cycling o Clause 18.02-3S – Public Transport o Clause 18.02-3R – Principal Public Transport Network o Clause 18.02-4L – Road System o Clause 18.02-4L-01 – Car Parking - Clause 19 – Development infrastructure: o Clause 19.03-2L – Infrastructure contributions o Clause 19.03-3L – Water Sensitive Urban Design o Clause 19.03-5L – Waste
Other relevant documents	The following documents are relevant to this application: • *City of Yarra: Database of Heritage Significant Areas, March 2024;* This incorporated document provides the following gradings to the properties forming the subject site: o No. 159 Johnston St – Not contributory

	○ No. 163 Johnston St – Not contributory ○ No. 165 Johnston St – Not contributory ○ No. 146 Argyle St – Not contributory ○ No. 329 Napier St – Contributory **Note:** There is no listing under No. 152 Argyle St in the database, however the photo in the Victorian Heritage Database indicates that this site was included as part of No. 146 Argyle Street therefore although not listed it is considered that the site at No. 152 Argyle Street is also "not contributory". • *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)*
Planning Scheme Amendments	**Draft Amendment C271** Draft Amendment C271 – Draft amendment C271 proposes several changes to the Yarra Planning Scheme which affect parts of Fitzroy, Collingwood and Clifton Hill. This includes applying permanent built form controls via application of 12 Design and Development Overlays (DDO29 through DDO40) to replace the equivalent interim DDOs. Of relevance to the subject site, draft Amendment C271 proposes to adopt a new permanent Design and Development Overlay (Schedule 36) for Fitzroy East and Johnston Street North, replacing the interim DDO Schedule 36 which currently applies to the site. Public exhibition of the draft amendment occurred from mid November 2024 to late February 2025. Council resolved to submit the amendment and submissions to an independent public hearing and adopted a preferred version of the permanent DDO controls at a Council meeting on 14 October 2025. The adopted DDO36 version is accessible here: https://www.yarracity.vic.gov.au/sites/default/files/2025-10/schedule_36_to_clause_43.02_design_and_development_overlay.pdf On 23 December 2025, the Minister for Planning referred the draft Amendment to the SAC. This referral included an update to the Terms of Reference and a list of specific matters referred to the SAC that can be considered. The Department of Transport and Planning (DTP), was directed to translate the adopted Design and Development Overlay Schedules (DDOs) into the State's new Built Form Overlay Schedules (BFOs). This has been undertaken and the Draft Built Form Overlay Schedules are accessible via the DTP website:

	https://www.planningpanels.vic.gov.au/panels-and-committees/projects/yarra-activity-centre-standing-advisory-committee-fitzroy-and-collingwood-built-form-controls The Standing Advisory Committee public hearing is currently scheduled for Wednesday 8 April 2026. For the purposes of this assessment, given that the last adopted version of the permanent built form controls for the subject site was at the Council meeting on 14 October 2025 and given that the translation of the proposed permanent DDOs to BFOs is designed to be policy neutral, this report relies upon the version of the permanent DDO36 adopted at the Council meeting to represent Council's preferred vision for the subject site. **Draft Amendment C331** Draft Amendment C331 proposes to update the Yarra Planning Scheme to designate live music precincts within the City of Yarra and give statutory effect to the findings within the *Live Music Precincts Background Issues, Opportunities and Actions (City of Yara, 2025)*. At its meeting on Tuesday, 16 December 2025, Council considered the proposed amendment and resolved to request that the Minister for Planning authorise the Amendment for public exhibition The subject site is located (partly) within a proposed live music precinct buffer area (within 50m of a live music venue). As this proposed amendment is in its early stages and has not yet gone through formal exhibition, it is not considered to be of sufficient weight to warrant further consideration as part of this assessment at this time. However current applicable policy and provisions are addressed in this report and recommendations made in this regard.
Internal & External consultation	
Consultation	DTP have notified adjoining and surrounding owners and occupiers. DTP notified Council of the application on 17 February 2026. The public notification period ends on 8 March 2026. At the time of finalising this report 3 objections have been submitted to DTP and rraise the following key issues: • Adverse impact on neighbourhood character (excessive height, scale and bulk);

	• Adverse impact on heritage character (excessive height and scale);
	• Strain on local infrastructure and community facilities from increased population;
	• Insufficient on-site car parking, increasing demand for limited on-street car parking;
	• Increased traffic and associated safety issues;
	• Off-site amenity impacts, including:
	  o Noise and other amenity impacts from residents, visitors, deliveries and vehicles;
	  o Overlooking
	  o Overshadowing
	  o Loss of daylight
	  o Visual bulk
	  o Loss of views
	• If approved, the building will set a precedent in the area in terms of scale of future development.

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: - Strategic Projects Parks and Recreation (public realm, landscaping) - Development Engineering - Waste Services - Heritage Adviser - ESD Adviser - City Works (Open Space Services) - Strategic Planning
External referrals	DTP is required to refer the application to the following authorities: • Head, Transport for Victoria (pursuant to Clause 66.02-11 (application to construct a residential development comprising 60 or more dwellings); and Clause 52.29 (application to alter access to a road in a Transport Zone 2), A copy of this referral letter has been provided to Council.
Other expertise required	DTP are recommended to obtain expert advice in relation to: - Wind expert – to review/verify provided wind assessment - Acoustic expert – to review the submitted acoustic report in relation to potential noise impacts to the proposed dwellings from surrounding land uses and proposed acoustic attenuation measures.

	DTP are also recommended to obtain from the applicant; - Updated traffic surveys undertaken by a suitably qualified engineer.
Key considerations	**Generally complies?**
Strategic support	**Yes** Clause 16.01-1L nominates the subject site as an area where new housing growth is encouraged and specifically an area of high change for residential growth to which the following strategies are applicable: • *Encourage high density residential and mixed use development that establish a new character for the site or precinct.* • *Encourage lot consolidation to facilitate increased densities and efficient use of land, where appropriate.* The site is identified in Clause 11.03-1L as being within the Johnston Street Neighbourhood Activity Centre (between Smith Street and Brunswick Street) where mid-rise development is specifically encouraged. The site is also located between the Smith Street and Brunswick Street Major Activity Centres. In addition, affordable housing is encouraged to be integrated with new development under Clause 16.01—2L (Housing Affordability) which includes the policy: *Provision of a minimum of ten per cent of affordable housing for a major residential development of 50 or more dwellings, unless affordable housing has been provided as part of an earlier rezoning.* The proposal provides a cash contribution of 3% of the development cost rather than a minimum 10% affordable housing. It would however be preferred that the 10% provision of affordable housing is met in full given the large number of dwellings proposed. More broadly, the Planning Policy Framework as well as Municipal Planning Strategy and the purpose of the Commercial 1 Zone generally support the site's development for vibrant, higher density mixed use development which has excellent access to public transport, reduced reliance on the motor vehicle for travel, and close proximity to a range of services and employment. Whilst there is overall strategic support for this type of development in this location, a more detailed assessment of relevant policies and provisions finds that the application in its current form should not be supported due to concerns with the built form. Furthermore, although not sufficient to undermine strategic support, the proposal does not provide a good mix of housing types, with the provision heavily weighted towards studio and single bedroom

	dwellings (199 of the 243 dwellings of 82%) and only a handful of three bedroom dwellings are provided. This does not accord with Council's Housing Diversity Policy at Clause 16.01-1L-01.
Land use	**Yes** As noted earlier, the use of the land for retail does not require a permit. The use of land for dwellings has not been sought as part of the planning application and therefore would need to be sought as a Section 57A amendment to the application as more than 2m of the site frontage is occupied by dwellings. Notwithstanding that the proposal does not seek this permission, the proposed location of dwellings to Napier Street (and Argyle Street) occupying more than 2m of the ground level street frontage is acceptable, having regard to these being secondary street frontages and that commercial activity is provided at ground level to the main (Johnston Street) ground level interface, via the three retail tenancies totalling approximately 250sqm. While ideally, a greater area of the ground floor would be devoted to commercial uses, or designed for flexible uses, the proposal is acceptable in its current form having regard to the site being in a Neighbourhood Activity Centre rather than Major Activity Centre. While the retail use is as-of-right in the Commercial 1 zone, as detailed in the planning controls section, the specific type of retail use proposed is unclear and inconsistent across the various submitted documents. The specific use should be nominated clearly and consistently across the plans and other documents as 'shop' to ensure that the correct rate for bicycle parking, car parking etc are applied.
Built Form – DDO	**No** The key built form envelope requirements of the current and proposed permanent DDO36 and the current DDO10 requirements and the extent of compliance of the proposed development with each are set out below. Given the interim and proposed DDO36 represents the most recent strategic work and it is anticipated that the DDO10 will be replaced by permanent built form controls ultimately, the most relevant controls are those of the DDO36.

KEY BUILT FORM REQUIREMENTS OF DDO36			
Key Built Form Requirements (all preferred, no mandatory requirements)	**Current (interim) DDO36**	**Proposed permanent DDO36**	**Proposed Development Assessment**
Maximum building height	30.4m	30.4m/9 storeys	**Does not comply with either** The maximum overall height is 11 storeys (excluding basement level). The overall building height, measured to the lift overrun/services core is approximately 39.9m, or up to approximately 36.5m measured to the Level 11 roof height (with the open roof terrace structures rising an additional approximately 2.6m above Level 11).
Preferred street wall setbacks (Johnston Street – front street)	0m, unless a front set back exists and the site is within a Heritage Overlay.	0m, unless a front set back exists and the site is within a Heritage Overlay OR an immediately adjoining heritage building is set back from the street, in which case infill development should match the front setback of the adjoining heritage building from the same street.	**Complies with both** 0m front setback to Johnston Street is preferred and proposed.

	Preferred street wall setback to Napier Street (side street)	None specified – N/A	0m, unless a front set back exists and the site is within a Heritage Overlay OR an immediately adjoining heritage building is set back from the street, in which case infill development should match the front setback of the adjoining heritage building from the same street.	**Complies with proposed DDO36** Under existing conditions, buildings are already constructed to the Napier Street frontage and the development generally proposes a 0m setback to Napier Street (with a recess provided to the residential entry). As the heritage building at No. 349 Napier Stret is part of the subject site (rather than an adjoining site) a setback to the new street wall to match the retained heritage building is not considered to be applicable.
	Preferred street wall setback to Argyle Street (side street)	None specified – N/A	0m, unless a front set back exists and the site is within a Heritage Overlay OR an immediately adjoining heritage building is set back from the street, in which case infill development should match the front setback of the adjoining heritage building from the same street.	**Complies with proposed DDO36** Under existing conditions, buildings are already constructed to the Argyle Street frontage and the development proposes a 0m setback to Argyle Street.

	Corner Splay to Street Corners	N/A	Development of non-heritage buildings on street corners should provide a corner splay at minimum of 1 x 1 metre at the site's corner boundaries.	**Does not comply with the proposed DDO36** No splay provided at the south-east corner to Napier/Johnston Street as stipulated.
	Maximum street wall height* to Johnston Street	14.4m	14.4m/4 storeys	**Does not comply with either** Maximum street wall height of 4 storeys / approx. 14.8m proposed.
	Maximum street wall height* to Napier Street	14.4m	4 storeys/14.4m (except no. 329 Napier St)	**Does not comply with either** Maximum street wall height of 4 storeys / approx. 15.4m proposed (noting that due to variation in NGL across frontage the maximum effective street wall height is 14.94m and the majority of the street wall is only 3 storeys and is under the maximum preferred street wall height).
	Maximum street wall height to Napier Street (No. 329 Napier Street portion)	N/A	Retain heritage street wall	**Complies with proposed DDO36.** The heritage street wall is retained to No. 329 Napier Street.
	Maximum street wall height* to Argyle Street	11.2m (with exception of easternmost 8m which can rise to 14.4m)	11.2m/3 storeys (except no. 329 Napier St – see below)	**Does not comply with either.** Maximum (new) street wall height is 4 storeys / approx.16m.

	Maximum street wall height* to Argyle Street (No. 329 Napier Street portion)	N/A	Retain heritage street wall	**Complies with proposed DDO36.** The heritage street wall is retained to No. 329 Napier Street.
	Minimum upper level setback to Johnston Street.	6m	6m	**Does not comply with either.** 5.08m proposed minimum setback to upper levels to Johnston Street
	Minimum upper level setback to Napier Street (includes any heritage building)	6m (Note: additional setbacks above the street wall to heritage buildings should be provided to meet heritage outcomes as set out at Clause 2.4)	6m (Note: additional setbacks above the street wall to heritage buildings should be provided to meet heritage outcomes as set out at Clause 2.4)	**Complies with both** 7.1m proposed minimum upper level setback to Napier Street. Note: Heritage matters to be addressed separately.
	Minimum upper level setback to Argyle Street.	10m	10m	**Does not comply with either.** 6m proposed minimum setback to upper levels to Argyle Street
	Maximum rear (northern) boundary wall height (applicable to rear of No. 159 Johnston St)	11.2m	11.2m	**Complies with both** The northern boundary wall (interfacing with land at No. 155 Johnston Street) is approximately 4m (single storey).

*Maximum street wall height is measured as prescribed in the DDO36 as follows: the height of the street wall measured by the vertical distance between the footpath at the centre of the frontage and the highest point of the building, parapet, balustrade or eaves at the street edge.

KEY BUILT FORM REQUIREMENTS OF DDO10

Key Built Form Requirements (all preferred, no mandatory requirements)	**DDO10**	**Proposed Development Assessment**
Street wall setback (all streets)	0m	**Complies** 0m setback to all streets (with exception of retained heritage building at No. 329 Napier Street).
Maximum street wall height (both streets)	12m/3 storeys	**Non-compliant** All street wall heights exceed 3 storeys/12m (with exception of retained heritage building at No. 329 Napier Street)
Maximum overall height	4-6 storeys	**Non-complaint** Maximum building height of 11 storeys/39.9m.

As can be seen by the table above, the proposed building does not meet a number of the key building envelope parameters for both the interim and proposed DDO36. Of key concern are:

- The substantial exceedance of the preferred maximum building height limit (both inclusive and exclusive of rooftop structures). Although the exceedance is by one storey overall, the upper storey (Level 11) parapet exceeds the preferred height by approximately 6.1m, the open roof terrace structures by approximately 7.7m, and the lift overrun/service core by approximately 9.5m. The lift/service core will also be clearly visible from the public realm due to its position on the building and building design does not adequately break up its bulk, particularly along Napier Street (see further discussion in the architectural form/quality section of the report).

	• The substantial exceedance (by approximately 4.8m) of the maximum preferred street wall height to Argyle Street in combination with the overall height of the tower and reduced setbacks (approximately 4m less than preferred setback) would dominate the narrow street and the overall scale of the building exceeding the mid-rise (maximum 10 storey) development envisioned for the area, would not provide an acceptable transition to lower scale heritage built form immediately opposite and would form a visually bulky building from Argyle Street. While it is considered that there is some scope for the variations for the Johnston Street street wall and upper level setbacks given the more robust built form along this frontage, the overall height and bulk particularly as viewed from the Argyle and Napier Streets interfaces results in a building that is not an appropriate fit for the site and the design should modified. While it is acknowledged that an 11 storey building has been approved at No. 155 Argyle Street, the taller scale in conjunction with the larger area occupied by the proposed building and lack of appropriate massing results in a much bulkier presentation. In addition, the street wall to Argyle Street, although also four storeys in scale, is significantly higher. Building separation requirements of the DDO36 will be addressed later in the assessment. The heritage discussion below offers conditions to modify built form in the event that DTP chooses to approve the proposal. These also address the issues outlined above in relation to non-compliances with the DDO36 requirements and objectives.
Heritage	**No** The objectives and decisions of Clause 43.01 (Heritage Overlay) and local policy at Clause 15.03-1L are most relevant to consideration of the proposal. In addition, the interim and proposed DDO36 seek to achieve an appropriate heritage outcome in terms of design and built form envelope requirements. A Heritage Impact Statement (prepared by Bryce Rayworth and dated October 2025) was included in application documents and informs Council's Heritage Adviser's review and this assessment. The proposal includes demolition of all existing buildings at Nos. 159-167 Johnston Street and 146-152 Argyle Street and part demolition of the existing building at No. 329 Napier Street (specifically, its rear/western wall, southern wall and principal roof form, retaining the western and eastern facades and front verandah structures).

	Council's Heritage Adviser supported the proposed demolition of built form on-site with the exception of the extent of demolition of the existing "contributory" heritage building at No. 329 Napier Street (the only building of heritage value). It was found that the retention of just the street walls and verandah amounted to "facadism". It was recommended that more of the contributory fabric, including the principal hipped roof form is retained (noting that hipped roof forms are one of the "contributory" elements identified in the South Fitzroy Heritage Precinct Statement of Significance). Although according to the Heritage Impact Statement it is proposed to reconstruct the hipped roof form to match the materials and details of the existing, Council's Heritage Adviser did not find that its reconstruction justifies its removal. Planning Officer review also finds that the existing front door, although indicated to be retained on proposed elevations, is absent on the proposed floor plans and should be re-instated. In terms of the proposed buildings and works, the contemporary form and overall materiality was considered to be generally acceptable, however, a number of critical issues with scale, massing and design detailing were identified by Council's Heritage Adviser as follows: • The overall height of the new building, in conjunction with its massing, will dominate and detract from lower-scale heritage built form in the surrounding heritage precinct, which includes one to two storey buildings. To address this it was recommended to reduce the building by one storey. • The height of the Argyle Street street wall at 4 storeys/~16m and shallow (approx.6m) upper level setback will dominate single-storey "contributory" heritage built form opposite. To address this it was recommended to reduce the street wall to Argyle Street to 3 storeys and increase the upper level setback to the minimum (10m) preferred under the DDO36. This would also have the effect of reducing the height of built form (eastern return of the Argyle Street street wall/ Napier Street facade) located behind the "contributory" heritage building at No. 329 Napier Street as this element was found to be overlay dominating of the heritage building, in part due to its height. • The materiality and architectural detailing of the Napier Street facade behind the retained heritage building at No. 329 Napier Street was also found to have a relatively "blank" appearance which would exacerbate the visual dominance of the heritage building. It was recommended that this facade be modified accordingly to provide a more visually recessive background.

	• The Johnston Street street wall facade was found to have excessive horizontality and it was recommended to be modified to introduce additional verticality and articulation to better respond to the fine-grained character of the South Fitzroy Heritage Precinct. It is considered that all of these concerns are valid, generally consistent with concerns raise by Council's Strategic Planning Unit, and are indicative of a development that does not appropriately respond to its heritage context or existing heritage fabric on site and will undermine the significance, character and appearance of the heritage place (South Fitzroy Precinct). Therefore, the proposal should also be refused on heritage grounds. However, in the event that DTP opts to support the proposal, the recommendations of Council's Heritage Adviser will be included, with some modifications that seek to address both heritage concerns and more general concerns regarding the bulk of the building. Specifically: - While Council's Heritage Adviser has recommended a single storey be deleted from the building, to bring the building closer to conformity with the maximum preferred building height under the DDO36 it is recommended an additional 2 levels be deleted. Although the overall height of the building would be 9 storeys, the proposed building would still exceed the overall height. - Lack of appropriate articulation along Napier Street. - While Council's Heritage Adviser has recommended a 10m setback to the upper levels to Argyle Street (in line with the DDO36 preferred setback), with deletion of two storeys of the tower form, the bulk of the upper levels would be more significantly reduced. Approved development at No. 155 Johnston Street adopts a similar setback (6m) to upper levels as that of the subject site. The above conditions would generally be responsive to concerns in relation to the building envelope that pertain to the DDO36 objectives in addition to heritage matters.
Built Form- Architectural quality/ detail	**Conditions required** The rectilinear form of the building is acceptable in the built form context and the range of materials selected appear to be largely durable (such as red brick and exposed concrete to walls and metal to balustrades) and responsive to the surrounding built form context and neighbourhood character in terms of colour and materiality. However, based on informal discussions with Council's Urban Design Officer some aspects of the materiality and design detailing are inappropriate and additional clarification is also required in terms of detail. In particular, the central section of the upper levels to Napier Street forms a large, monotonous element that has not been balanced

	with the remainder of the development (which has been broken up into finer grained components such as the sections of red brick). It was recommended this section be further broken up across its length, potentially by provision of additional setbacks and / or application of colour that is complementary to the red brick (so there is not such a stark contrast). While some attempt has been made to break up the mass by vertical recesses, this is not considered sufficient given the overall size. In addition to building design policies at Clause 15.01-2L which supports such an approach, the proposed permanent DDO36 includes other design requirements at Clause 2.9 that stipulate: *The design of upper levels of development should: be well-designed and articulated and where appropriate utilise design techniques such as architectural rebates of sufficient depth and / or a range of parapet heights to break up the building mass across wide frontages.* More generally, there is insufficient detail provided in regards to materials and finishes. No proper materials and finishes schedule (with images and product details) has been provided and some of the finishes indicated on the elevations provide little detail (for example large sections of the building are finished in AFO1 "applied finish – terracotta" which does not specify the actual material). The supplied renders of the development and other documentation also indicates that the areas specified on the plans as "brickwork" are actually tiles which suggests that the renders may not accurately convey the building appearance. To ensure a high quality appearance and durability is achieved, conditions will be recommended that includes provision of a materials and finishes schedule, with images and product detail, including texture and articulation. to ensure that a high quality development outcome results. Furthermore, given the large expanses of solid wall proposed to be constructed to the western boundary (which will be exposed and visible from Johnston Street and Argyle Street until such time as the adjoining site is developed) it is also important the wall is confirmed to have sufficient texture/articulate and high quality materials. This accords with policy at Clause 15.01-2L (Building Design) and proposed permanent DDO36 requirements. All of the above will form recommended conditions in the event that DTP supports the proposal.
Built Form – Public realm	**Conditions required** The interface with the public realm and public realm improvements are generally satisfactory. Of note, the proposal complies with overshadowing requirements at the DDO36 in relation to Johnston and Napier Street and a number of features align with the DDO36 provisions. On a positive note, the development includes a sheltered entry to the

	residential foyer, reasonable activation via provision of retail tenancies along the ground floor Johnston Street frontage and surveillance opportunities from dwellings at ground floor and above to the street frontages, responding to Clause 15.01-2L (Building Design) and Clause 15.01-1L (Urban Design) However, there are some further improvements to the building and provision of additional street trees, recommended by Council's Strategic Projects Parks and Recreation Unit, specifically: • Provision of a ground floor setback along the Argyle Street frontage to new built form to match in with the approved 1.815m minimum setback to the approved development at No 155 Johnston Street with associated improvements to the vehicle crossover to improve pedestrian accessibility. The suggested condition specifies that at a minimum the Argyle Street ground floor frontage to the car park entry door and wing walls, adjacent service cabinet and built form associated with the westernmost dwelling fronting Argyle Street should be set back the full 1.815m with a gradual transition from that point back to on-boundary construction. • Relocation of the substation away from the Johnston Street frontage (i.e. to Argyle or Napier Street) to improve activation of the principal commercial street frontage; • Provide a ground floor setback to the Napier Street (minimum of 1.8m) and Johnston Street frontages at the south-east corner of the site for improved pedestrian movement (effectively introducing a similar treatment to the 1m by 1m splay prescribed in the proposed permanent DDO36). • Delete visitor bike parking from the Johnston Street footpath and re-locate within the site (to avoid cluttering of public space). This could include up to 5 bicycle parking spaces within the recessed corner of the site as long as sufficient clearance is provided for pedestrian movement within the setback. • Improve the functionality of the main residential entry by removing narrow, unusable spaces by integrating planters in the void spaces at either side of the main entrance and modifying the circular seating elements to be integrated into walls/planters. • Redesign the booster service cupboard to Napier Street to be flush and remove small void spaces to each side (litter traps) preferably with integration of planter boxes above/beside the planter box. • Integration of: o three (3) new footpath trees and up to three (3) new on road trees along the Napier Street frontage. o three (3) new footpath trees along the Johnston Street frontage. To ensure sufficient detail and accuracy of public realm improvements and appropriate integration between the public and private realm, it was recommended that a Public Realm and Streetscape Improvement Plan be provided

	that includes various specifications. The architectural plans would also need to be updated to be consistent in term of existing public realm detail and proposed. Given the scale of the development, it is considered reasonable to ensure specific public realm upgrades are undertaken as part of the development. The additional tree coverage will respond to Clause 12.06-1S given there is minimal trees that form part of the on-site landscaping. These recommendations will be included in the conditions provided to DTP. However, suggestions regarding design of the footpath adjacent the vehicle crossover will not be adopted given that it is not clear if these will conflict with requirements for vehicular access and standard crossover design which is also required. As per standard conditions, areas within the site at ground level adjacent street frontages must be clearly delineated by a different finish from adjacent footpath areas and this would be a recommended condition. Furthermore, the service cupboards along street frontages must be able to swing 180 degrees and latch so that the footpath is not obstructed. The above-outlined conditions will be recommended in the event that DTP supports the proposal.
Landscaping/ Vegetation	**Conditions required** <u>On-Site Landscaping</u> Council's Strategic Projects Parks and Recreation Unit reviewed the landscape plan prepared by Florian Wild and dated October 2025 and found that the landscaping was generally acceptable subject to a number of further changes in particular: modifications to the roof terrace to ensure proper functionality of the dog run space and separation from the leisure/dining space; appropriate size and detail of dimensions of planter boxes; design and detail of irrigation and drainage to planter boxes; appropriate species selection (confirmation no environmental weeds to be used); and further details of maintenance and associated access for maintenance. It is noted that no review has been undertaken in relation to landscaping requirements of Clause 58 which will be required to be undertaken by DTP which would include considerations of deep soil planting. *Street trees* Council's Open Space Unit reviewed the proposed plans and the Tree Management Report and Protection Plan prepared by Arbor Survey. There were no significant concerns raised with the report, however, it was recommended that:

	- A site plan is provided to show proposed access points to the site and location of construction equipment and activities. - An Arboricultural Impact Assessment (AIA) is provided to assess impacts where there is any development within the Notional Root Zone (NRZ) of street trees, significant trees or trees protected by the Planning Scheme. The AIA is to provide justification for any tree removal (e.g. condition of existing trees and provision of replacement trees); details of methods to minimise detriment to retained trees and ensure ongoing viability; and details of any pruning. - The Tree Management Report and Protection Plan updated to align with relevant Australian Standards in terms of terminology (including title) and for this report to be updated to be consistent with the required AIA. The above recommendations regarding landscaping and street trees will be included in the conditions provided to DTP with the exception of the requirement for the site plan relating to the construction phase as this goes beyond the scope of considerations and can be appropriately managed through a Construction Management Plan, which would be included as part of standard conditions recommended.
Sustainable development	**Conditions required** A Sustainable Management Plan prepared by Integrated Group Services and dated 15/10/2025 and an accompanying Stormwater Management Plan prepared by Edge Consulting engineers and dated 14/10/2025 forms part of the application material to accompany the plans. These were reviewed by Council's ESD Adviser. The proposal includes (and is not limited to) the following key ESD commitments: • Average 8 Star NatHERS thermal energy rating, with no dwelling less than 6.5 Stars. • Total building energy use to be 20% less than NCC2022 reference building. • Embodied carbon to be 20% less than reference building. • Water efficient taps, fixtures and fittings. • 246 secure residential bike parking spaces for 243 dwellings. • Bike repair workshop. • EV charging points to at least 5% of car parks. • Air tightness testing will be undertaken. • Mechanical ventilation fresh air delivery rates to be 50% above the minimum AS1668 rates. • Low VOC paints, sealants, adhesives and carpets, low/zero formaldehyde engineered timbers. • Zero carbon action plan.

	Although the proposal includes a number of ESD commitments across the various categories, there are some significant deficiencies that are unlikely to be addressed without re-design, in particular those relating to internal amenity. Council's ESD advisor identified a number of significant deficiencies. In particular: • Poor daylight access to dwellings. A satisfactory level of daylight is not demonstrated to living rooms and bedrooms despite using very high internal surface reflectance values for daylight modelling. To address this, re-design of dwellings is recommended to achieve BESS daylight credits for living rooms and bedrooms (as demonstrated via revised daylight modelling using BESS internal reflectance values and methodology). • Poor natural ventilation to single aspect dwellings with room depths over 5m. To address this re-design of all single aspect dwellings with a room depth over 5m that do not have an inset balcony is required; or alternatively provide mechanical fresh air to the dwellings with fresh air delivery rates exceeding Australian Standard AS1668. • Stormwater management is inadequate to achieve best practice Planning Scheme stormwater quality/reduction standards. Specifically: o The proposal relies on a proprietary filtration device to filter all runoff before it leaves the site (without which the proposal will not achieve the prescribed standards). Council does not accept proprietary devices (following Melbourne Water's approach). Therefore, it is recommended to remove the proprietary device and consider alternative strategies such as a larger tank or raingarden/s. o The SMP and plans must clearly stipulate toilets are connected to the proposed rainwater tank. • The SMP does not clearly commit to Green Star Certification (the owner operator of Green Star (GBCA) stipulates that the Green Star Tool should not be used as a self-assessment tool and Council does not accept self-assessed Green Star submissions). It is recommended that the project is registered with the GBCA and is confirmed to achieve a certified 5 star Green Star standard. In addition to the above deficiencies, a number of inconsistencies or omissions were also identified and required to be addressed, specifically: • Ensure 30kW rooftop PV capacity is feasible and consistent across plans and SMP (29 panels provided where it is likely 30 would be required for output). • Sample set of NatHERS certificates are required to demonstrate the commitment of average 8 star rating with no dwelling less than 6.5 stars (with glazing specifications consistent with daylight modelling). • Mark EV car charging (number and location of charging points) on plans, consistent with SMP.

	• Details/documentation of Zero Carbon Action Plan to be provided including actions and timeline to deliver zero carbon emissions. • Provision of end of trip facilities indicated in SMP to be shown on plans (or deleted from SMP if not proposed). All of the above will be included in conditions recommended to DTP in the event the proposal is approved. The improvement opportunity identified (commitment to 100% renewable energy for a minimum of 10 years to ensure zero carbon from operational emissions) goes beyond what is reasonably required to meet policy and therefore will not form part of conditions. This will not be included as a condition as it goes beyond what can reasonably be required to meet ESD objectives. As required under Clause 15.01-2L a Green Travel Plan prepared by One Mile Grid and dated 14 October has been submitted – this is further discussed in the bicycle parking section.
Off-site amenity impacts and Equitable Development	**Conditions Required** The site benefits from the significant separation from the nearest existing residential development to the north provided by the approximately 10m width of Argyle Street. This sufficiently mitigates off-site amenity impacts from the development, including daylight impacts, overlooking, visual bulk and the location of the proposed building to the south of these dwellings ensures no overshadowing impacts to areas of secluded private open space. Equitable development on adjoining sites is largely addressed by meeting the minimum 4.5m setback to habitable room windows and secluded private open space from common boundaries in line with the DDO36 building separation requirements. However, the setback to the west-facing window to the east-west oriented internal corridor (Johnston Street portion) at levels 1-7 is only approximately 2m (not dimensioned) which is less than the minimum 3m setback stipulated in the building separation requirements of the DDO36. Furthermore, the extension of levels 8-10 to the western boundary over the lightwell undermines the function of these windows for daylight access and ventilation and would further undermine equitable development opportunities on the west-adjoining site (the lightcourt would effectively be made redundant in the event of on-boundary development). Therefore a condition will be recommended that would require that a setback of 3m is provided to the west-facing lightcourt at Levels 1-7 with all built form at levels above set back accordingly.

	In addition, a standard condition would be recommended for inclusion addressing noise from mechanical plant and music noise (in case of background music provided to the commercial tenancies) in line with EPA noise regulations. The above conditions will be included in the recommendation to DTP in the event that the proposal is supported.
On-site amenity & issues	**Unclear/ No** <u>Clause 58</u> A full Clause 58 assessment has not been undertaken as DTP will do this. However, it is noted that while a Clause 58 assessment has been submitted with the application in conjunction with additional detail provided in the layout drawings of apartment "typologies" in the "Site Context and Design Response", the various "typologies' are not specifically cross-referenced to the architectural plans and therefore the extent of compliance claimed for various objectives/ standards relating to internal amenity, such as functional layout (living and bedroom size); private open space (dimensions and size of balconies); natural ventilation (flow paths); accessibility (accessible bathrooms and dwelling entries/accessways) is not readily able to be verified. Furthermore, full dimensions do not appear to be provided for all bedrooms and some living areas appear to include areas that form part of bedrooms and dining areas, therefore these more detailed drawings should be scrutinised further to determine if compliance is actually achieved as claimed. However notwithstanding a full Clause 58 assessment, issues in relation to daylight and ventilation have been identified (see ESD advice). The Natural Ventilation Standard is confirmed in the Clause 58 assessment as not met, which re-iterates this concern. Furthermore, from the information provided: • it is clear that a number of the dwelling typologies (10) do not meet minimum dimensions and/or areas for secluded private open space under the Clause 58 Private Open Space Standard 20. It is not clear exactly how many dwellings are non-compliant, as the typologies are not indicated on the plans. • The studio and 1 bedroom apartments fronting Argyle and Napier Street have front terraces that have stair access and planter boxes encroaching into the usable area of the terraces thus the "area" notated does not appear to reflect the actual usable size of the terrace and appears to therefore be considerably undersized. • In addition, the three-bedroom dwelling that is largely within the existing heritage building at No. 329 Napier Street does not have any associated secluded private open space. The front verandah area (even if

	accessible via the front door) does not offer any meaningful privacy and at approximately 7sqm and 1.2m depth is well under what is required for a three bedroom dwelling. While there are generous areas of communal open space, this is not sufficient to compensate for the shortfall in secluded private open space (particularly as there appears to be no association with this dwelling and the apartments). Given the above concerns and based in part of the ESD Adviser's concerns in regards to daylight and the need to re-design dwellings to provide an acceptable outcome for daylight (and for ventilation if mechanical ventilation is not provided) the proposal should be refused on the basis of poor on-site and internal amenity. <u>Noise (including live music entertainment venues)</u> An acoustic report prepared by Clarity Acoustics and date 14 October 2025 has been provided to support the application. The acoustic report makes recommendations for acoustic treatments to protect the residences from surrounding noise sources including specifically: music noise from the Night Cat Live Music Premises and the Fitzroy Town Hall Hotel (a conservative approach is taken to assume this is a live music venue even though it is not identified as such); the 24 hours service station directly to the west of the subject site on Johnston Street; and traffic noise. Given that music noise from existing live music entertainment premises (specifically the Night Cat) was a key issue in relation to the previously considered permit application – PLN24/0523 (still undecided at VCAT) it is considered critical that the Acoustic Report is peer reviewed to ensure it has adequately addressed issues of noise. <u>Wind</u> A wind report prepared by MEL Consultants and dated 15 October 2025 has been submitted with the application material. This responds to Clause 58 as well as requirements of the DDO36 for provision of a wind report. The desktop wind assessment finds that the development will achieve safe wind conditions within and in the surrounding street network and that the development will achieve: • Safety criterion at all ground level areas and terraces within the building. • Walking comfort criterion for the surrounding streets; • Standing comfort criterion at the main building entry; • Standing comfort at both the tenancy entries, provided they are not near any building corners;

	• Standing Comfort Criterion on the Level 1 communal terrace; • Standing comfort on all inboard private balconies and balconies with a full height wall on one aspect; • Walking comfort at the open corner balcony areas, improving to the standing comfort criterion away from the corners; and • A minimum of standing comfort on the rooftop communal terrace It is recommended that the report is peer reviewed by a qualified wind consultant given that the scale the development and the limitations of a desktop assessment and that some corner balconies appear to have heightened wind impacts. In addition, it is not clear if the report is based on the current plans – in particular the door to the corner retail tenancy appears to be near the corner. A condition will be recommended to require that the plans need to adequately address conditions of the wind report and the wind report will need to be updated to ensure that it reflects any changes to built form suggested by Council (if adopted) are considered. <u>Waste Management</u> In response to waste management requirements, such as set out at Clause 19.03-1L, waste is to be stored at ground level and a waste chute is provided on each storey of the apartment development for convenient disposal. Waste is proposed to be collected from the bin store with a truck via the on-site loading bay, entering from the new Argyle street crossover. A Waste Management Plan was submitted with the application prepared by One Mile Grid and dated 14 October 2025. This was referred to Council's City Works Branch (Waste) for comment and was found to be generally satisfactory subject to a number of minor changes to ensure accuracy of the details of Council recycling/waste facilities, services and charges. This could be addressed by conditions. If DTP were to decide to approve this application, Council would recommend requiring these changes as part of permit conditions. It is also noted that the WMP specifies a food and drink premises ("café") use for the proposed retail premises to calculate waste type and volume generation. Different retail uses would have different waste generation, however a food and drink premises use would typically generate more waste than a shop and therefore it is considered to an acceptable use to nominate for the purposes of ensuring sufficient waste facilities. Nonetheless, the WMP should

	also be updated to ensure the retail use specified is consistent with other documentation. This should also be updated via condition. The above conditions will be included in the recommendation to DTP in the event that the proposal is supported.
Carparking, traffic loading and civil works.	**Conditions required** A planning permit has <u>not</u> been sought to exceed the maximum provision for car parking for the retail uses under Clause 52.06, which are designated as "shops" in the Traffic Impact Assessment prepared by One Mile Grid and dated 16 February 2026. It is noted that a café (food and drink premises) use would also have the same maximum rate. Unless a planning permit is sought under Clause 52.06 via Section 57A of the Act to provide more than the maximum car parking for the shop uses, the provision of car parking exceeds the maximum prescribed under Clause 52.06 and must be reduced. However, as it is unclear exactly which type of retail use is proposed, a condition will simply require that the car spaces allocated to the retail use (which will be required to be specified in terms of specific use on the plans) are indicated, ensuring that the provision does not exceed the rate under Clause 52.06. 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. Loading bay provision is also a relevant consideration under Clause 65 of the Scheme. It is noted that the concealment of car parking and location of the vehicle entry to Argyle Street generally accords with requirements of DDO36. Council's Engineers have reviewed the architectural plans and Transport Impact Assessment (which included swept path diagrams for cars, the waste vehicle and delivery vehicles) and were generally satisfied with the location and design of vehicular access (from Argyle Street), the layout and design of car parking areas and the loading bay, subject to some further clarification of details and modifications to ensure adequate pedestrian safety and functionality, as set out in their referral advice. This additional information and changes to the plans will be required by condition. It was also recommended that: • A public lighting plan is to be prepared as a condition of a permit should it issue. This will be required in conditions sent to DTP. • All redundant vehicle crossings are to be re-instated to paving, kerb and channel in line with Council requirements

	The above will be addressed by standard conditions. Furthermore, of relevance to public lighting it was noted that the existing and proposed public lighting that may result in lightspill into habitable room windows must be provided with a light shield or similar treatment (by arrangement with the relevant Service Authority). This will be addressed by the standard condition for provision of the public lighting plan which would ensure appropriate compliance with light spillage. A review of the separate Civil Engineering Plan prepared by Edge Consulting Engineers and dated 31 July 2025 was also undertaken by Council's Engineers and a number of omissions in detail and non-compliances with Council and DDA standards were identified. Additional general advice regarding civil engineering detail to the public realm was provided (some of which overlaps with the general engineering advice). An amended Civil Engineering Plan would be required to be submitted for approval, by condition, which addresses the issues identified. In addition, standard 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 on-street car parking signage will be recommended for inclusion on any permit that issues, in line with the recommendations of Council's Engineers and in line with standard practice for developments of this scale. The above-described conditions will be included in the recommendation to DTP in the event that the proposal is supported. Council's Engineers have not raised any concern with the impact of the development on traffic conditions. However, they have noted that traffic volume surveys should be updated for the purposes of the traffic assessment as traffic surveys were conducted some time ago (July 2023). The traffic surveys are not something able to be addressed by condition as they are relevant to assessment of the proposal and therefore should be updated prior to a decision being made by the Responsible Authority. This will form recommendation to DTP.
Bicycle provision	**Conditions required** As noted earlier, bicycle parking for the retail component (employees and visitors) is provided off-site which is not accepted under Clause 52.34, but as a reduction in bicycle parking has not been sought this will simply be required to be located on-site.

	A total of 246 bicycle spaces is provided within the ground floor store which the Transport Impact Statement indicates that some/all of the visitor bicycle parking for the residential component are included. All are horizontal with a number of floor racks as well as a double-tier arrangement. It is not considered appropriate for all residential visitor bicycle parking to be provided within this secure area. Therefore the minimum required visitor bicycle parking under Clause 52.34 will be required to be provided elsewhere on-site with convenient access from the entry to the building. In addition, employee bicycle parking that meets the design requirements of Clause 52.34 including its location within a secure area, must be provided on-site. Access to the residential bicycle parking compound is via pedestrian pathway adjacent the vehicle entry. This can be accessed from internal to the building via an access door as well as via the vehicular access door to Argyle Street. Council's engineers have also required additional bollards along the pedestrian pathway and doors opening onto the pathway to be recessed to improve vehicle/pedestrian separation in this area. This is generally considered to be conveniently accessible. The provisions in the Green Travel Plan is generally acceptable, although it is noted that the number of on-site bicycle parking is incorrectly stated. This would be addressed by condition requiring it to accord with the endorsed plans. In addition, a standard condition will require that dimensions are included to confirm all bicycle parking meets the relevant Australian Standard and all bicycle parking access will meet the access requirements and rack type will be required to be nominated . In particular, spaces between racks and accessways are not fully dimensioned and various access doors. The above conditions will be included in the recommendation to DTP in the event that the proposal is supported.
Any other matters	**Potential flooding** Council's engineers have identified that the Johnston Street, Napier Street, Argyle Street frontages and internal parts of the site will be inundated during severe storm events.

	The subject site is not currently subject to any planning controls (e.g. flooding overlays) that relate to flooding. However, flood mapping for land in the City of Yarra is currently being reviewed and updated by Melbourne Water as the floodplain management authority. This flood mapping is based on data that is draft data, and not final. Although the flood modelling holds no statutory weight, property owners, developers, and their consultants are being advised to conduct their own investigations as to the suitability of land for any proposed development and as such may use the flood mapping at their own risk (flood levels, hazard classification and further details should be obtained from Melbourne Water's updated mapping information (available online). **Potential contamination (Environmental Audit Overlay)** A note will be recommended for inclusion should DTP choose to approve the application which sets out requirements of the Environmental Audit Overlay as applicable to sensitive uses**.**
Net community benefit	**No** Pursuant to Clause 71.02-3 Integrated Decision Making, outcomes should be balanced in favour of net community benefit. While there are some positive aspects to the proposal, on balance, the proposal fails to achieve an acceptable planning outcome. The grounds detailed within the 'Executive Summary' outline the key areas that tip the balance to an unacceptable outcome which does not achieve net community benefit.
Matters raised in submissions	Matters raised in submissions have already been addressed, apart from: • Noise and other amenity impacts from residents, visitors, deliveries and vehicles. Traffic is discussed in the report. The retail uses are "as-of-right" (no permit required). The residential use, although requiring a planning permit, would not typically be subject to controls such as hours of operation (given residences must be accessible 24 hours a day). Furthermore, the enjoyment of communal areas, such as terraces would not typically be controlled by specific permit conditions as the use of the dwellings is a permit trigger only due to the ground floor extent of the dwelling use. The Planning Panel Report for the mixed use development approved on the adjoining site at No. 155 Johnston Street under planning permit PLN23/0441 found that it was not necessary to include restrictions on hours of use of the communal rooftop use and therefore the same approach is considered appropriate in this instance. • Loss of views . It has been found in numerous VCAT decisions that specific views from private property are not protected by planning; and

	• The building will a precedent in the area in terms of scale of future development – Each application must be assessed on its own merit against planning policies (including future preferred character) having regard to the existing built form context at the time and individual site specifics. The consideration of "precedent" is not a matter that can be taken into account.

Development Engineering Formal Referral Response

Application Information:

Referral Officer:	Madeleine Moloney
Officer:	Artemis Bacani, Nick Demosthenous
Council Reference:	PPE26/0074
Address:	165-167 Johnston Street, Fitzroy
Proposal:	Construction of an 11-storey building comprising of 243 dwellings with retail floorspace at ground level, above basement car parking and part demolition of a building in a heritage overlay

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.

Table 1 - Drawings and documents reviewed by Engineering

Consultant	Drawing No. or Document	Rev	Dated
Rothe Lowman	DA01.01 *Basement* DA01.02 *Ground* DA02.03 *North Elevation* DA03.04 *Ramp Sections*	 A B 	7 August 2025 7 November 2025 6 February 2026 7 August 2025
One Mile Grid	*Transport Impact Assessment*		16 February 2026

SECTION 1: Engineering Comments

The Engineering Referral team notes and identifies the following:

- Council's flooding information indicates the Johnston Street, Napier Street, Argyle Street frontages (abutting the southern, northern, and eastern boundaries of the site) and internal site will be inundated during severe storm events.
- A detailed cross-sectional drawing is required for the car park entrance off Argyle Street. A ground clearance using the B99 design vehicle is to be undertaken to ensure cars do not scrape or bottom out when entering and exiting the car park entrance via Argyle Street. Information on preparing the cross-sectional drawing to Council requirements, is appended to this memo.
- The pedestrian doors opening out into the pedestrian pathway adjacent to the driveway are to be recessed.
- Additional bollards are to be installed along the pedestrian pathway adjacent to the driveway to improve safety and clearly delineate the pathway from vehicle accessway.
- The swept path diagram for the B99 design vehicle and delivery vehicles are to be re-submitted and superimposed on the correct architectural ground floor plans. The swept path diagrams must clearly show the path of the vehicle clearing the pedestrian pathway.
- The aisle width adjacent the four car spaces on the ground floor is to have a minimum width of 5.2 metres.
- The aisle width along the western boundary of the basement is to be dimensioned on the drawings.
- The 1 in 8 transition ramp at the bottom of the 1 in 4 ramp section is to have a minimum length of 2.5 metres.
- The headroom clearance at the car park entrance is to be dimensioned on the drawings.
- The length of the loading bay is to be dimensioned on the drawings.
- A bollard must be depicted on the drawings at the front of the shared area (adjacent the accessible car spaces) to satisfy AS/NZS 2890.6:2022.
- A bollard is to be installed adjacent the car space on the basement level to protect passengers waiting/exiting the lift.
- The depth of the two car spaces at the rear of the accessible car spaces are to be dimensioned on the drawings.
- The width and depth of the car spaces along the northern boundary on the basement level are to be dimensioned on the drawings. The spaces are to have a minimum width of 2.8 metres.
- The data for the traffic volume surveys were taken in July 2023. The applicant is to provide updated traffic surveys for the traffic assessment.
- A convex mirror is to be installed at the car park entrance in-lieu of visibility sight triangles.
- A public lighting plan is to be prepared and implemented by the applicant (upon the issuing of a Planning Permit).
- The existing electricity poles and public lighting are to be depicted on the architectural drawings.
  Light projecting from existing and proposed public lighting could potentially project into habitable windows of the subject site. The applicant must ensure that light will not spill into

the habitable rooms. Should light spill into the windows, the applicant/developer must arrange for the appropriate light shield or similar treatment with the relevant Service Authority.

- All redundant vehicle crossings in Johnston Street, Napier Street and Argyle Street must be reinstated as per Council Local Laws and to Council's satisfaction with paving, kerb and channel.
- The width of the vehicle crossing in Argyle Street is to be dimensioned on the drawings.
- The applicant is to provide a holding line/bay to improve passing and circulation movements of on-coming vehicles in the basement levels.
- The applicant is to provide convex mirrors at the top and bottom of the internal access ramp to improve visibility of on-coming vehicles.

Civil Engineering Comments Prepared by Nick Demosthenous:

The civil engineering plans are not satisfactory for the following reasons:

1. Plan C302 revision P01 shows proposed drainage in the road reserve with UPVC pipe. Council requires a steel reinforced concrete pipe in accordance with Council standards.
2. The levels provided show the proposed pipe near pit 1 will be approximately 530mm deep (from surface to invert). The proposed pipe is 225mm. This will make the cover over the pipe only 305mm. This is insufficient for UPVC pipe and will require a reinforced concrete pipe suitable for the cover available.
3. A pit must be constructed on the main drain to enable the property drain connection.
4. A grated pit must also be constructed in accordance with Council standards in the channel between pit 1 and the main drain.
5. A longitudinal section of the proposed drainage must be provided. The longitudinal section must show existing and proposed surface levels, pits surface and invert levels, pipe invert levels, grade of pipe, stormwater flow velocity, pipe actual and maximum flow rates, hydraulic grade line during 1 in 10 and 1 in 100 rain events, underground services crossing the drain with invert levels and diameter of service, and chainages along the drain that are consistent with chainages along the drain on the ground floor plan.
6. Underground services that cross the proposed drain must be physically proven as part of the drain design.
7. Existing property drains under the footpath are not shown. Show existing property drains and add notation that existing property drains are to be removed and the footpath and kerb and channel reinstated to Council's satisfaction. on the plan view
8. Civil engineering plan C302 revision P01 shows driveways that will be removed. These driveways occupy 50% or more of the footpaths. The footpaths in Johnson St, Napier St and Argyle St abutting the development, must be fully reconstructed in asphalt with crossfalls as DDA compliant as possible.
9. Cross-sections of the footpaths spaced at 5m intervals showing existing and proposed surface levels at the building line, top of kerb, invert and lip of channel should be provided in the civil works plans for all abutting streets. Proposed footpath crossfall should also be shown.
10. Architectural plan DA02.02 and DA02.03 and shows surface levels at entry points to the building in Napier St, Johnston St and at the corner of Johnston Street/Napier St and Argyle St /Napier St. It is not clear if these are existing or proposed surface levels. Both existing and proposed surface levels should be shown at the building line. Proposed surface levels should be consistent with a DDA compliant footpath.

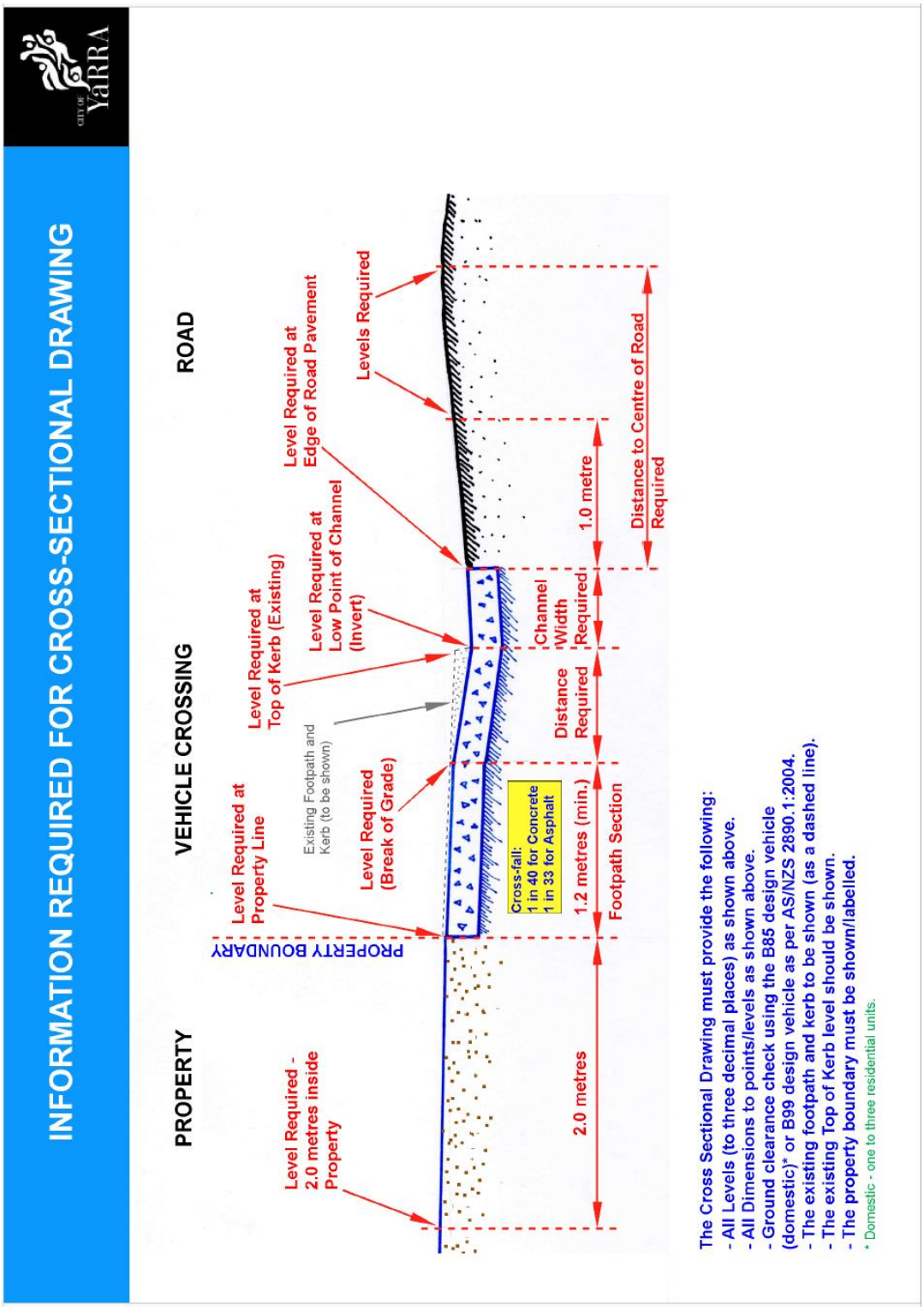
11. Plan DA02.02 also shows abrupt grade changes in the footpath at Napier St and Argyle St. Footpath longitudinal grade changes must be in accordance with Council standards and requirements.
12. A longitudinal section of the building line for each street abutting the development showing existing and proposed surface levels at 5m intervals and at all entries to the development.
13. Council's GIS indicates the development may be subject to flooding during severe rain events. The developer should obtain a flood level from Melbourne Water and ensure the site is properly protected.
14. A new vehicle crossing is proposed in Argyle Street. Two vehicle crossing cross-sections must be provided for the proposed vehicle crossing (one on each side of the vehicle crossing) in Argyle St. The sections must be in accordance with the criteria specified in the Application to Construct a Permanent Vehicle Crossing on Council's website. This is to indicate if adjoining infrastructure will be impacted. The footpath section of the crossing must be DDA compliant. Note: A permit to construct a permanent vehicle crossing requires a separate approval and must be applied for independent from the civil Works Approval.
15. The removal of driveways will affect some of the parking arrangements. Parking sign and line marking changes must be shown on the civil works plans.
16. Street Lighting around the development should be reviewed to ensure it is in accordance with Council standards.
17. Where vehicle crossings are removed, the kerb and channel and pavement are to be reinstated to match the existing infrastructure adjoining the redundant vehicle crossings.

SECTION 2: Acknowledgement

Engineer: Artemis Bacani

Signature: 

Date: 26 February 2026


INFORMATION REQUIRED FOR CROSS-SECTIONAL DRAWING
PROPERTY
VEHICLE CROSSING
ROAD
PROPERTY BOUNDARY
Level Required - 2.0 metres inside Property
Level Required at Property Line
Existing Footpath and Kerb (to be shown)
Level Required (Break of Grade)
Level Required at Top of Kerb (Existing)
Level Required at Low Point of Channel (Invert)
Level Required at Edge of Road Pavement
Levels Required
Cross-fall: 1 in 40 for Concrete 1 in 33 for Asphalt
2.0 metres
1.2 metres (min.)
Footpath Section
Distance Required
Channel Width Required
1.0 metre
Distance to Centre of Road Required
The Cross Sectional Drawing must provide the following:
- All Levels (to three decimal places) as shown above.
- All Dimensions to points/levels as shown above.
- Ground clearance check using the B85 design vehicle (domestic)* or B99 design vehicle as per AS/NZS 2890.1:2004.
- The existing footpath and kerb to be shown (as a dashed line).
- The existing Top of Kerb level should be shown.
- The property boundary must be shown/labelled.
* Domestic - one to three residential units.

City Works
Formal Referral Response

Application Information:

Referral Officer:	Atha Athanasi
Officer:	Madeleine Moloney
Council Reference:	PPE26/0074
Address:	165-167 Johnston St, Fitzroy VIC 3065
Proposal:	DTP Application
Comments Sought:	Click here to view referral memo: Record D26/67489: IREF26/00243 - 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 159-167 Johnston St & 329 Napier St & 146-152 Argyle St Fitzroy authored by One Mile Grid and dated 14/10/2025 is not satisfactory from a City Works Branch's perspective.

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

1. Council does not provide a hard-waste drop-off service nor operate a transfer station. Please update the Waste Management Plan accordingly and review Council's website to ensure that only items accepted at the recycling centre are referenced.
2. Council has separated waste charges from general rates. The note stating that municipal charges apply regardless of collection service levels is unnecessary, as the waste services charge does not apply to properties using private waste collection services. A public waste charge, however, applies to all properties.

Waste Management Officer: Atha Athanasi

Signature: Atha Athanasi

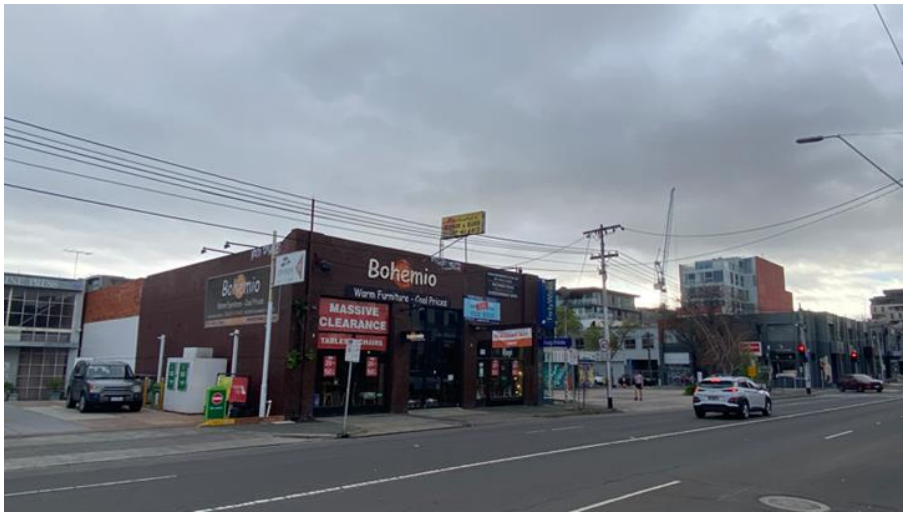
Date:24/02/2026

Heritage Formal Referral Response

Application Information:

Referral Officer:	Michelle Bashta
Officer:	Madeleine Moloney
Council Reference:	PPE26/0074
Address:	159-167 Johnston St, 329 Napier St, and 146-152 Argyle St Fitzroy VIC 3065
Proposal:	DTP Application PA2504136
Relevant Overlays	Design and Development Overlay (Schedule 10) Design and Development Overlay (Schedule 36) HO334 **Heritage Grade:** • No. 159 Johnston St – Not contributory • No. 163 Johnston St – Not contributory • No. 165 Johnston St – Not contributory • No. 146 Argyle St – Not contributory • No. 329 Napier St – Contributory **Note:** There is no listing under No. 152 Argyle St in the database, however, the photo in the VHD appears to indicate that this site was included as part of No. 146 Argyle Street.
Yarra Planning Scheme References	• Clause 02.01-6 Municipal planning strategy - Built environment and heritage • Clause 02.03-4 Strategic directions – Built environment and heritage • Clause 15.03-1S Heritage conservation • Clause 15.03-1L Heritage • Clause 43.01 Heritage Overlay As per the Schedule to the Heritage Overlay, there are no internal, paint, fence 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 proposed • The height, setbacks, massing, materiality, and design detailing of the proposed new building • Associated alterations/additions to the existing 'contributory' building at No. 329 Napier Street • Any modifications to adjacent footpaths (if of relevance from a heritage perspective).
Disclaimer:	Council's Heritage Advisor provides the following information which is based on the information provided in the referral request memo referenced above.
Pre-application advice given/	No – First Referral

Previous responses:	

Context Images	
Street Frontage:	 **Figure 1. View of subject site from Johnston Street (source: Extent Heritage Pty Ltd, Aug 2024).**

Oblique Images:



Figure 2. Oblique view of subject site from junction of Johnston and Napier Streets (source: Extent Heritage Pty Ltd, Aug 2024).



Figure 3. Oblique view of the rear of the subject site from junction of Napier and Argyle Streets (source: Google Street View, Jul 2024).

Aerial:

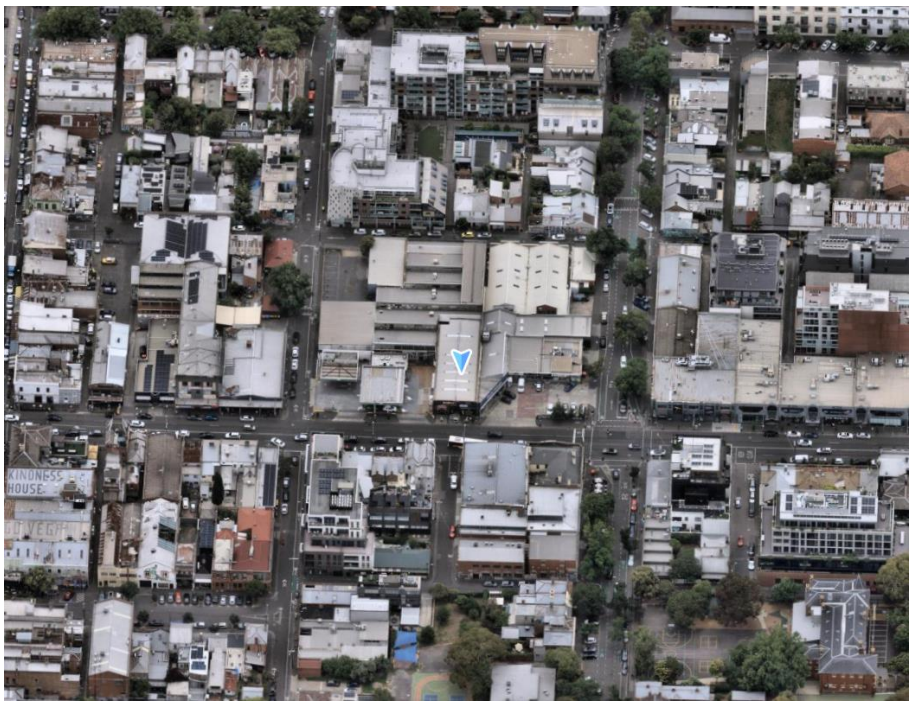


Figure 4. Aerial overview of subject site (indicated by blue pin) and surrounds (source: Nearmap, Dec 2024).

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 on an application (as appropriate).

The Statement of Significance identifies the South Fitzroy Precinct as being of aesthetic and historic significance to the City of Yarra. The precinct is significant for its mid to late nineteenth and early twentieth century building stock, interspersed with well preserved inter-war residential, commercial, retail and industrial buildings.

Contributory elements (relevant to the subject property) identified in the statement of significance include:

- 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;
- Chimneys of either stucco finish (with moulded caps) or of face matching brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron (typically mid to late Victorian-era) or timber detailing (typically Edwardian-era or early Victorian-era) also some use of arcaded masonry verandahs;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

Adjoining and nearby places of contributory and individual significance, include the following:

- 146-152 Johnston Street, Fitzroy – Contributory (opposite);
- 154 Johnston Street, Fitzroy – Contributory (opposite); and
- 176 Johnston Street, Fitzroy – Contributory (opposite);
- 170 Napier Street, Fitzroy (Town Hall Hotel) – Individually significant (opposite); and
- 143-149 Argyle Street, Fitzroy – Contributory (rear).

Further to the heritage controls, the site is subject to DDO10 of the Yarra Planning Scheme.

Proposal

The extent of new works proposed by this application includes the following:

- Development of a 11 storey building with a height to the top of the roof between 35.7-36.5 metres and to the top of the lift overrun of approximately 39.7 metres;
- 243 dwellings accessed via a residential lobby fronting Napier Street;
- Communal resident areas on the first floor and rooftop terrace;
- Three retail tenancies at Ground Floor Level accessed from Johnston Street;
- One basement level car park, including bike storage, accessed from a new crossover to Argyle Street.

Demolition

The extent of demolition proposed by this application includes the demolition of:

- the single storey brick building at 159-161 Johnston Street;
- the single storey brick building and concrete paving at 163 Johnston Street (the certificate of title for which wraps around to north side of 165-167 Johnston Street;
- the single storey brick building and concrete paving at 165-167 Johnston Street (together with the single storey building to the north which forms part of the title to 163 Johnston Street).
- the partial demolition of the single storey dwelling at 329 Napier Street; including the south and west walls and roof and roof structure.

Strategic directions at clause 02.03 seek to conserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history.

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.*
- *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.*

Comments

The demolition of the non-contributory buildings is acceptable from a heritage perspective, subject to a new development to replace the existing buildings which appropriately responds to the relevant provisions in the Scheme.

The extent of proposed demolition to the contributory building at 329 Napier Street is not acceptable. The demolition will remove all the existing fabric except the north and east wall, including the original roof structure. The extent of demolition does not allow for the three-dimensional form of the building to be retained and conserved as required by the Strategies of Clause 15.03-1L. The extent of demolition should be amended to retain the

original roof form and a more substantial extent of the original building form, noting that reconstruction is not considered an acceptable mitigation measure in this instance.

New development, alterations and additions

The key decision guidelines at clause 43.01-8 of the Heritage Overlay include (other decision guidelines may also be relevant):

- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form or appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*

Commercial and industrial heritage places

Relevant policies at clause 15.03-1L regarding Commercial and industrial heritage seek to articulate new façades by incorporating simple architectural detailing that does not compete with the more elaborate detailing of adjoining individually significant or contributory building (amongst other things).

In terms of 'Commercial heritage places', relevant policies at clause 15.03-1L include the following:

- Encourage buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes.
- Maintain the prominence of the street wall through appropriate upper-level setbacks.
- Encourage new development in activity centres to respect the prevailing street wall height in the immediate area.
- Conserve and enhance heritage shopfronts and verandahs.
- Encourage new shopfronts to complement the general form and proportion of glazing and openings of adjoining original or early shopfronts, if any.
- Maintain the existing canopy/verandah height of adjoining heritage buildings and the heritage streetscape.
- Encourage a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.
- Encourage inset balconies above the street wall rather than projecting balconies.
- Incorporate an angled splay to buildings on street corners where these are present on adjacent or opposite corners.

Comments

Due to its massing and height, the proposal will visually dominate and detract from this part of the streetscape in the South Fitzroy Precinct, which includes one and two storey heritage buildings. This runs counter to strategies at clause 15.03-1L which encourage buildings to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes. On this basis, it is recommended that the proposal is revised as follows:

- reduce the maximum building height by at least one storey so that it does not visually dominate and detract from this part of the streetscape in the South Fitzroy Precinct; and

- reduce the scale of the Argyle Street streetwall and setbacks to the upper levels along Argyle Street
- Amend the design of the Johnston Street streetwall and eastern wall to the Argyle Street streetwall

The proposed street wall heights to Johnston Street and Napier Street are acceptable, however further articulation of the Johnston Street façade would be beneficial. However, the proposed streetwall to Argyle Street is excessive in heigh and should be reduced to better managed the scale relationship with the contributory building at 329 Napier Street and the residential scale of this streetscape.

Siting, setbacks, and scale

Strategies at clause 15.03-1L (New development, alterations or additions) seek to:

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.*

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.*

Comment
With regard to the proposed setbacks the following is noted.

Napier Street
The setbacks to the upper levels to Napier Street commence at 4.5m to the corner and extend to 7.98m along the eastern boundary before constricting to 7.135m at the corner of Napier and Argyle. The shallower setbacks to the corner sites are acceptable. The setbacks to the balance of the Napier Street façade are acceptable.

Johnston Street
Above the streetwall the Johnston Street levels 4-7 are setback 5.080, this extends to 13.8 at levels 8-10. While the setbacks to levels 4-7 are shallower than envisioned by the DDO10 in this area, the mixed character of Johnston Street in the direct vicinity means that the reduced setbacks can be accepted from a heritage perspective.

Argyle Street
As noted above, the streetwall scale to Argyle Street is significantly taller than the single storey contributory building at 329 Napier Street. This results in a backdrop to the heritage building that dominates the heritage fabric and diminishes the prominence of the heritage streetscape. The streetwall should be reduced in height to three levels.
Further the shallow setbacks to the upper levels above the streetwall serve to exacerbate this uncomfortable scale relationship. In contrast to the Johnston Street frontage, Argyle Street is a low scale residential heritage area (with some modern development of increased scale) and the shallow setbacks do not appropriately respond to this context. At a minimum, the setbacks to this interface should be increased to the depth required by the DDO.

Appearance
Clause 15.03-1L (New development, alterations and additions) contains strategies which seek to:

Promote development that is high quality and respectful in its design response by:
- *Respecting the following elements of the heritage place (amongst others):*
    - *Pattern, proportion and spacing of elements on an elevation.*
    - *Orientation to the street.*
    - *Relationship between solid and void.*
    - *Chimneys.*
    - *Verandahs and canopies.*
    - *Materials.*

- *Being visually recessive against the heritage fabric through:*
    - *Materials.*
    - *Architectural detailing.*
    - *Texture, colours and finishes.*

- *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.*

Clause 15.03-1L (Residential infill development) contains strategies which seek to discourage use of atypical buildings to determine the appropriate siting, form and appearance of new development in the context of its surrounds.

A contemporary design approach has been adopted for the proposed new building. This approach is not unacceptable provided that adequate respect is given to the heritage character of the surrounding area through details such as external materials, architectural detailing and relationship between solid and void.

Comment
Overall, the proposed design and materiality of the proposed development is of high quality and responsive to the heritage context, however there are a couple of instances where the design could be improved with regard to heritage matters:

- The Johnston Street streetwall façade adopts a very horizontal design approach that does not effectively respond to the fine grain characteristics of the South Fitzroy Precinct, it is recommended that additional verticality and articulation is employed to this façade
- The eastern façade of the Argyle Street streetwall provides a blank backdrop that does little to reduce its dominance over the single storey contributory building at 329 Napier Street. The materiality and architectural detailing of this façade should be amended to better respond to this relationship

Recommendations

On heritage grounds, the works proposed in this application are supported, subject to the following permit conditions:

	Suggested Condition	Explanation
	Amend the extent of demolition to the contributory building at 329 Napier Street to ensure the contributory fabric of the building in maintained, including the hipped roof form	The extent of demolition does not allow for the three-dimensional form of the building to be retained and conserved as required by the Strategies of Clause 15.03-1L. The extent of demolition should be amended to retain the original roof form and a more substantial extent of the original building form, noting that reconstruction is not considered an acceptable mitigation measure in this instance.
1.	Reduce the overall height of the development by one level	Due to its massing and height, the proposal will visually dominate and detract from this part of the streetscape in the South Fitzroy Precinct, which includes one and two storey heritage buildings. This runs counter to strategies at clause 15.03-1L which encourage buildings to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes.
2.	Reduce the overall height of the Argyle Street streetwall by one level.	The streetwall scale to Argyle Street is significantly taller than the single storey

		contributory building at 329 Napier Street. This results in a backdrop to the heritage building that dominates the heritage fabric and diminishes the prominence of the heritage streetscape.
3.	Increase the setbacks to the upper levels above the streetwall to Argyle Street to align with the requirements of the DDO (at a minimum)	Argyle Street is a low scale residential heritage area (with some modern development of increased scale) and the shallow setbacks do not appropriately respond to this context
4.	Amend the design of the Johnston Street streetwall to better respond to the fine grain character of the heritage precinct through additional verticality	The Johnston Street streetwall façade adopts a very horizontal design approach that does not effectively respond to the fine grain characteristics of the South Fitzroy Precinct.
5.	Amend the design of the eastern wall of the Argyle Street streetwall to provide a more visually recessive backdrop to the contributory property at 329 Napier Street	The eastern façade of the Argyle Street streetwall provides a blank backdrop that does little to reduce its dominance over the single storey contributory building at 329 Napier Street



Heritage Advisor: Michelle Bashta
Date: 26 February 2026

ESD Formal Referral Response

Application Information:

Referral Officer:	Euan Williamson
Officer:	Madeleine Moloney
Council Reference:	PPE26/0074
Address:	165-167 Johnston St, Fitzroy VIC 3065
Proposal:	DTP Application
Comments Sought:	Click here to view referral memo: Record D26/67495: IREF26/00245 - 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 IGS dated 15/10/2026
- Architectural drawings prepared by Rothe Lowman dated 07/11/2025

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
   - Average 8 Star NatHERS thermal energy rating, with no dwelling less than 6.5 Stars.
   - Total building energy use to be 20% less than NCC2022 reference building.
   - Embodied carbon to be 20% less than reference building.
   - Water efficient taps, fixtures and fittings.
   - 246 secure residential bike parking spaces for 243 dwellings.
   - Bike repair workshop.
   - EV charging points to at least 5% of car parks.
   - Air tightness testing will be undertaken.

- Mechanical ventilation fresh air delivery rates to be 50% above the minimum AS1668 rates.
- Low VOC paints, sealants, adhesives and carpets, low/zero formaldehyde engineered timbers.
- Zero carbon action plan.

2. Application ESD Deficiencies

- The SMP is ambiguous in whether Green Star will be used correctly as a registered and certified Green Star project, or simply a 'self-assessed' benchmarked process. Wording in the SMP needs to be clarified. The owner operator of Green Star, the GBCA, explicitly states that it's Green Star tool should not be used in a 'self-assessment' benchmarked method and that this practice has legal IP implications. City of Yarra does not accept any self-assessed Green Star submissions.
  - **Ensure that the project is registered with the GBCA and achieves a certified 5 Star Green Star standard.**

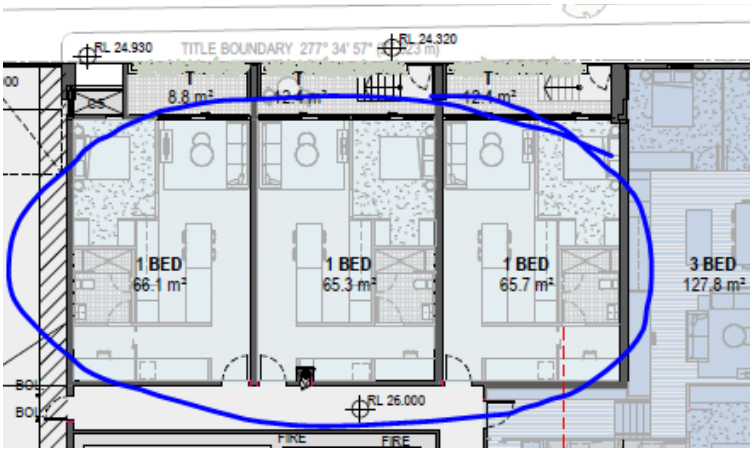
- Daylight access to dwellings is poor. The daylight modelling fails to demonstrate a satisfactory level of daylight to dwellings, despite using heightened internal surface reflectance values that distort the modelling in a favourable manner. Additional design work is necessary to achieve the BESS daylight credits for living areas and bedrooms. This will involve internal layout and material changes as well possible floor plate reconfiguration. Major design changes may not necessary.
  - **Recommend re-deign dwellings to demonstrate that BESS daylight credits for living rooms and bedroom can be achieved.**
  - **Recommend resubmit daylight modelling using BESS internal reflectance values and methodology and demonstrate that BESS credits for daylight to living areas and bedrooms will be achieved. Ensure that glazing specification is consistent with thermal energy ratings.**

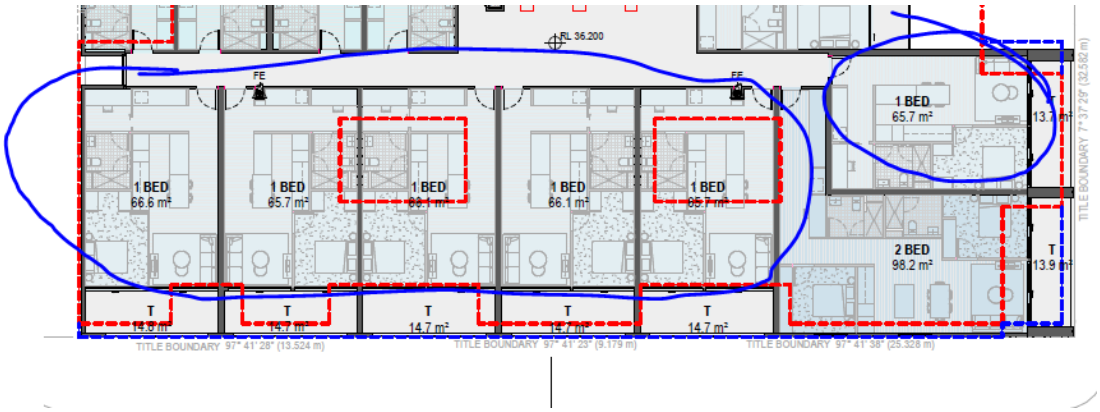
- Stormwater Management strategy is reliant on a proprietary device to meet best practice planning scheme stormwater quality reduction standards. Melbourne Water does not accept the use of proprietary devices or this purpose in Melbourne as they have not been independently verified in this climate. City of Yarra therefore does not accept reliance on these devices until Melbourne Water's concerns are satisfied. In this proposal, if the proprietary device is removed the stormwater performance fails to meeting planning scheme requirements.
  - **Recommend removing reliance on proprietary filtration device and consider alterative strategy such as a larger rainwater tank or a raingarden to demonstrate best practice in stormwater management.**
  - **Toilet connections to rainwater tank are not clarified in the SMP. Recommend updating SMP and plans to include notation of toilet connections connected to rainwater tank.**

- Natural ventilation - There are numerous single aspect dwellings with room depths of over 5m that will not have effective natural ventilation. Single aspect dwellings with inset balconies will be adequate as the pressure differential from external openings will enable natural ventilation. The problem dwellings are the single aspect 1 bedroom dwellings without inset balconies (*see snippet below*

problematic dwellings circled in blue), the studio apartments are acceptable as proposed.

- **Recommend re-design all single aspect dwellings with a room depth of over 5m, that do not have an inset balcony, to a maximum room depth of 5m. Alternatively provide mechanical fresh air to these dwellings with a fresh air delivery rate 50% higher than the AS1668 fresh air delivery rates.**





3. Outstanding Information

- SMP commits to 30 kW of solar PV panels on the roof but only 29 panels are indicated. This corresponds with a panel of 1kW+ which are highly irregular and may not be available in Australia. Updated SMP and plans to ensure that the committed solar PV capacity is technically feasible and consistent across both documents.
- Update SMP with a sample set of NatHERS certificates demonstrating that an average 8 Star rating will be achieved, and no dwelling less than 6.5 Stars. Ensure glazing specification are consistent with daylight modelling.
- EV car charging is not marked on plans. Update plans with notation to the number and location of EV charging points, consistent with the SMP.

- The Zero Carbon Action Plan is not included in the SMP. Prior to commencement of works provide documentation of the Zero Carbon Action Plan detailing actions and timeline to deliver zero carbon emissions.
- The SMP includes end of trip facilities, but none are included on the architectural drawings. Please clarify and update documents to be consistent.

4. ESD Improvement Opportunities
   - Commit to 100% renewable energy for a minimum of 10 years to ensure zero carbon from operational emissions.

Recommendations

The applicant is encouraged to consider the following:

- Address the items above.

If you or the applicant, or DTP would like to discuss this further, please contact me.

Euan.

ESD Advisor: Euan Williamson
Date: 25 February 2026

Referral Response
City Works - Principal Tree Management

Application Information:

Referral Officer:	Asher Wedding
Officer:	Madeleine Moloney
Council Reference:	PPE26/0074
Address:	165-167 Johnston St, Fitzroy VIC 3065
Proposal:	DTP Application
Comments Sought:	Click here to view referral memo: Insert CM Link here to referral request memo (which will include a hyperlink to all relevant plans / information)
Disclaimer:	Council's City Strategy Open Space Design team provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comments and Recommendations:

- **Access to site & Location of material storage**
- The applicant must provide a site plan clearly showing:
  - Proposed access points to the site.
  - The designated locations for material storage, skip bins, plant and equipment, vehicle delivery and unloading areas, scaffolding, crane lifting zones, and any other construction-related activities situated within proximity to public trees.

- **Arboricultural Impact Assessment (AIA) Required**
  - Where development is proposed within the Notional Root Zone (NRZ) of any Public Tree/s, Significant Tree/s, Canopy Tree/s, or any tree protected under the planning scheme, an Arboricultural Impact Assessment (AIA) is required. This report must be prepared by a suitably qualified arborist (minimum AQF Level 5 in Arboriculture or equivalent) and must be prepared in accordance with AS 4970:2025 – Protection of Trees on Development Sites.
  - The AIA must assess the likely impacts of the proposed development on all affected trees, specify methods to avoid or minimise impacts on trees to be retained, and provide justification demonstrating that the development will not detrimentally affect the health or longevity of those trees, including justification for any proposed pruning or tree removal.

- AIA report must align with the architectural plans and must state any proposed removals of significant trees including justifications (Example: Replacing one tree in poor health with three new street plantings).
- AIA report must state any proposed pruning of public trees.

- **Tree Management Report and Protection Plan**
  - Change title to Tree Protection Specification (TPS) and Tree Protection Plan (TPP) to align with AS 4970:2025 – Protection of Trees on Development Sites
  - Change terminology throughout report to align with AS 4970:2025 – Protection of Trees on Development Sites
  - TPS & TPP must follow the findings of the AIA.

Formal Referral Response
Strategic Projects, Parks & Open Spaces

Application Information:

Referral Officer:	Christian Lundh
Officer:	Madeleine Moloney
Council Reference:	PPE26/0074
Address:	165-167 Johnston St, Fitzroy VIC 3065
Proposal:	DTP Application
Comments Sought:	Click here to view referral memo: D26/67504 - IREF26/00247 - 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 supported in principle from a public realm and landscape perspective, subject to changes.

Comment Summary

Comments are separated into two separate parts

- 1 Public Realm IREF26/00247
- 2 Landscape Plan IREF26/00241

Comments are based on review has been undertaken of the following documents;

D26/62099 - PPE26/0074 - 165-167 Johnston Street, 146-152 Argyle Street & 329 Napier Street Fitzroy - Architectural Plans

D26/62121 - PPE26/0074 - 165-167 Johnston Street, 146-152 Argyle Street & 329 Napier Street Fitzroy - Landscape Plan

Recommended design modifications are highlighted with **dot points in bold** under each separate section.

Part 1 Public Realm	
General comments	
a)	The streetscape conditions shown on plans are not accurately reflecting existing conditions, including street tree and other streetscape fixtures, a Public Realm and Streetscape Improvement Plan is to be provided for responsible authority review and approval, refer separate section for detailed requirements.

Johnston Street frontage	
b)	The proposed ground floor uses with up to three separate retail tenancies are supported from a public realm perspective allowing for potential activation along the full or partial ground floor activation fronting the street, pending tenancy occupations. The proposed substation fronting Johnston Street as an activity centre is not supported from a public realm perspective, as this prominent street frontage should have a fully activated street frontage. • **Relocate substation to Argyle Street or Napier Street frontage.**
c)	The corner interface between Johnston Street and Napier Street, presents a constrained condition for pedestrian accessibility, especially given that the proposed main entrance for future residents is proposed from Napier Street. The proposed ground floor setback at the south end of Argyle Street (from desktop review 1200mm deep) should be increased to accommodate visitor bike parking and the southeast corner wall segment reduced accordingly to open the corner between the footpaths to facilitate the increased pedestrian movement generated by this proposal. Noting that this design modification may have implications on the overall façade presentation, however pedestrian amenity and safety should take precedence. • **Increase the ground floor setback at the southern end Napier Street to be minimum 1800mm deep to accommodate visitor bike parking.** • **Modify the southeast ground floor street wall to open setback space to Johnston Street.** • **Integrate maximum 5 (five) visitor bike parking within the setback space, corner interface must be clear allowing for pedestrian movement.**
d)	The proposed six (6) no. bicycle parking along Johnston Street footpath is NOT supported, as the already constrained pedestrian footpath space should not accommodate any statutory visitor bike parking requirements. Visitor bike parking should be accommodated within the subject site in visible location in relation to main entrances and ground floor uses. • **Remove visitor bike parking from Johnston Street footpath.** • **Locate visitor bike parking within the subject site boundary.**
Napier Street Frontage	
e)	The proposed ground floor uses along Napier Street are supported from a public realm perspective, residential dwellings fronting the street will allow for passive surveillance and the main entrance just off Johnston Street will active the street interface.
f)	Argyle Street, main residential lobby entry is well defined and setback from the footpath. There are two freestanding circular seating elements at either end of the setback space, the positioning of the circular elements could be modified allowing for more circulation space in front of the entrance. The entrance has a narrow awning supported by extended narrow wall extensions resulting in small unusable void spaces at either side of the entrance. • **Integrate planters in the void spaces at either side of the main entrance.** • **Modify the circular seating elements to be integrated the building walls and the raised planters.**

g)	The booster is proposed to be positioned in the centre setback space, this position create awkward small void setback spaces that will have no meaningful functionality and create risk for litter accumulation. • **Reconfigure the booster to be flush wall of setback.** • **Integrate planter on top of booster.** • **Integrate raised planter next to booster in setback space.**
Argyle Street Frontage	
h)	The proposed ground floor layout with the car park entry on the western end and ground floor dwellings is in principle supported from a public realm perspective, there is an opportunities to further improve the useability of the public realm and create a cohesive interface with the adjacent approved development at 155 Johnston Street, which has a continuous 1815mm ground floor setback from its title boundary along its full Argyle Street interface.
i)	The positioning of the car entry/door and extent of the western building wall up to northern title boundary on Argyle Street should be modified to reflect the setback in the adjacent development creating a cohesive and unified public realm outcome, improving safety for the increased usage generated from the development. The most western ground floor dwelling fronting Argyle Street should be set back from title creating a gradual transition to where the other dwellings abut the title boundary. • **Car park entry door and ground floor building wall to be setback minimum 1815mm from the title boundary to match approved setback configuration of 155 Johnston Street.** • **Service cabinet to be setback minimum 1815mm from title boundary.** • **Surface materials in the setback space to delineation between vehicle and pedestrian areas.** • **The vehicle crossover to the basement car park to be designed with pedestrian priority, have clear visual delineation, and continue the footpath paving treatment (at vehicle grade) across the crossover.**
Streetscape Improvements and New Street Tree Opportunities	
j)	The proposal to remove multiple existing redundant vehicle crossovers along Johnston Street and Napier Street, creates opportunities for new street trees and footpath trees including the rationalisation of the on street parallel parking bays along Napier Street, creating more shade and amenity for the future residents in the building.
k)	Potential to rationalise parallel parking bays along Napier Street in lieu of redundant vehicle crossovers. • **Consider rationalising on street parallel parking bay arrangement on Napier Street to allow for up to three (3) new on road street trees and retention of existing tree.**
l)	Street tree opportunities along Napier Street. • **Integrate three (3) new footpath trees and up to three (3) new on road trees along the Napier Street frontage.** • **Footpath tree species to be *Nyssa sylvatica* 'forum'.** • **On street tree species to be *Zelkova serrata* 'green vase'.** • **On street tree cut outs to be 1500 x 1500mm as per Council Standard Detail YSD803(a).**

	• **Street tree footpath cut outs to be 1000 x 1000mm as per Council Standard Detail YSD803(b).**
m)	Street tree opportunities along Johnston Street. • **Integrate three (3) new footpath trees along the Johnston Street frontage.** • **Footpath tree species to be *Nyssa sylvatica* 'forum'.** • **Street tree footpath cut outs to be 1000 x 1000mm as per Council Standard Detail YSD803(b).**
Public Realm and Streetscape Improvement Plan	
n)	• **Before the development starts, excluding bulk excavation, site preparation, soil removal, site remediation and retention works, a Public Realm and Streetscape Improvement Plan must be approved and endorsed by the responsible authority. The plan must be prepared to the satisfaction of the responsible authority and must provide detailed designs for all works proposed within or interfacing with existing and proposed public realm along the Johnston Street, Napier Street and Argyle Street frontages.** • **The plan must include (including but not limited);** - **Existing and proposed street trees (on road and footpath);** - **The extent of proposed and existing pavements and the extent of all proposed infrastructure improvements and changes;** - **All existing and proposed streetscape infrastructure and furniture including (but not limited to) light poles, drains, street signs, bicycle hoops and bench seating;** - **All parking bays and bike lane location along Napier Street;** - **All existing and proposed drainage infrastructure including any existing or proposed drainage pits and trench grates;** - **All existing and proposed levels and surfaces grades;** - **All existing and proposed surface materials including kerbs and channels;** - **The grades and levels of all entry and egress points;** - **A seamless / DDA compliant level transition across all proposed footpaths pavements and transitions between the public realm and private domain;** - **Provide cross-sectional diagrams at each pedestrian entrance interfaces to include profiles and levels of DDA designed footpaths superimposed with existing footpath profiles);** - **Integration of existing and proposed street trees (footpath cut outs and on road cut outs);** - **Surface materials within the title boundary to be visually distinguishable from the surface materials used outside the title boundaries, or otherwise demarcated via an inset metal strip or similar;** - **Re-sheet and make DDA compliant any sections of abutting footpaths that are damaged as a result of the development; and** - **For review and to the satisfaction of Council.**

Part 2 - Landscape Plan	
a)	Roof top terrace, the proposed dog run on synthetic turf is supported as it will take the pressure of the public realm and adjacent footpaths, some functional considerations should be made ensuring its success and the useability of the overall roof top terrace for users without dogs. • **Recommended to integrate taps and consider ongoing maintenance and cleaning of synthetic turf.** • **Recommended to integrate an additional fence and gate separating the dog area and the BBQ/Dining area.**
b)	Planter boxes • **Planter boxes along communal and residential terraces and balconies to be minimum 400mm wide.** • **Provide dimensions and soil volumes for all planted areas (L x W x soil depth) to ensure sufficient soil is provided to support plant growth.** • **Planter boxes drainage and irrigation to be integrated into built form.** • **Planter box drainage to be connected to stormwater.**
c)	Tree and Plant Species • **Confirm that none of the proposed species are listed as environmental weeds in the DELWP Advisory List of Environmental Weeds 2022.**
d)	Landscape Maintenance • **Provide a maintenance schedule, including task details and frequency.** • **Provide details to demonstrate any planters on upper levels can be safely accessed for maintenance purposes.**

Capital Works:

There are no known approved capital works around the site being led by the Strategic Projects, Parks & Open Spaces Team.

Urban Designer: Christian Lundh
Date: 23 February 2026

Strategic Planning
Formal Referral Response

Application Information:

Referral Officer:	Madeline Riseborough
Officer:	Madeleine Moloney
Council Reference:	PPE26/0074
Address:	165-167 Johnston St, Fitzroy VIC 3065
Proposal:	DTP Application
Comments Sought:	Click here to view 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 following clauses in the Yarra Planning Scheme: Interim Schedule 36 to the Design and Development Overlay (DDO36). and Draft Schedule 36 to the Design and Development Overlay (DDO36) They do not provide commentary on other sections of the Planning Scheme or fully assess the internal amenity of the application. The Department of Transport and Planning (DTP) have advised Council that Council's preferred version of DDO36 will be converted to the Built Form Overlay (BFO). This referral has reviewed the proposal in the context of DDO36 as the proposed translation does not amend built form metrics or the intent of the control.
Prev. Responses:	N/A

Development Details:

Relevant amendment and status:	C271yara Fitzroy and Collingwood Planning Controls. C271yara has been exhibited and Council has adopted a preferred position on the Amendment at the Yarra Activity Centre Standing Advisory Committee (YACSAC). C271yara Fitzroy and Collingwood Planning Controls. C271yara has been exhibited and Council has adopted a preferred position on the Amendment at the Yarra Activity Centre Standing Advisory Committee (YACSAC).
Existing and proposed controls:	Interim Schedule 36 to the Design and Development Overlay (DDO36). and Draft Schedule 36 to the Design and Development Overlay (DDO36)
Subject Site Plan:	

Strategic Planning Comments and Recommendations:

The proposal for *165-167 Johnston Street, 146-152 Argyle Street & 329 Napier Street, Fitzroy* (PPE26/0074) does not comply with several requirements in either the interim or proposed Schedule 36 to Clause 43.02 Design and Development Overlay – Fitzroy East and Johnston Street North (DDO36).

It is recommended that a permit not be granted in its current form.

The proposal conflicts with the Design Objectives of DDO36, notably:

- The scale exceeds the envisioned mid-rise character proposed.
- The visual bulk of the proposal is excessive and would be dominating when viewed from Argyle and Napier Streets.

The overall height exceeds the preferred height in DDO36 by 2 storeys and does not provide sufficient justification, response or rationale for the variation.

The proposal does not comply with the street wall heights set out in DDO36 along Argyle Street, which is noted to be less than 10m wide.

The proposal does not comply with the upper-level setback requirements set out in DDO36, specifically, at Napier and Argyle Streets. Considering the overall scale of the proposal, these should be met at a minimum. The upper levels overwhelm the pedestrian experience along Argyle Street and are visually dominant.

The consideration given to the interface and visual dominance of the proposal on the heritage building at the corner of Napier and Argyle Streets is lacking and is considered a poor outcome and an inappropriate design response.

Recommendations

It is recommended that a permit not be granted for the proposal at *165-167 Johnston Street, 146-152 Argyle Street & 329 Napier Street, Fitzroy*:

1. The overall height should be reduced to align with DDO36.
    a. The proposal exceeds the preferred maximum height of DDO36 and does not align with the Design Objectives or Building Height Requirements.
2. The street wall height should be reduced to align with DDO36.
    a. The proposal's street wall height along Argyle Street does not comply.
    b. The design proposal for the Napier / Argyle corner is not well considered and does not consider the context of the street or the adjacent corner.
    c. The heights do not provide for an acceptable pedestrian experience or public realm improvement.
3. Upper-level setbacks should be increased to align with DDO36.

It is also noted that the proposal is within 50m of an existing live music venue and, as such, within the buffer area of the proposed live music precincts, which the council has sought authorisation to exhibit. No further comments on this work are provided at this time, as this work has not progressed.

Strategic Planner: Riseborough Madeline
Date: 02 March 2026

LEVEL	GFA (Excluding Terrace)	Parking	NSA Residential	NLA Retail	Retail Circulation & BOH	Residential Amenities	Circulation & Services	Communal Terrace	Terrace POS	Studio	1 Bed	2 Bed	3 Bed	Totals
BASEMENT 1	2844.8 m²	2667.4 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	177.4 m²	0.0 m²	0.0 m²	0	0	0	0	0
GROUND	2866.7 m²	609.0 m²	697.8 m²	251.3 m²	0.0 m²	511.5 m²	797.1 m²	0.0 m²	124.4 m²	9	3	0	1	13
LEVEL 1	2122.4 m²	0.0 m²	1298.6 m²	0.0 m²	0.0 m²	534.2 m²	289.6 m²	215.9 m²	219.8 m²	4	12	3	1	20
LEVEL 2	1952.9 m²	0.0 m²	1663.3 m²	0.0 m²	0.0 m²	0.0 m²	289.6 m²	0.0 m²	340.1 m²	13	13	3	1	30
LEVEL 3	1952.9 m²	0.0 m²	1663.3 m²	0.0 m²	0.0 m²	0.0 m²	289.6 m²	0.0 m²	285.8 m²	13	13	3	1	30
LEVEL 4	1556.3 m²	0.0 m²	1318.6 m²	0.0 m²	0.0 m²	0.0 m²	237.8 m²	0.0 m²	190.5 m²	13	6	3	2	24
LEVEL 5	1556.3 m²	0.0 m²	1318.6 m²	0.0 m²	0.0 m²	0.0 m²	237.8 m²	0.0 m²	190.5 m²	13	6	3	2	24
LEVEL 6	1556.3 m²	0.0 m²	1318.6 m²	0.0 m²	0.0 m²	0.0 m²	237.8 m²	0.0 m²	190.5 m²	13	6	3	2	24
LEVEL 7	1556.3 m²	0.0 m²	1318.6 m²	0.0 m²	0.0 m²	0.0 m²	237.8 m²	0.0 m²	190.5 m²	13	6	3	2	24
LEVEL 8	1229.8 m²	0.0 m²	1019.7 m²	0.0 m²	0.0 m²	0.0 m²	210.1 m²	0.0 m²	200.5 m²	8	6	3	1	18
LEVEL 9	1229.8 m²	0.0 m²	1019.7 m²	0.0 m²	0.0 m²	0.0 m²	210.1 m²	0.0 m²	200.5 m²	8	6	3	1	18
LEVEL 10	1202.3 m²	0.0 m²	994.6 m²	0.0 m²	0.0 m²	0.0 m²	207.7 m²	0.0 m²	229.7 m²	8	7	1	2	18
ROOF	379.4 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	379.4 m²	542.3 m²	0.0 m²	0	0	0	0	0
ROOF PLANT	33.4 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	0.0 m²	33.4 m²	0.0 m²	0.0 m²	0	0	0	0	0
	22039.6 m²	3276.4 m²	13631.2 m²	251.3 m²	0.0 m²	1045.7 m²	3835.1 m²	758.2 m²	2363.1 m²	115	84	28	16	243

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

Rothe Lowman Property Pty. Ltd. retain all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.
The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd.
Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.

Apartment Mix				
Studio	1 Bed	2 Bed	3 Bed	Total
47.3%	34.6%	11.5%	6.6%	100%

LEVEL	CARPARKS TOTAL
BASEMENT 1	91
GROUND	4
	95

TP PERMIT ISSUE

Revisions

-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:54:18 AM

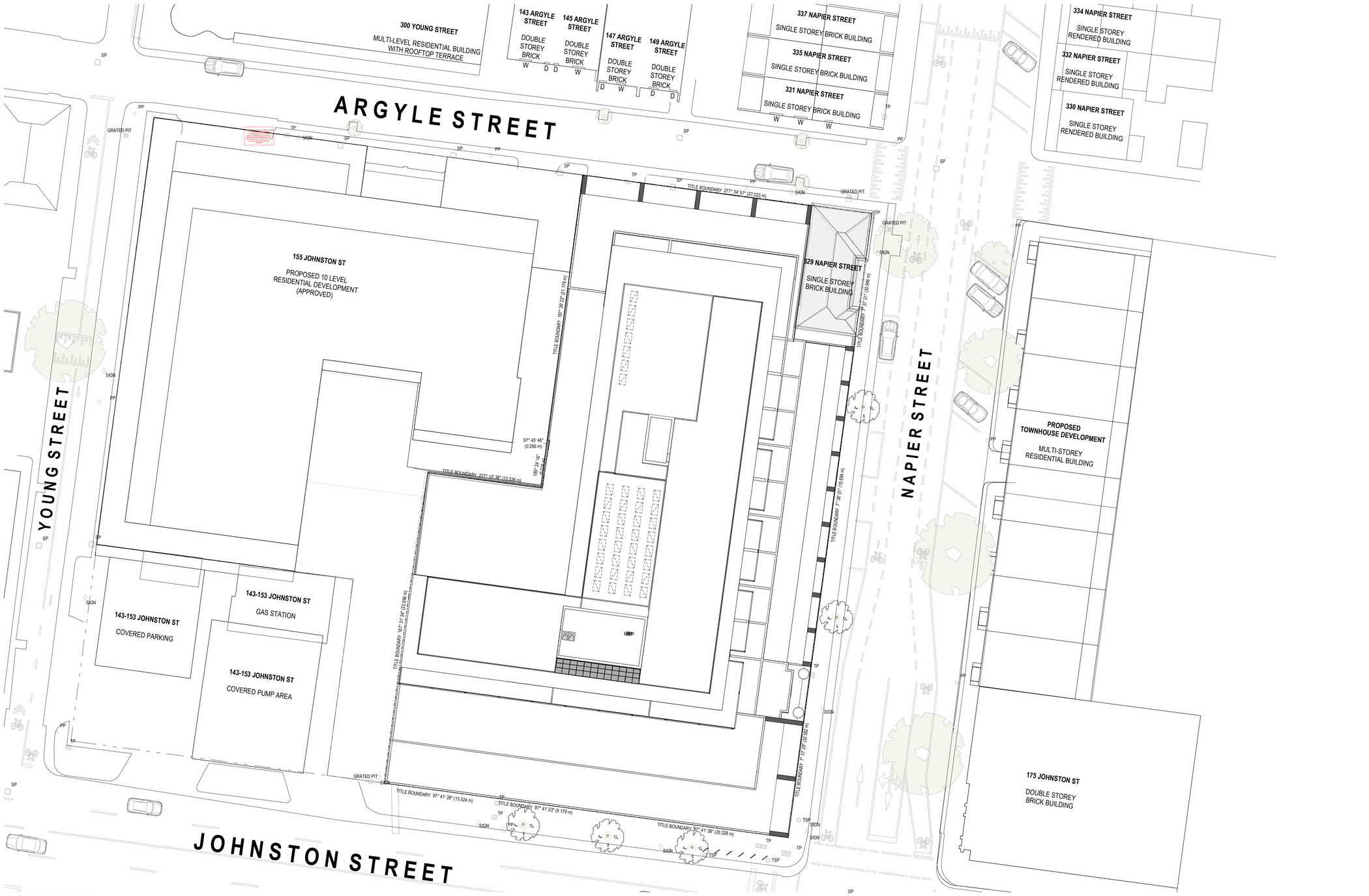
Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: **Development Summary** | Project No: **224135** | Author: **Author** | Scale: @ A1 | Drawing No: **DA00.01** | **A**

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:52:20 AM

ABBREVIATIONS: TO BE READ IN CONJUNCTION WITH LAND SURVEYOR REPORT

PP	POWER POLE
TP	TELECOMMUNICATIONS PIT
SP	SEWAGE PIT
TSP	TRAFFIC SIGNAL PIT

Project / 165-167 JOHNSTON STREET, FITZROY

Drawing / **Site Plan**

Project No / **224135**

Author / **RH**

Scale: @ A1 / **1 : 200**

Drawing No. / **DA00.02**

A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW

ABBREVIATIONS: TO BE READ IN CONJUNCTION WITH LAND SURVEYOR REPORT

PP	POWER POLE
TP	TELECOMMUNICATIONS PIT
SP	SEWAGE PIT
TSP	TRAFFIC SIGNAL PIT

6/02/2026 11:52:24 AM

Project / 165-167 JOHNSTON STREET, FITZROY

Drawing / **Demolition Plan**

Project No / **224135**

Author / **RH**

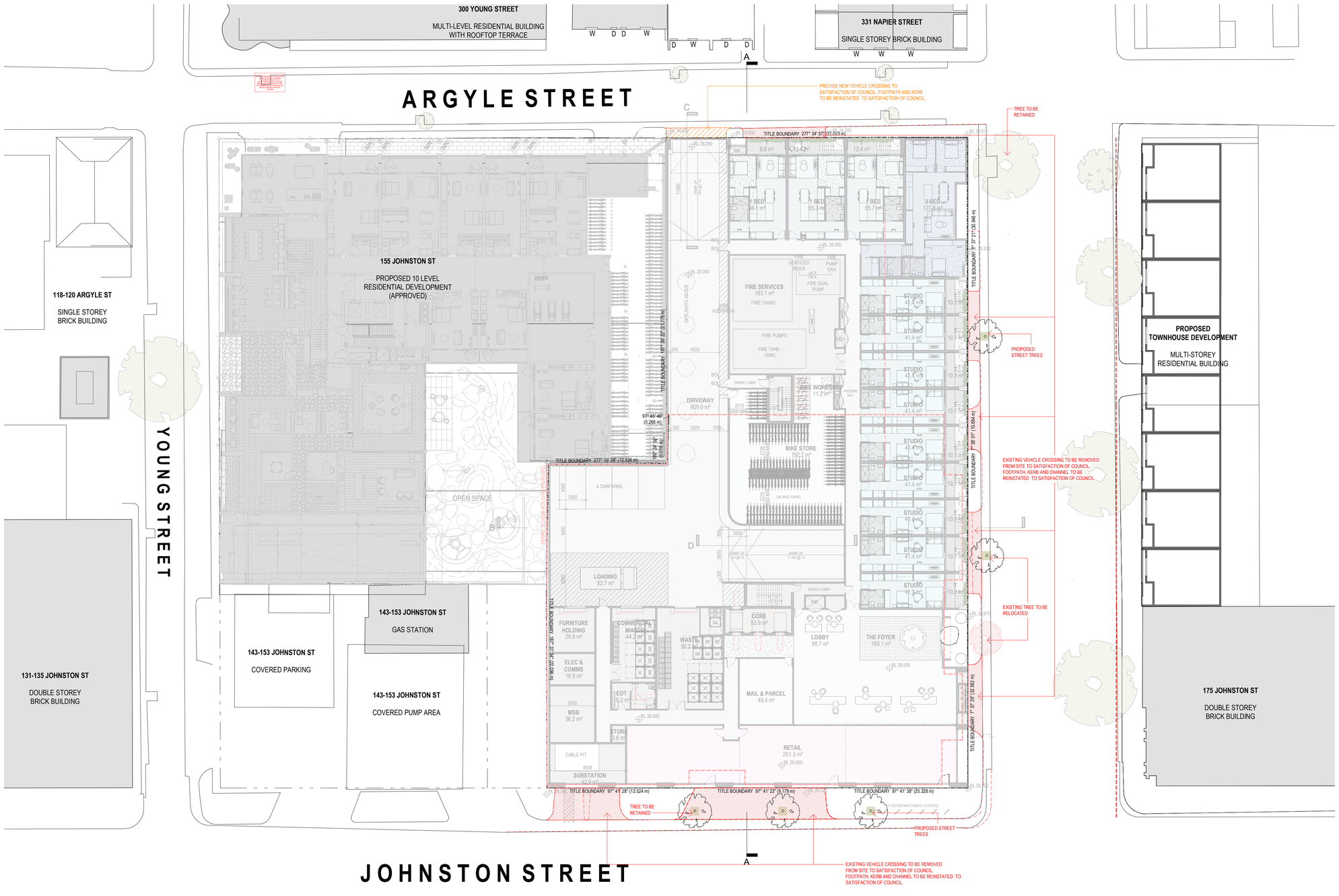
Scale: @ A1 / **1 : 200**

Drawing No. / **DA00.03** -

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:52:35 AM

ABBREVIATIONS: TO BE READ IN CONJUNCTION WITH LAND SURVEYOR REPORT

PP	POWER POLE
TP	TELECOMMUNICATIONS PIT
SP	SEWAGE PIT
TSP	TRAFFIC SIGNAL PIT

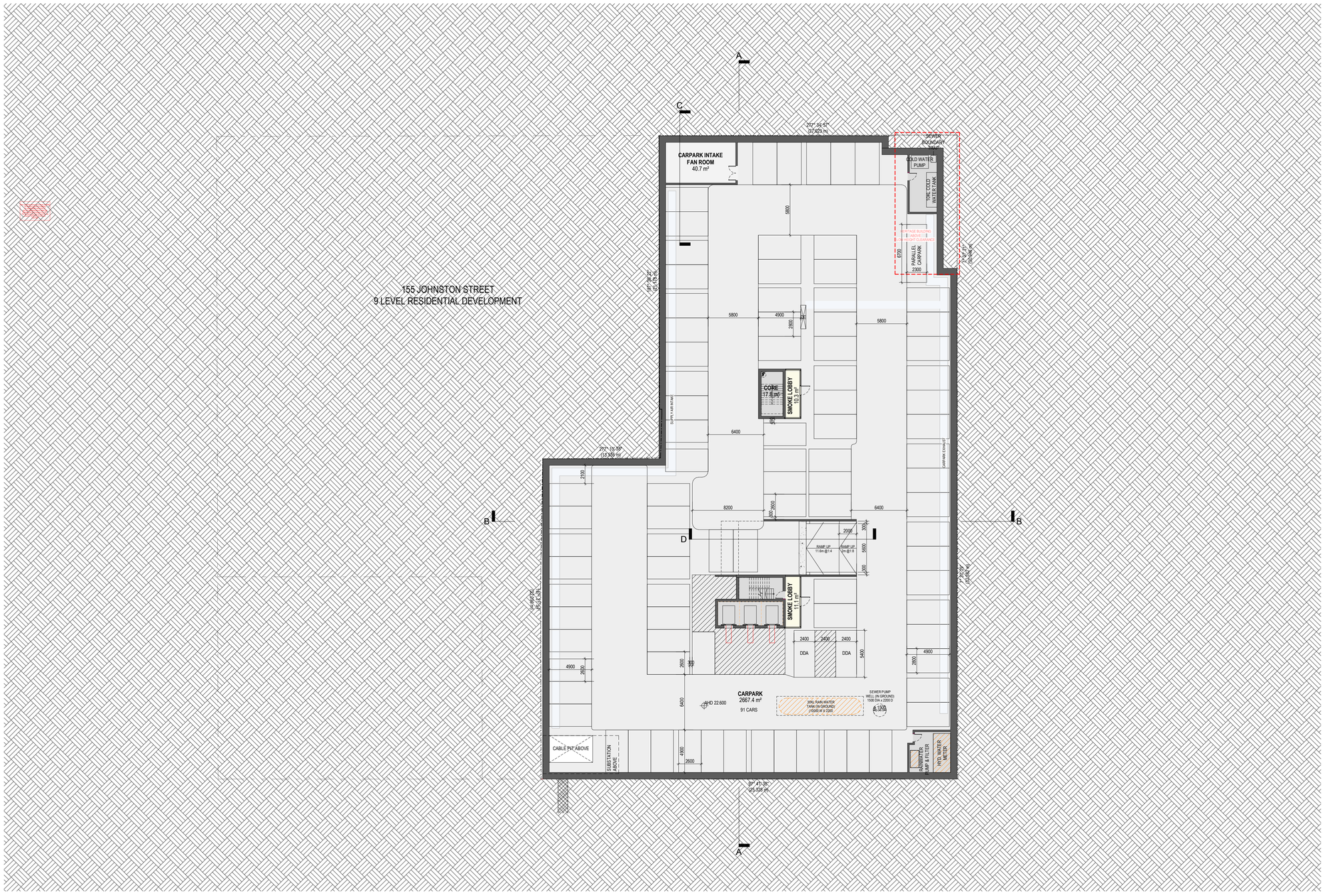
Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: Public Realm Diagram | Project No: 224135 | Author: RH | Scale: @ A1 1 : 200 | Drawing No: DA00.04 | A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast, Melbourne, Perth, Sydney
www.rothelowman.com.au



TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW

6/02/2026 11:52:41 AM

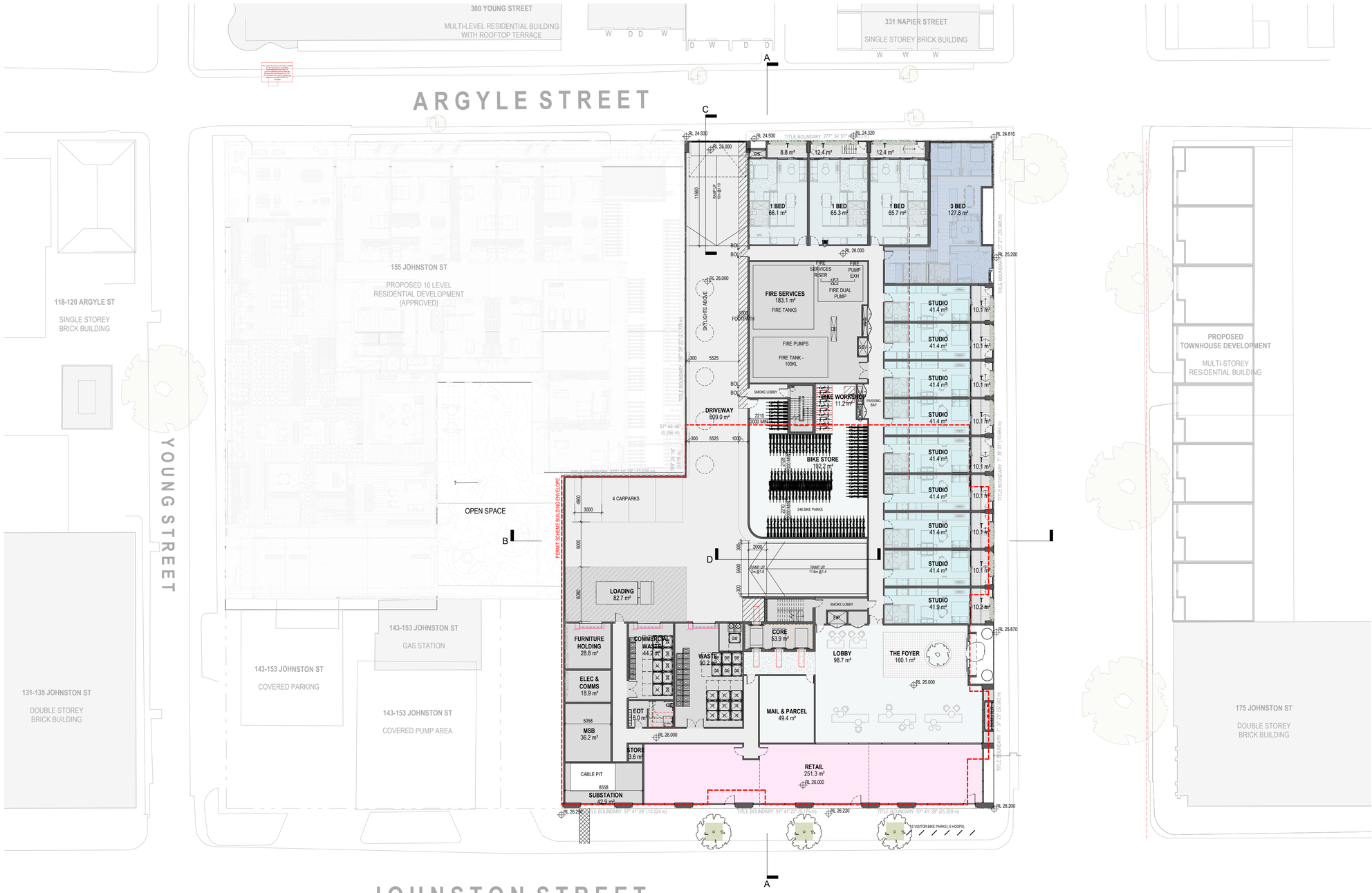
Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: **Basement** | Project No: **224135** | Author: **LW** | Scale: @ A1 **1 : 200** | Drawing No: **DA01.01** -

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



NOTE: REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC MEASURES

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:52:52 AM

Project

165-167 JOHNSTON STREET, FITZROY

Drawing: **Ground**

Project No: **224135**

Author: **LW**

Scale: @ A1 **1 : 200**

Drawing No.: **DA01.02**

A

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



NOTE: REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC MEASURES

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:53:03 AM

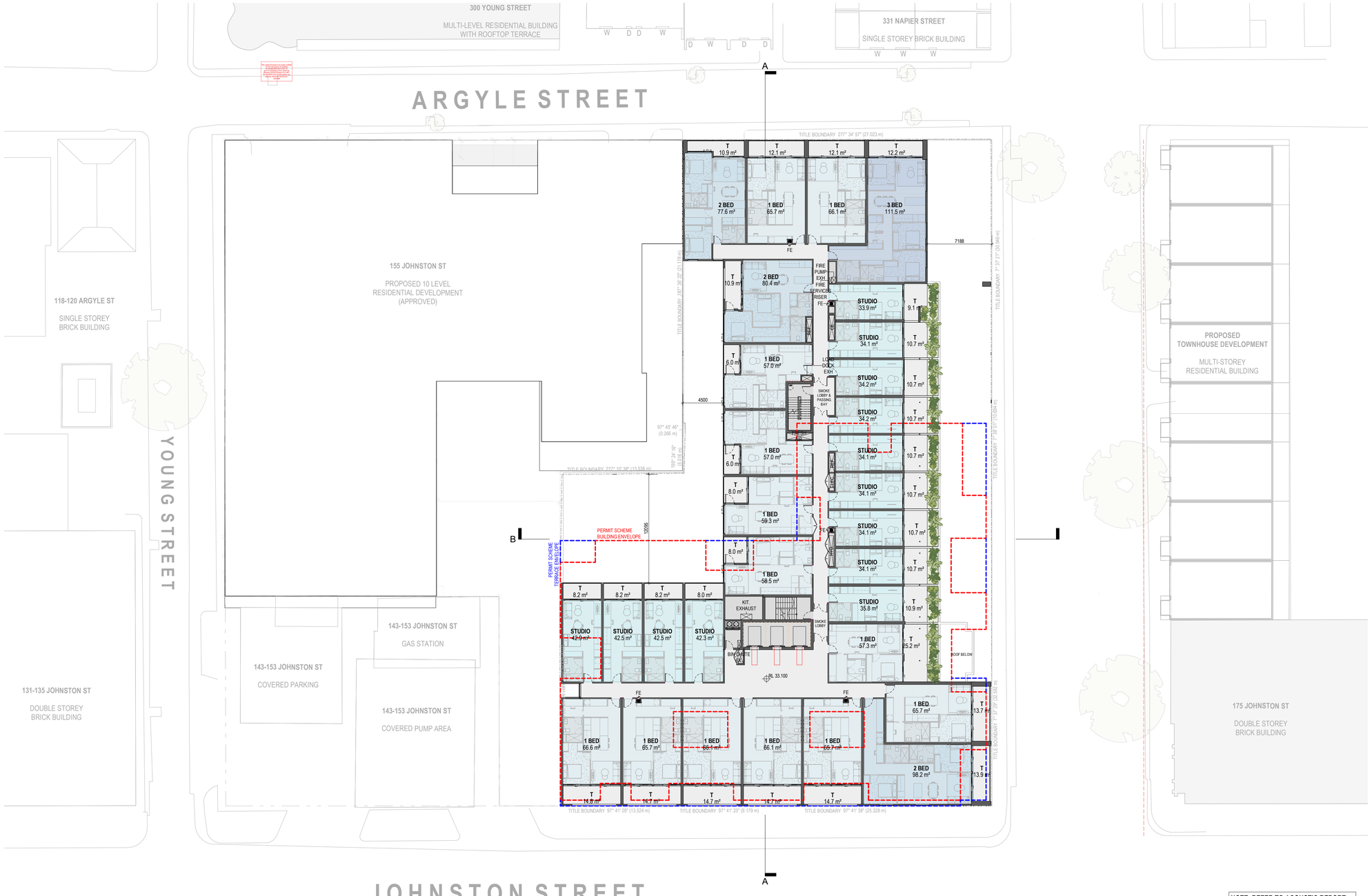
Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: Level 1 | Project No: 224135 | Author: LW | Scale: @ A1 1 : 200 | Drawing No: DA01.03 | A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast, Melbourne, Perth, Sydney
www.rothelowman.com.au



NOTE: REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC MEASURES

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:53:14 AM

Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: Level 2 | Project No: 224135 | Author: LW | Scale: @ A1: 1 : 200 | Drawing No.: DA01.04 | A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman
Brisbane, Gold Coast, Melbourne, Perth, Sydney
www.rothelowman.com.au



NOTE: REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC MEASURES

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:53:24 AM

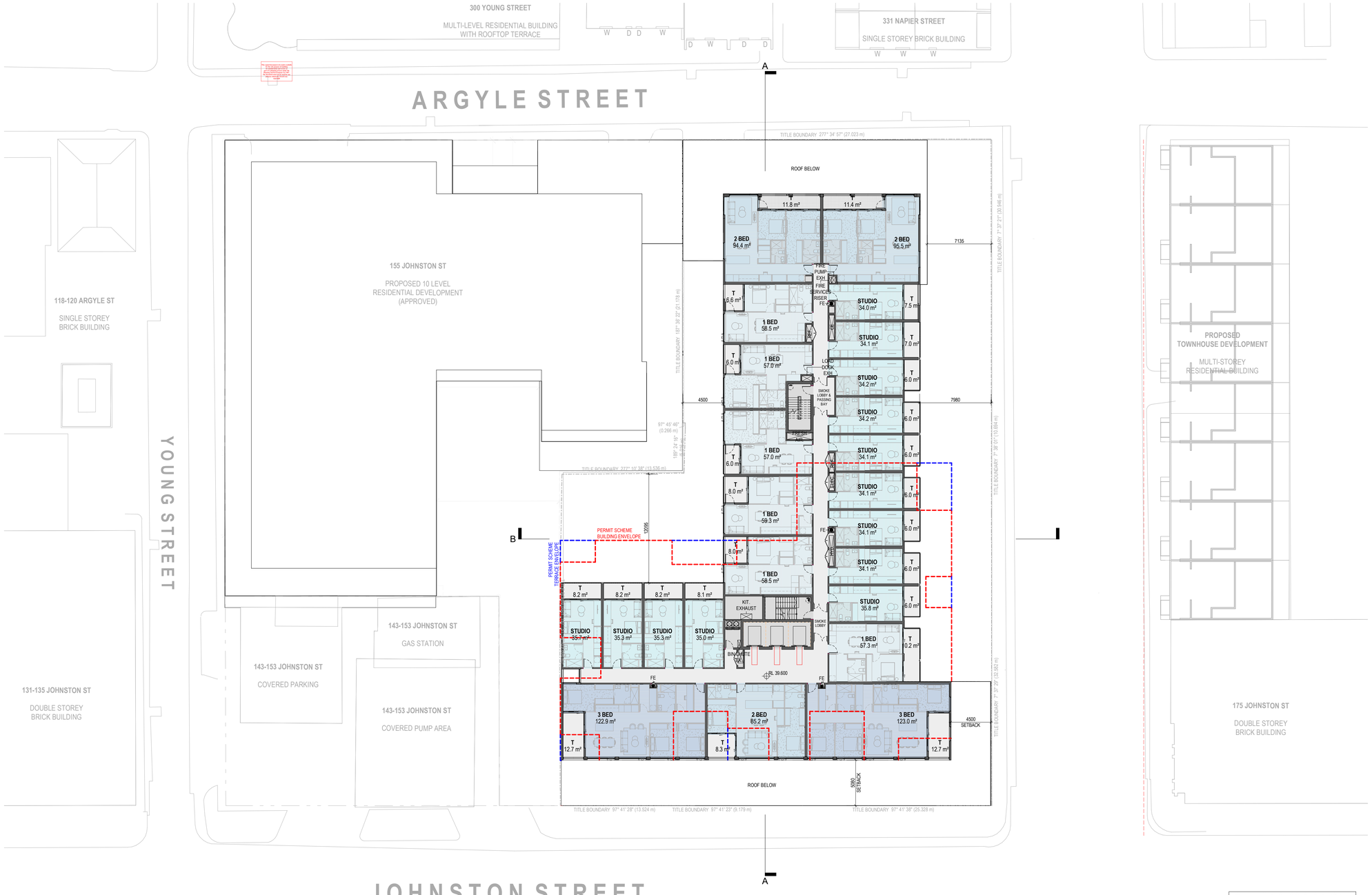
Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: Level 3 | Project No: 224135 | Author: LW | Scale: @ A1 1 : 200 | Drawing No: DA01.05 | A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast, Melbourne, Perth, Sydney
www.rothelowman.com.au



NOTE: REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC MEASURES

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:53:31 AM

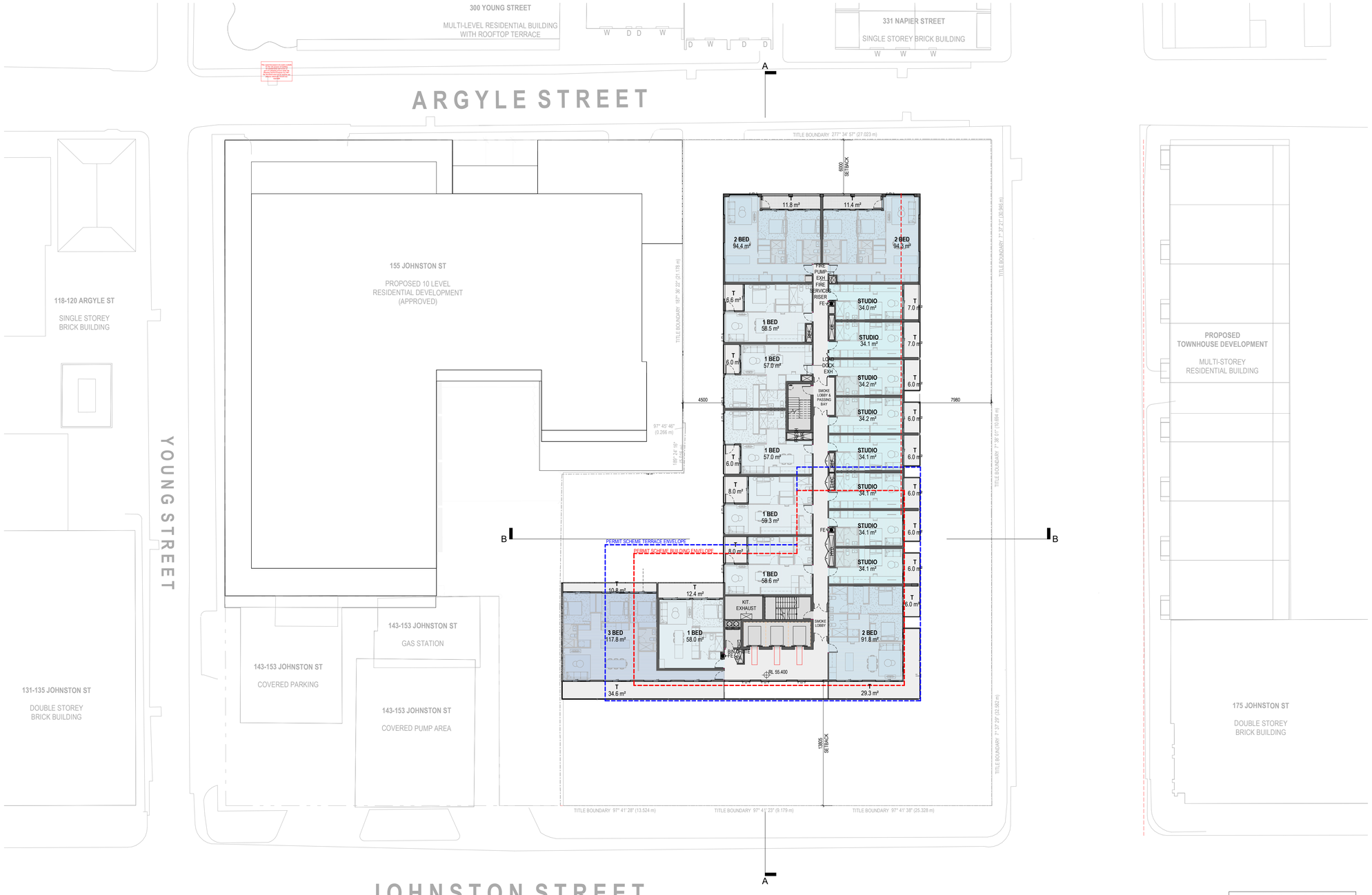
Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: Level 4 - 7 | Project No.: 224135 | Author: LW | Scale: @ A1: 1 : 200 | Drawing No.: DA01.06 | A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast, Melbourne, Perth, Sydney
www.rothelowman.com.au



TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:53:38 AM

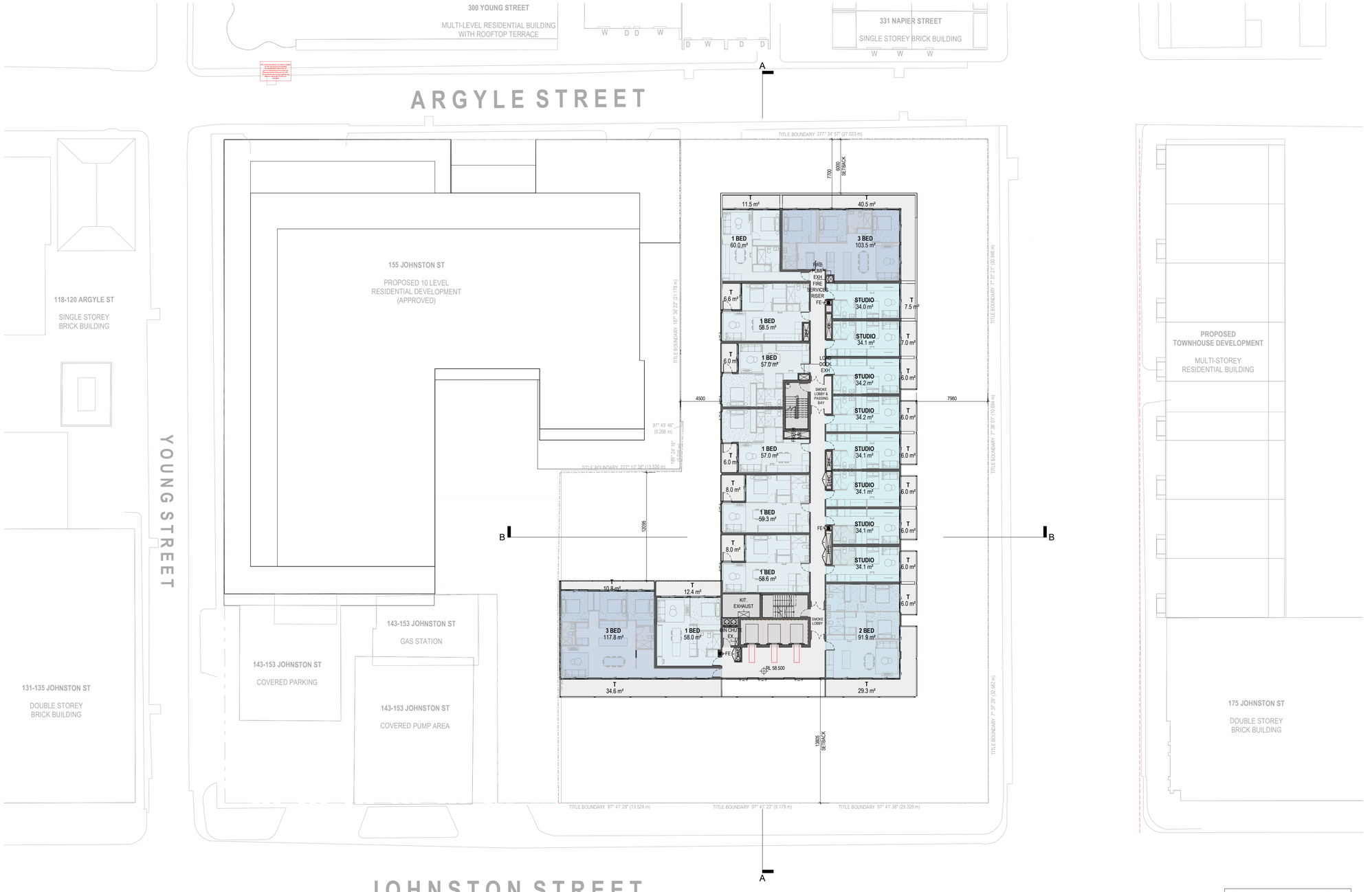
NOTE: REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC MEASURES

Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: Level 8 & 9 | Project No.: 224135 | Author: LW | Scale: @ A1: 1 : 200 | Drawing No.: DA01.11 | A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman
Brisbane, Gold Coast, Melbourne, Perth, Sydney
www.rothelowman.com.au



NOTE: REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC MEASURES

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

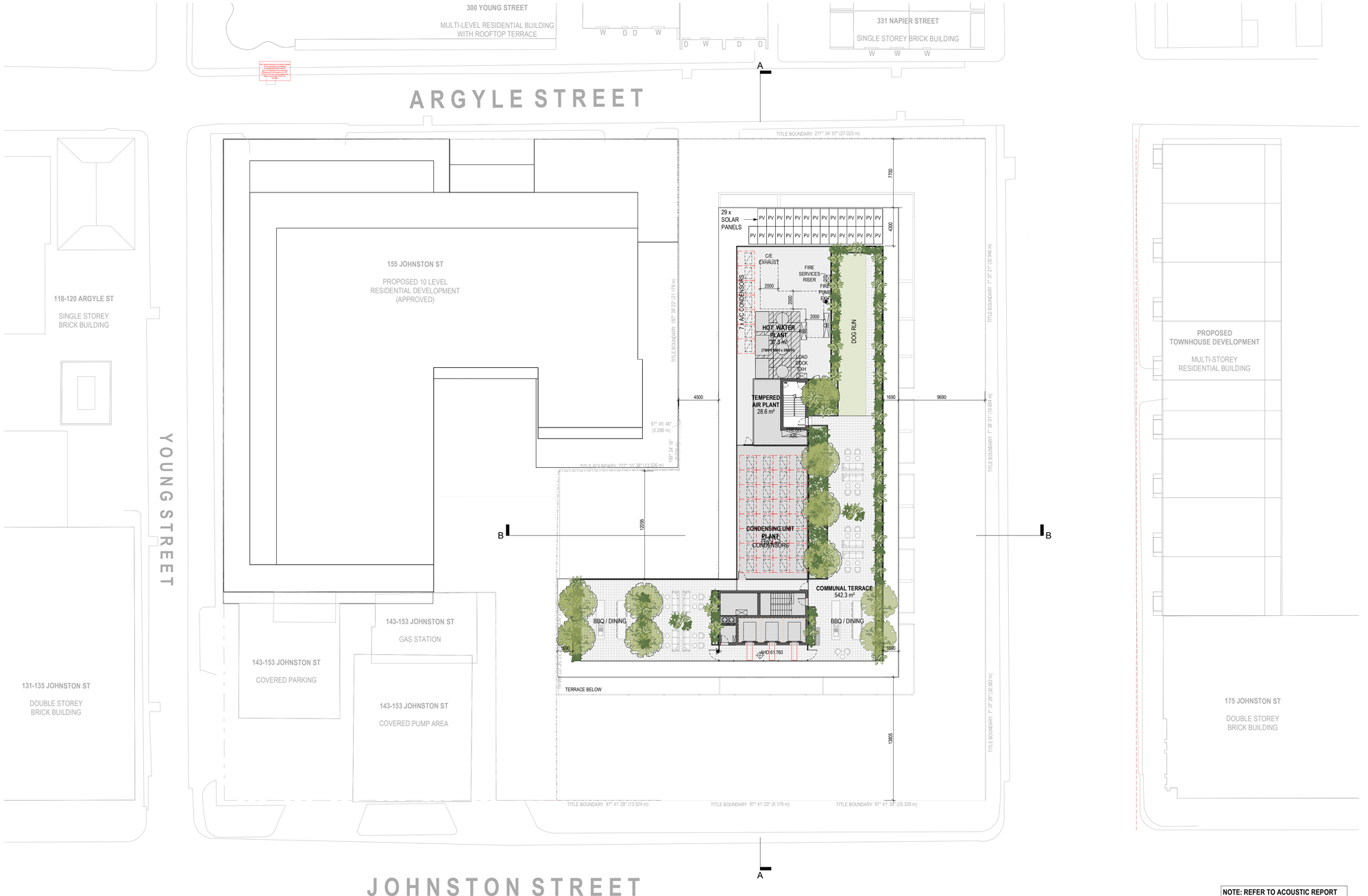
6/02/2026 11:53:44 AM

Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: Level 10 | Project No: 224135 | Author: LW | Scale: @ A1: 1 : 200 | Drawing No.: DA01.12 | A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman
Brisbane, Gold Coast, Melbourne, Perth, Sydney
www.rothelowman.com.au



NOTE: REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC MEASURES

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:54:04 AM

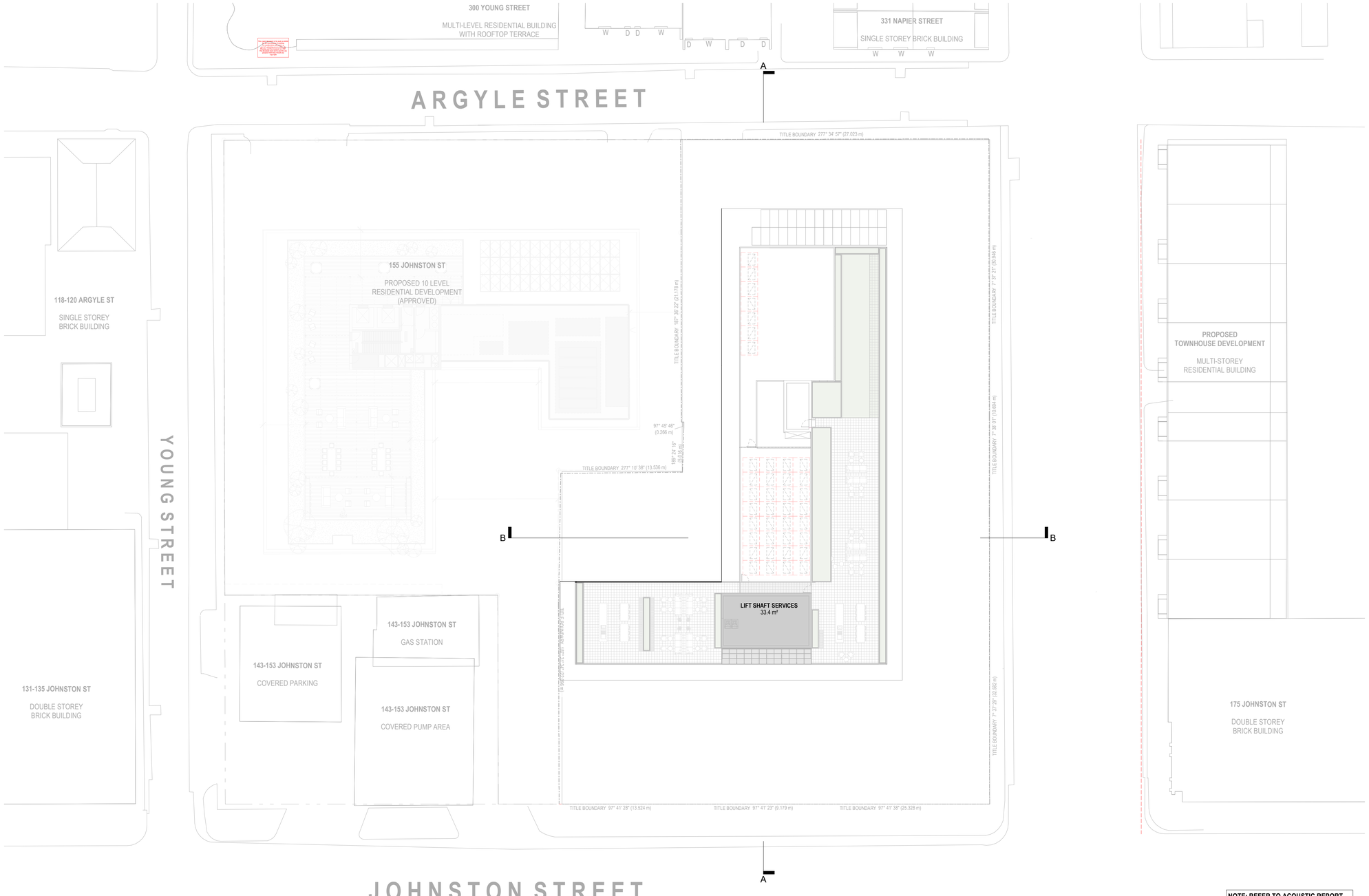
Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: **Roof** | Project No: **224135** | Author: **LW** | Scale: @ A1: **1 : 200** | Drawing No: **DA01.13** | **A**

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



NOTE: REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC MEASURES

TP PERMIT ISSUE

Revisions			
	-	07.08.2025 Town Planning Submission	LW
	A	07.11.2025 Town Planning Submission Update	ND

6/02/2026 11:54:13 AM

Project

165-167 JOHNSTON STREET, FITZROY

Drawing: **Roof Plant**

Project No: **224135**

Author: **LW**

Scale: @ A1: **1 : 200**

Drawing No.: **DA01.14**

A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast, Melbourne, Perth, Sydney
www.rothelowman.com.au



1 South Elevation
SCALE 1 : 200

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND
B	06.02.2026	Town Planning RFI	LW

6/02/2026 12:05:42 PM

MATERIAL LEGEND: (REFER TO EXTERIOR FINISHES SCHEDULE FOR DESCRIPTION AND COLOUR)

- BK01 BRICK FINISH - RED
- AF01 APPLIED FINISH - WARM TERRACOTTA
- AF02 APPLIED FINISH - GREY
- CO01 EXPOSED CONCRETE
- MF01 METAL FINISH - TERRACOTTA
- MF02 METAL FINISH - GREY
- MF03 MESH METAL FINISH - GREY
- GT01 GLASS - LIGHT GREY
- GT02 GLASS - CLEAR

Project: 165-167 JOHNSTON STREET, FITZROY

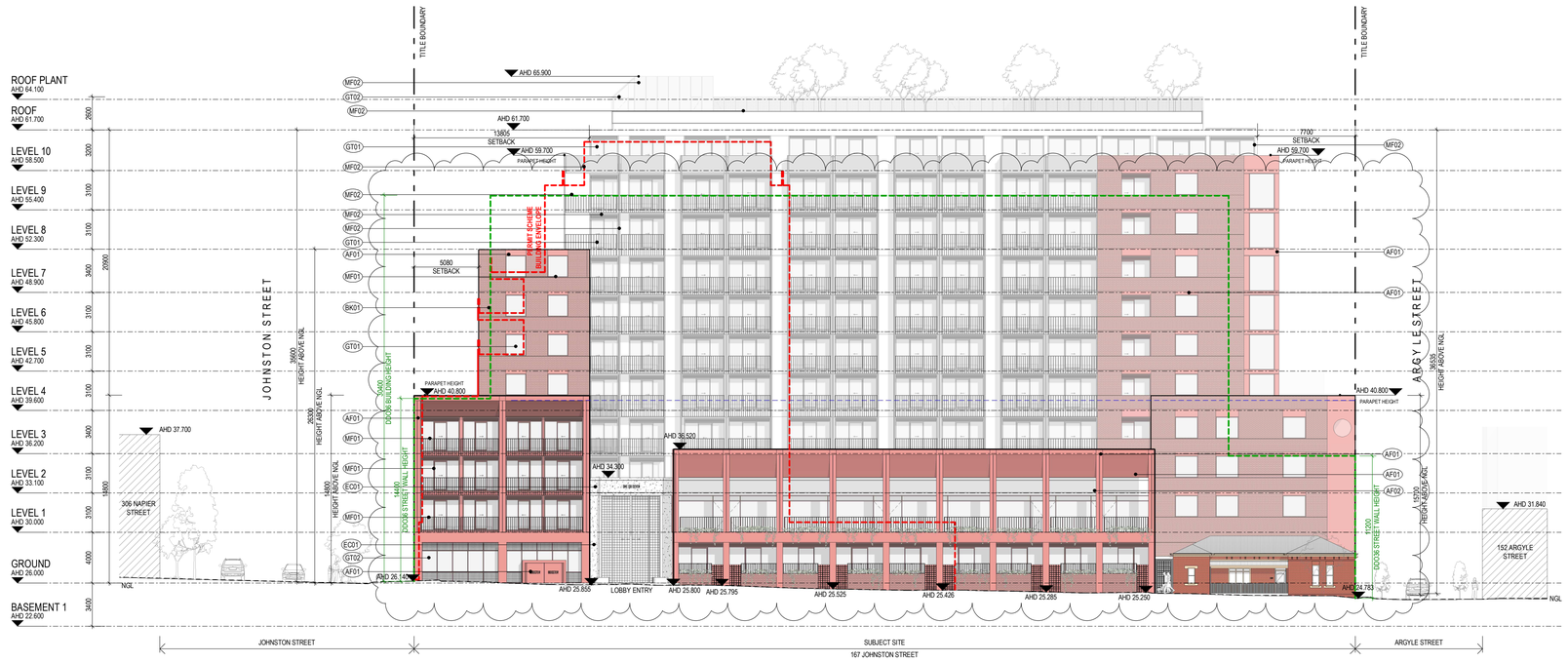
Drawing: South Elevation | Project No.: 224135 | Author: LW | Scale: @ A1: 1 : 200 | Drawing No.: DA02.01 | B

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au

This report is issued to be read, printed in its entirety and considered in context. Rothe Lowman Property Pty. Ltd. accepts no responsibility for any decisions made on the basis of abbreviated versions, extracts or pages viewed individually. Thank you.



1 East Elevation
SCALE 1 : 200

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND
B	06.02.2026	Town Planning RFI	LW

6/02/2026 12:05:59 PM

MATERIAL LEGEND: (REFER TO EXTERIOR FINISHES SCHEDULE FOR DESCRIPTION AND COLOUR)

- BK01 BRICK FINISH - RED
- AF01 APPLIED FINISH - WARM TERRACOTTA
- AF02 APPLIED FINISH - GREY
- EC01 EXPOSED CONCRETE
- MF01 METAL FINISH - TERRACOTTA
- MF02 METAL FINISH - GREY
- MF03 MESH METAL FINISH - GREY
- GT01 GLASS - LIGHT GREY
- GT02 GLASS - CLEAR

Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: East Elevation | Project No: 224135 | Author: LW | Scale: @ A1 1 : 200 | Drawing No.: DA02.02 | B

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



1 North Elevation
SCALE 1 : 200

TP PERMIT ISSUE

Revisions

-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND
B	06.02.2026	Town Planning RFI	LW

6/02/2026 12:09:20 PM

MATERIAL LEGEND: (REFER TO EXTERIOR FINISHES SCHEDULE FOR DESCRIPTION AND COLOUR)

BK01	BRICK FINISH - RED	MF01	METAL FINISH - TERRACOTTA
AF01	APPLIED FINISH - WARM TERRACOTTA	MF02	METAL FINISH - GREY
AF02	APPLIED FINISH - GREY	MF03	MESH METAL FINISH - GREY
EC01	EXPOSED CONCRETE	GT01	GLASS - LIGHT GREY
		GT02	GLASS - CLEAR

Project

Drawing **North Elevation**

Project No **224135**

Author **LW**

Scale: @ A1 **1 : 200**

Drawing No. **DA02.03**

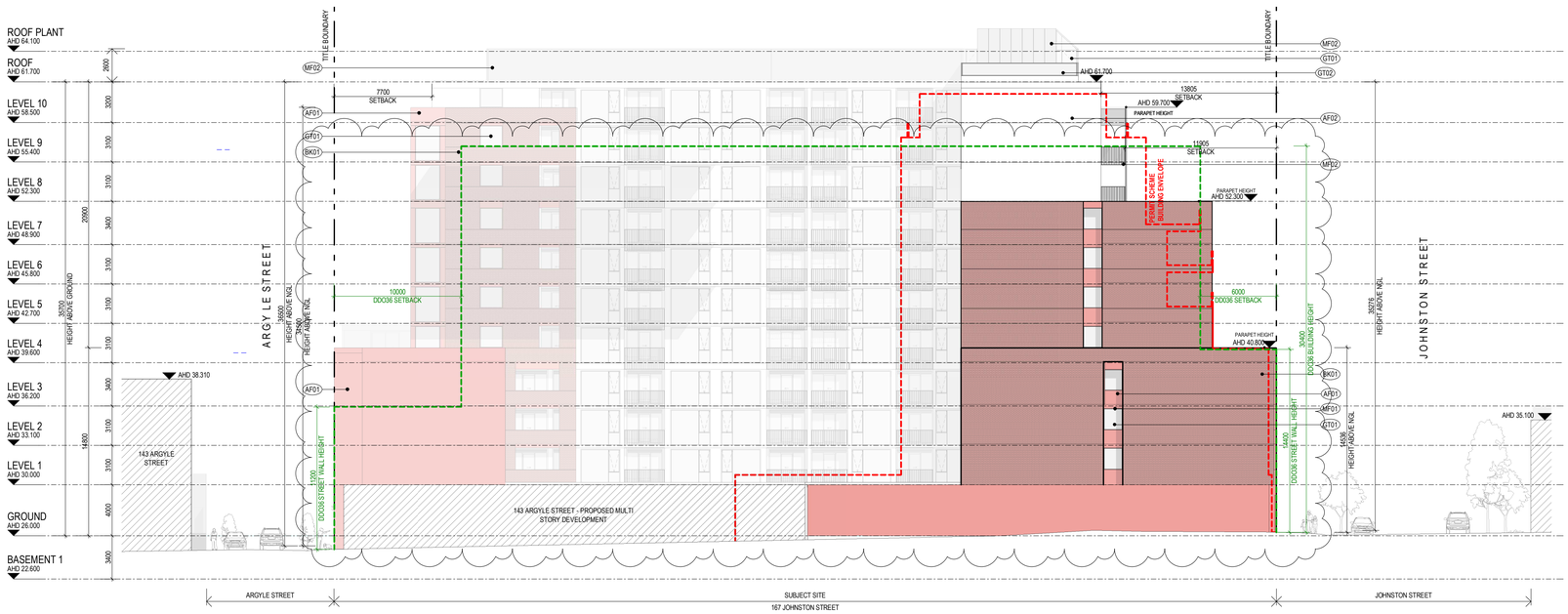
B

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



1 West Elevation
SCALE 1 : 200

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND
B	06.02.2026	Town Planning RFI	LW

6/02/2026 12:06:31 PM

MATERIAL LEGEND: (REFER TO EXTERIOR FINISHES SCHEDULE FOR DESCRIPTION AND COLOUR)

- BK01 BRICK FINISH - RED
- AF01 APPLIED FINISH - WARM TERRACOTTA
- AF02 APPLIED FINISH - GREY
- EC01 EXPOSED CONCRETE
- MF01 METAL FINISH - TERRACOTTA
- MF02 METAL FINISH - GREY
- MF03 MESH METAL FINISH - GREY
- GT01 GLASS - LIGHT GREY
- GT02 GLASS - CLEAR

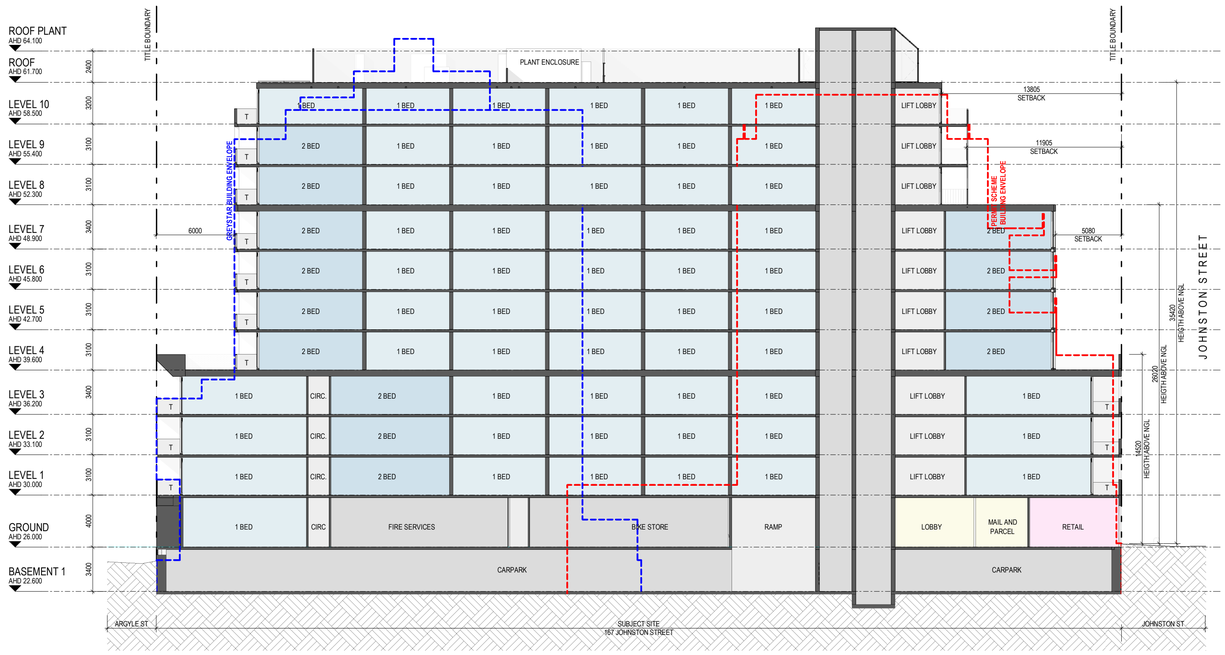
Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: West Elevation | Project No: 224135 | Author: LW | Scale: @ A1 1 : 200 | Drawing No.: DA02.04 | B

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



A DA00.04 Section A
SCALE 1 : 200

TP PERMIT ISSUE

Revisions

-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:55:31 AM

Project

Drawing Section A

Project No 224135

Author LW

Scale: @ A1 1 : 200

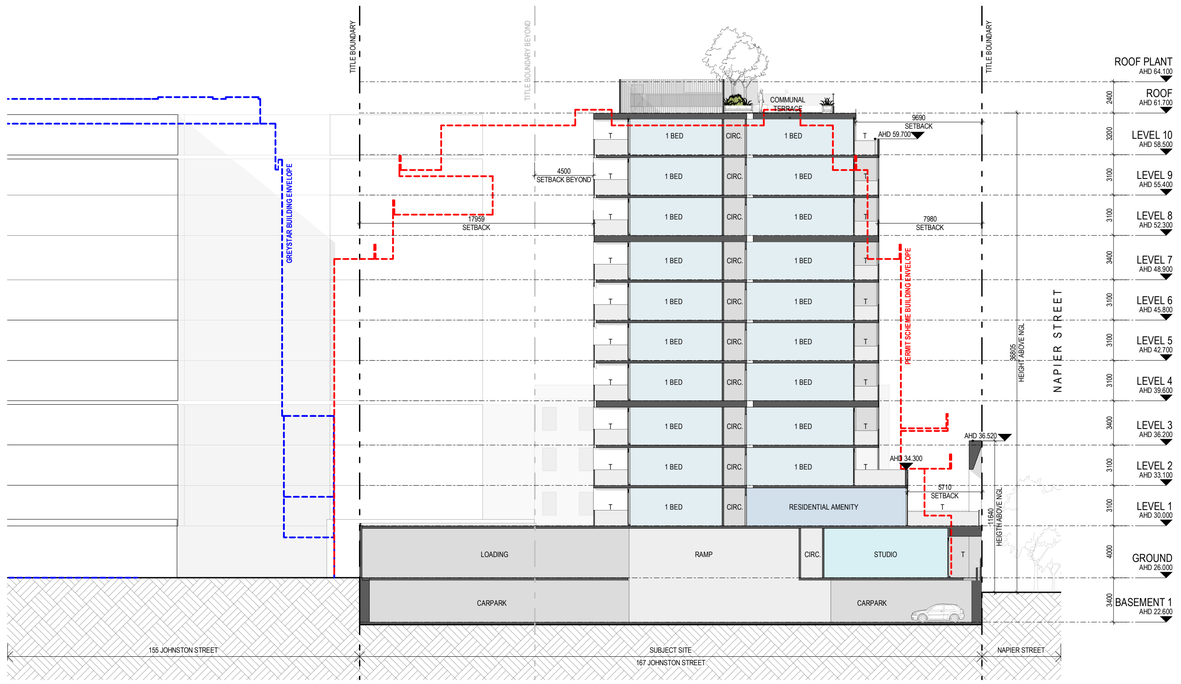
Drawing No. DA03.01 A

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



B DA00.04 Section B
SCALE 1 : 200

TP PERMIT ISSUE

Revisions

-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:55:43 AM

Project

165-167 JOHNSTON STREET, FITZROY

Drawing: **Section B**

Project No: **224135**

Author: **LW**

Scale: @ A1 **1 : 200**

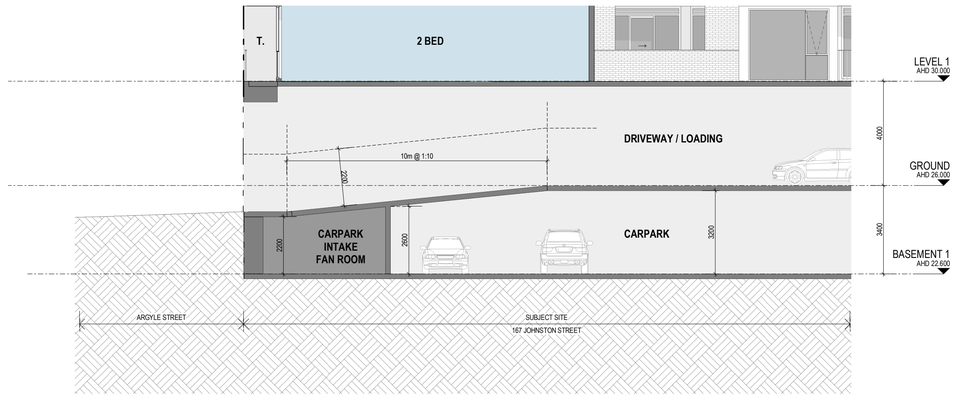
Drawing No.: **DA03.02**

A

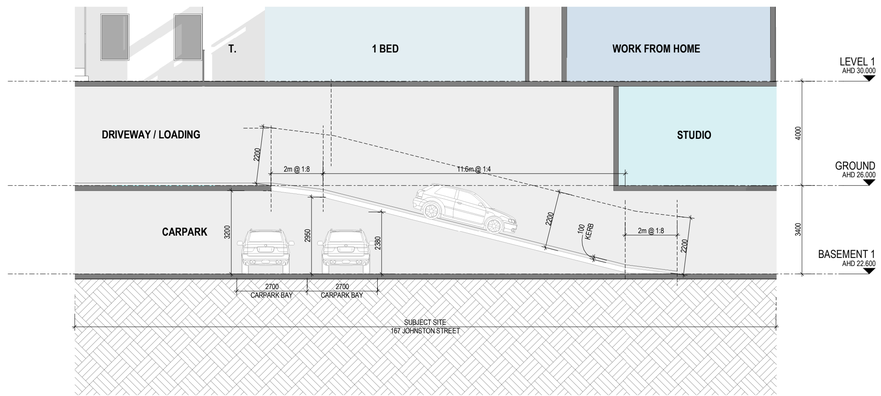
rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



C
DA00.04
Entry Ramp - Argyle Street
SCALE 1 : 100



D
DA00.04
Carpark Ramp
SCALE 1 : 100

TP PERMIT ISSUE

Revisions / - 07.08.2025 Town Planning Submission LW

6/02/2026 11:55:54 AM

Project /

Drawing / **Ramp Sections**

Project No / **224135**

Author / **EF**

Scale: @ A1 / **1 : 100**

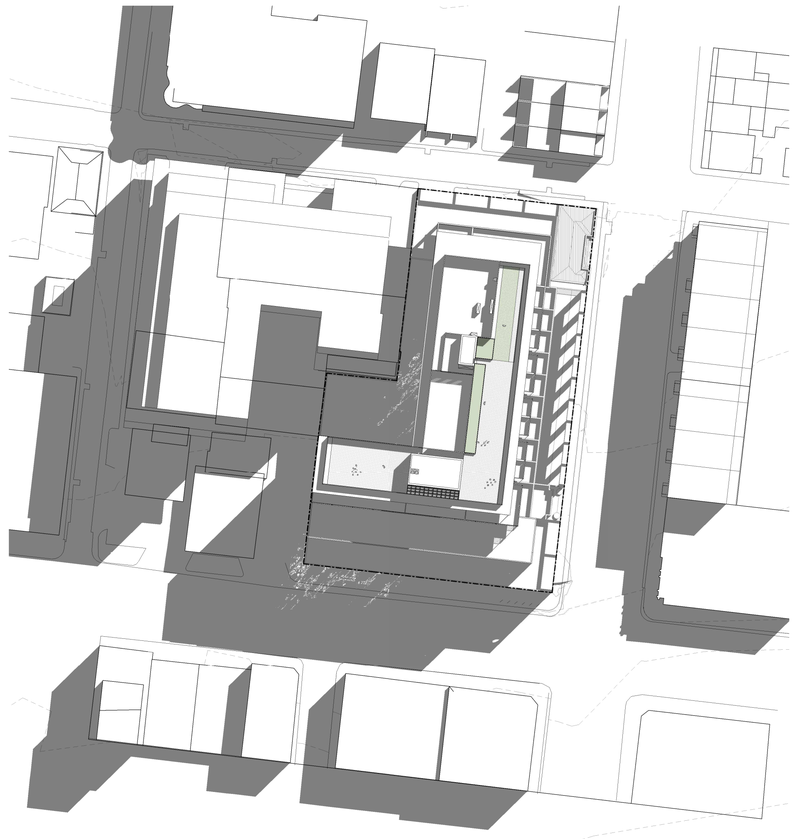
Drawing No. / **DA03.04** -

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



TP PERMIT ISSUE

Revisions

P1	29.04.2025	Issue for Review - Meeting with COBILD	EF
-	07.08.2025	Town Planning Submission	LW

6/02/2026 11:56:05 AM

Project

Drawing September 22nd 10am

Project No 224135

Author EF

Scale: @ A1 1 : 500

Drawing No. DA05.01

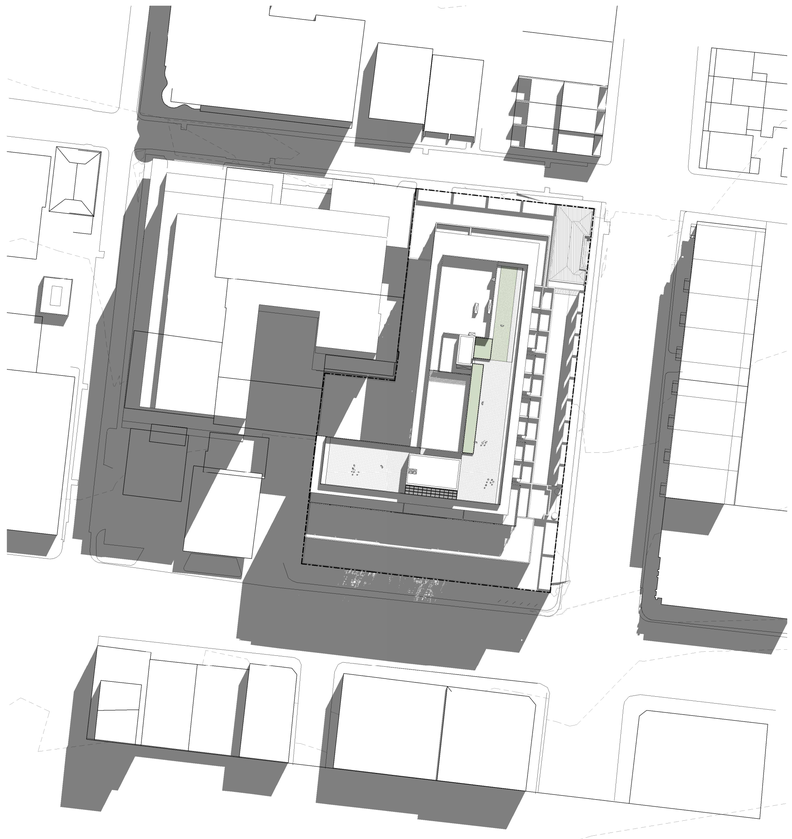
-

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



TP PERMIT ISSUE

Revisions

P1	29.04.2025	Issue for Review - Meeting with COBILD	EF
-	07.08.2025	Town Planning Submission	LW

6/02/2026 11:56:15 AM

Project

Drawing September 22nd 11am

Project No 224135

Author EF

Scale: @ A1 1 : 500

Drawing No. DA05.02

-

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



TP PERMIT ISSUE

Revisions

P1	29.04.2025	Issue for Review - Meeting with COBILD	EF
-	07.08.2025	Town Planning Submission	LW

6/02/2026 11:56:25 AM

Project

Drawing September 22nd 12pm

Project No 224135

Author EF

Scale: @ A1 1 : 500

Drawing No. DA05.03

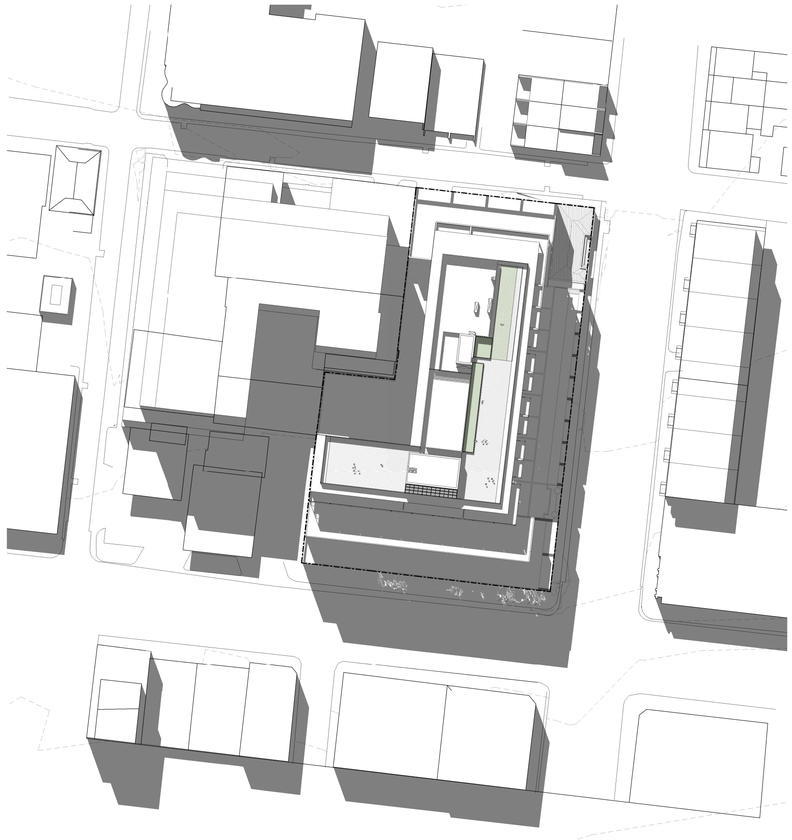
-

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



TP PERMIT ISSUE

Revisions

P1	29.04.2025	Issue for Review - Meeting with COBILD	EF
-	07.08.2025	Town Planning Submission	LW

6/02/2026 11:56:35 AM

Project

Drawing September 22nd 1pm

Project No 224135

Author EF

Scale: @ A1 1 : 500

Drawing No. DA05.04

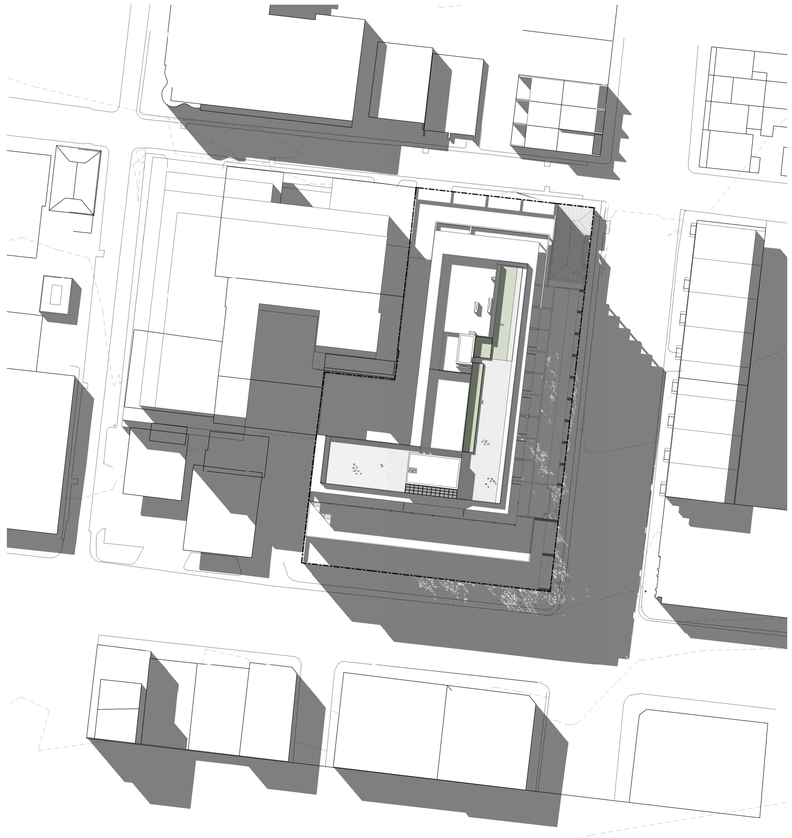
-

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997



TP PERMIT ISSUE

Revisions

P1	29.04.2025	Issue for Review - Meeting with COBILD	EF
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:56:46 AM

Project

Drawing September 22nd 2pm

Project No 224135

Author EF

Scale: @ A1 1 : 500

Drawing No. DA05.05

A

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au

The copyright attached to the supply and preparation of this plan and design is owned by Rothe Lowman Property Pty Ltd. Unauthorised use of this plan and design without the written permission of Rothe Lowman Property Pty Ltd is prohibited. Dimensions are to be checked on site before any work is commenced.



1 1-50 North Elevation
SCALE 1 : 50

TP PERMIT ISSUE

Revisions			
	-	07.08.2025 Town Planning Submission	LW
	A	07.11.2025 Town Planning Submission Update	ND

6/02/2026 11:57:02 AM

Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: **1-50 North Elevation** | Project No: **224135** | Author: **ND** | Scale: @ A1: **1 : 50** | Drawing No: **DA09.01** | **A**

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au

This material is the property of Rothe Lowman Property Pty. Ltd. and is subject to copyright. It may not be used, copied or reproduced in whole or part without the prior written consent of Rothe Lowman Property Pty. Ltd. Any unauthorised use may result in legal action.



1 1-50 East Elevation 1
SCALE 1 : 50

TP PERMIT ISSUE

Revisions			
-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:57:17 AM

Project: 165-167 JOHNSTON STREET, FITZROY

Drawing: 1-50 East Elevation 1 | Project No: 224135 | Author: ND | Scale: @ A1: 1 : 50 | Drawing No: DA09.02 | A

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



1 1-50 East Elevation 2
SCALE 1 : 50

TP PERMIT ISSUE

Revisions

-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:57:31 AM

Project

Drawing **1-50 East Elevation 2** Project No **224135** Author **ND** Scale: @ A1 **1 : 50** Drawing No. **DA09.03** **A**

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



1 1-50 South Elevation
SCALE 1 : 50

TP PERMIT ISSUE

Revisions

-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:57:45 AM

Project

Drawing **1-50 South Elevation 1** Project No **224135** Author **ND** Scale: @ A1 **1 : 50** Drawing No. **DA09.04** **A**

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



1 1-50 South Elevation 2
SCALE 1 : 50

TP PERMIT ISSUE

Revisions

-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:58:02 AM

Project

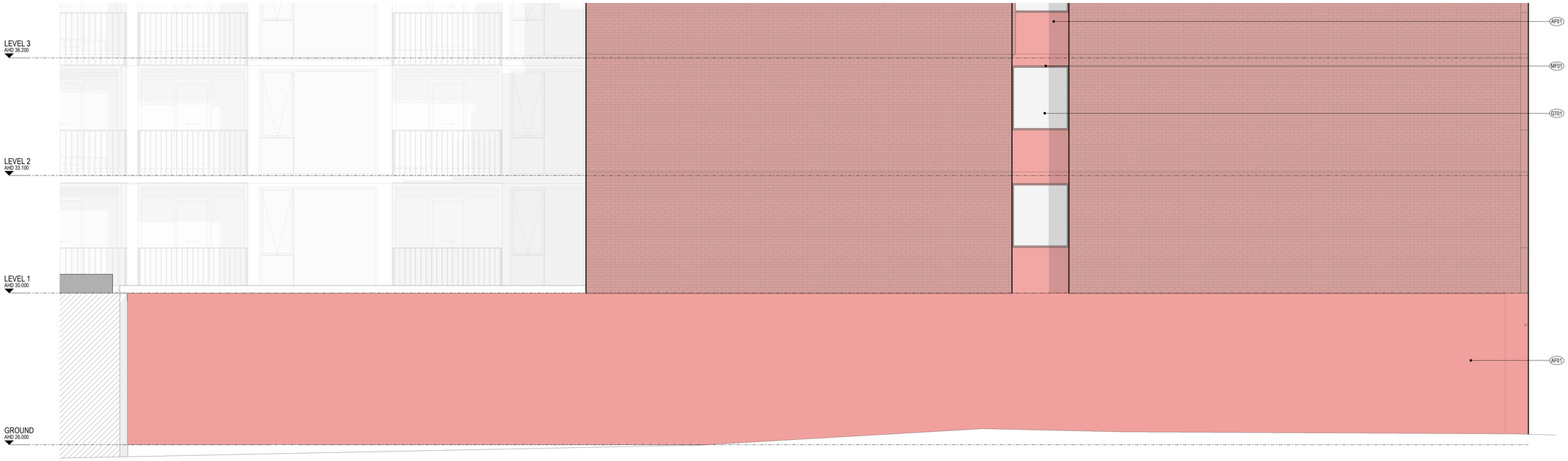
Drawing 1-50 South Elevation 2 Project No 224135 Author ND Scale: @ A1 1 : 50 Drawing No. DA09.05 A

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au



1 1-50 West Elevation
SCALE 1 : 50

TP PERMIT ISSUE

Revisions

-	07.08.2025	Town Planning Submission	LW
A	07.11.2025	Town Planning Submission Update	ND

6/02/2026 11:58:18 AM

Project

Drawing **1-50 West Elevation**

Project No **224135**

Author **ND**

Scale: @ A1 **1 : 50**

Drawing No. **DA09.06** **A**

165-167 JOHNSTON STREET, FITZROY

Disclaimer: Rothe Lowman Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.The recipient indemnifies Rothe Lowman Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of Rothe Lowman Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document. ABN 76 005 783 997

rothelowman

Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au

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

Napier & Johnston

Fitzroy, Melbourne

Updated Town Planning Report
09.10.2025

rothelowman

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

Acknowledgement of Country

Rothelowman acknowledges Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures and to Elders past and present.

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

Design Vision Statement

Napier & Johnston

Napier & Johnston aims to make a meaningful and enduring contribution to its context by responding sensitively to the character and spirit of Fitzroy. As a purpose-built BTR (Build-to-Rent) project, it is designed with a long-term commitment to its residents and their experience of home.

Rich in detail, materiality, and ornamentation, the street-facing architecture engages with the public realm to create an inviting, human-scaled presence. Carefully articulated façades establish clear thresholds, activate the street, and offer a distinct sense of address and arrival.

The design pays homage to Fitzroy's eclectic character and its surrounding industrial heritage, while prioritising liveability, flexibility, and wellbeing. By drawing on the historical layers that shape this vibrant precinct, Napier & Johnston balances past and present — delivering a new vision for contemporary BTR living that is authentic, thoughtful, and deeply connected to its place.



rothelowman

Napier & Johnston

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

The Agenda

Napier & Johnston

DFP Commentary
Contextual Analysis
Contextual Response
Appendix

rothelowman



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

Napier & Johnston

Urban Context



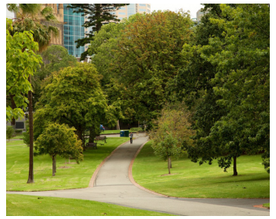
1. Argyle Street, Fitzroy

480 m walking distance
4 mins



2. Fitzroy Town Hall

450 m walking distance
6 mins



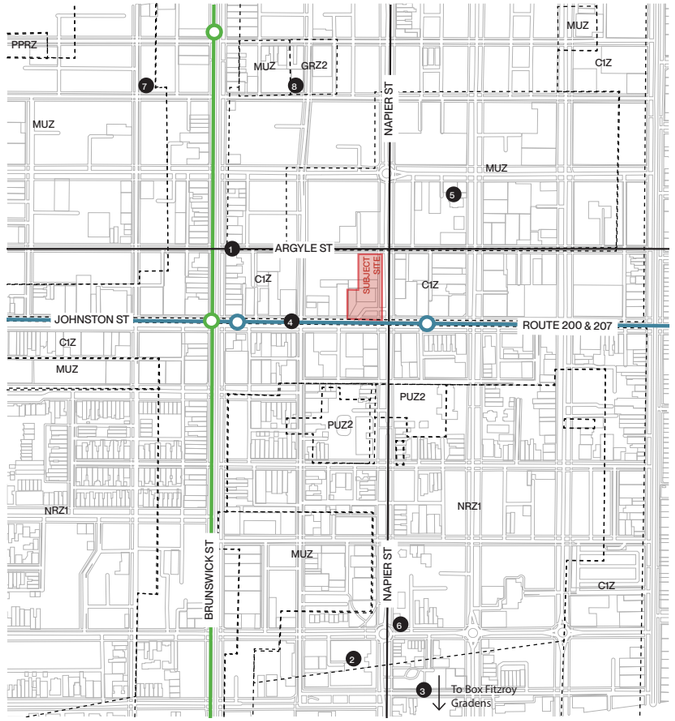
3. Fitzroy Gardens

140 m walking distance
2 mins



4. Route 11 & 86 Tram Line

220 m walking distance
3 mins





5. Marquis of Lorne

300m walking distance
4 mins



6. Napier Hotel

400 m walking distance
6 mins



7. Fitzroy Market

550m walking distance
7 mins



8. Lune

350 m walking distance
5 mins

Napier & Johnston

Planning Scheme

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



1. 223-231 Johnston Street



Building Height

11.2m	20.8m
14.4m	27.2m
17.6m	30.4m

Street Wall

Retain Heritage Street wall	
8m	
11.2m	



2. 155 Johnston Street - Grey Star

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

Napier & Johnston

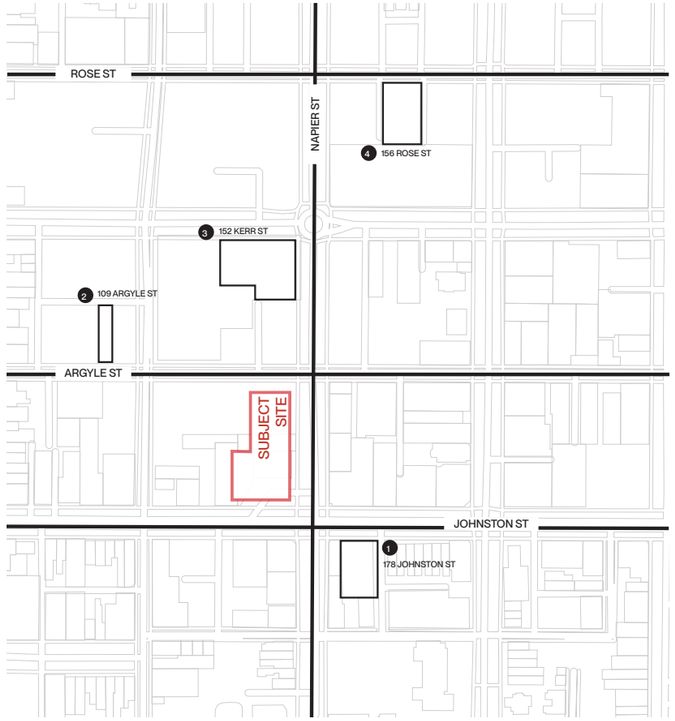
Street Character



1. Johnston Street Urban Character



2. Argyle & Napier Street Urban Character





3. Napier Street Urban Character



4. Rose Street Urban Character

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

Contextual Response

Napier & Johnston

The podium form is carefully shaped in response to its urban context, presenting a considered four-storey expression at the Johnston and Argyle Street corners to establish a strong yet approachable street presence. Active retail frontages at these prominent intersections enhance the public realm and contribute to a vibrant, engaging street-scape.

Along Napier Street, the architecture transitions into a more refned, elevated walled garden for residents — featuring trailing arbours and an architectural rhythm inspired by the fner grain elegant proportions of a 19th-century terrace housing. This garden seamlessly connects to the communal facilities on Level One, creating a green sanctuary that supports social interaction and well-being.

The main residential entrance of Napier Street is celebrated with a landscaped courtyard, activated by adjacent retail on Johnston Street and framed by mature street trees. Together, these elements create a welcoming, human-scaled address that acknowledges Fitzroy's character while providing a generous and enduring setting for a vibrant BTR community.



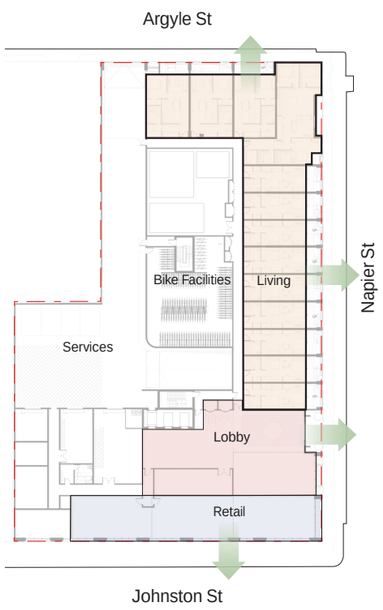
Napier & Johnston

The Groundplane Response

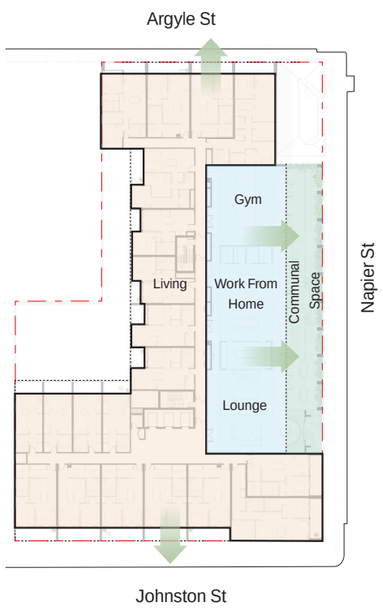
Enhancing the Streetscape

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

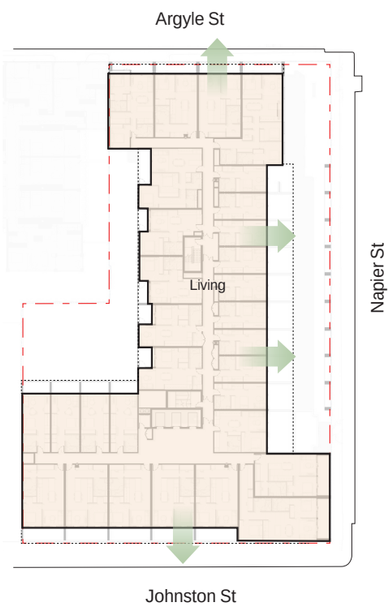
Ground



Level 1



Level 2 - 3



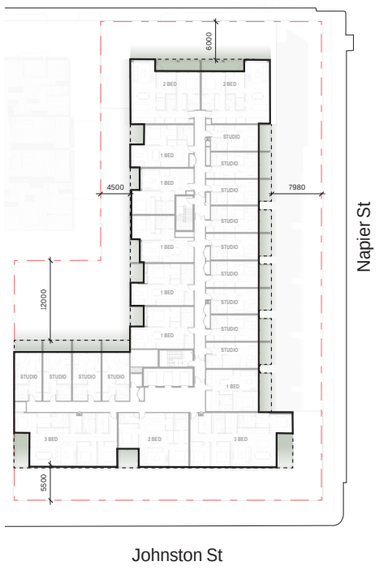
Napier & Johnston

The Tower Response

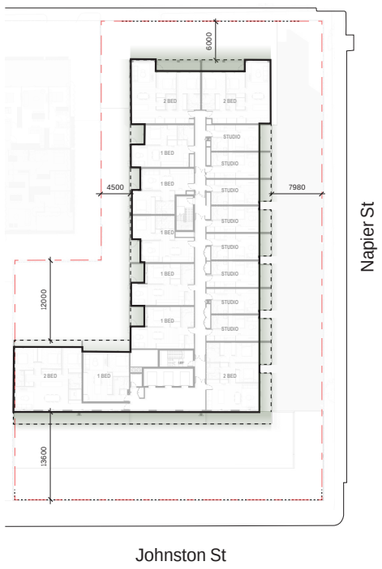
Oriented to Context

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

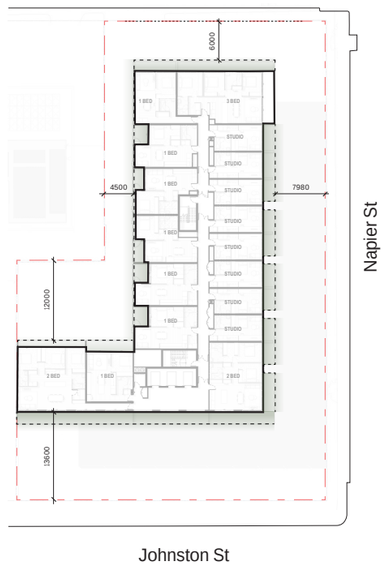
Level 4 - 7



Level 8 - 9



Level 10



Napier & Johnston

Addressing the Public Realm

A Sectional Analysis

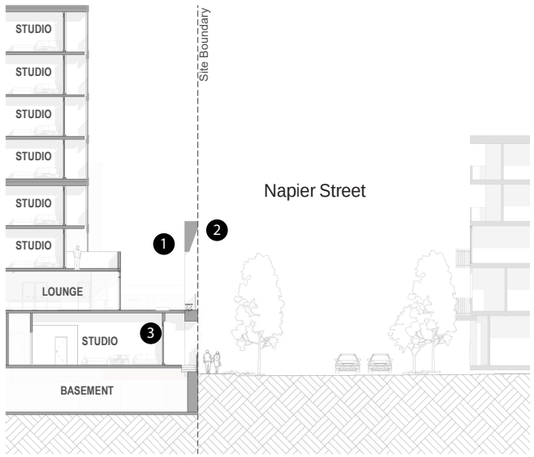
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Johnston Street



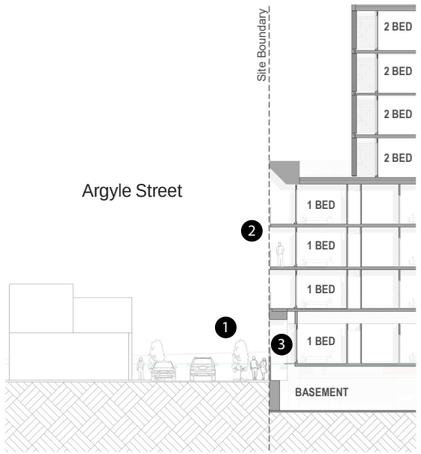
1. Primary street frontage to highly tra f cked street
2. Large continuous terraces provide passive surveillance and visual interest.
3. Opportunity for maximised retail frontage and high quality pedestrian interfaces

Napier Street



1. Belvedere responds directly to Fitzroy terrace house typology, also reducing overlooking
2. 3-storey street wall treatment to align with neighbouring town house development
3. Studios to activate Napier interface re fecting existing character of Fitzroy

Argyle Street



1. Tertiary street frontage to local road and BOH access
2. Continuous terraces to north.
3. Adopting a domestic interface with o f street apartment access.

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

Addressing the Public Realm

The Ground Plane Response



1. A residential Entry of Napier Street



2. Retail corner on Johnston Street provides civic marker





3. The corner heritage on Napier and Argyle Street as public give back



4. The terrace houses to Argyle Street provide a domestic interface

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

Addressing the Public Realm

A Multi-level Response



1. Detail and ornament used to create urban markers and draw attention to activity.



2. Terraces oriented to street provide passive activation and surveillance.





3. Napier Street belvedere responds to existing street character



4. Level 2 communal outdoor space is framed and provides visual interest and activation to Napier Street

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

Crafting The Façades

A Considered Intervention

The façades at Napier & Johnston have been carefully shaped in direct response to their context, drawing inspiration from Fitzroy's rich character and diverse streetscape. Every elevation is thoughtfully composed, with its scale, materiality, and articulation tailored to the specific conditions of its location — from the prominent street corners to the more intimate, pedestrian-focused stretches.

This considered approach ensures that the podium not only acknowledges the precinct's history and evolving urban fabric but also contributes meaningfully to its future. The result is a coherent and sensitive design intervention that feels both authentic and forward-thinking, enriching the streetscape and creating a welcoming, enduring presence for the Build-to-Rent community.

Napier & Johnston

Johnston Street

Analysing Context

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

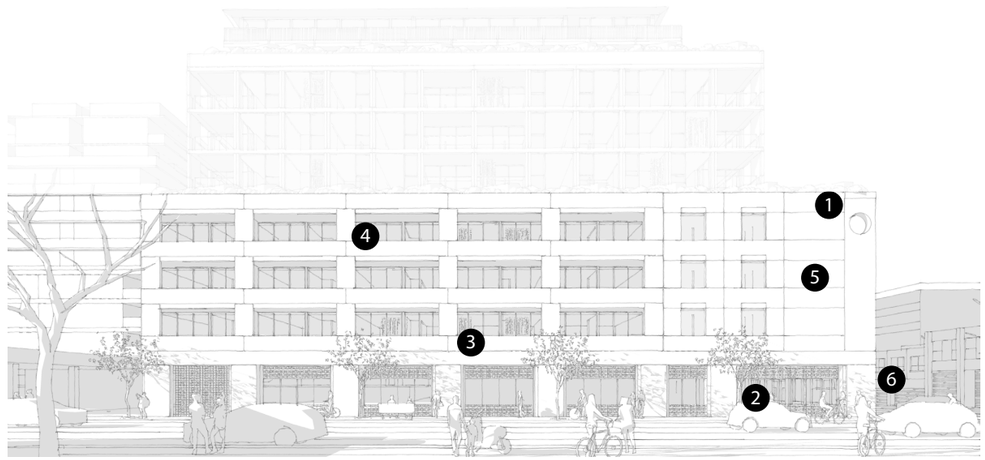


Napier & Johnston

Johnston Street

Curated from Context

1. A building as a civic marker of comparable scale to contextual heritage.
2. Retail activation on ground plane creates a rich and engaging pedestrian experience facing Johnston Street
3. Groundplane canopies provides pedestrian cover and permeability to corner.



4. Resident experience and enjoyment considered through implementation of a solid upstand
5. Detail and ornament utilised to create a residential scale expressive of the program beyond.
6. Streetscape activation, pedestrian connection and visual permeability prioritised to groundplane.

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



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

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





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

Napier & Johnston Street

Urban Moments

Johnston Street



Detail, rhythm and ornament of facade draws interest and encourages pedestrian engagement across the architecture.

Retail activation on ground plane facing Johnston Street

Streetscape activation, pedestrian connection and visual permeability

Napier Street

Future development along Napier Street presents a significant opportunity for connectivity, inclusiveness, and a pedestrian-centred neighbourhood. 167 Johnston seeks to prioritise human-scaled design, active frontages, and strong engagement with the public realm. The existing character of the street, defined by a mix of industrial heritage brick buildings and emerging built form, offers a valuable foundation for contemporary interpretation within the architectural expression of the project.

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



Napier & Johnston

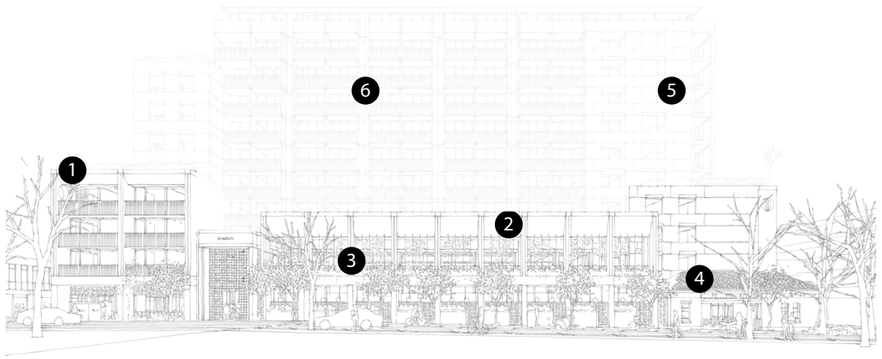
Napier Street

Curated From Context

1. Creation of a corner building as a civic marker of comparable scale to contextual heritage.

2. Distinct identity given to the residential amenity referencing Napier Street character and desire for street wall.

3. Fine grain domestic detail to residential usage fronting Napier street, referencing existing residential character.



4. Retention of existing contributory building.

5. Tower mass carefully considered to create corner towers facing Argyle and Johnston.

6. Finer grain detail and rhythm considered to create the legibility of home amongst the whole and to further reduce building bulk and scale.

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

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



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





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

Napier & Johnston Street

Urban Moments

Napier Street



Creation of a streetwall mitigates the pedestrian perception of tower beyond.

Distinct identity given to the residential amenity referencing Napier Street character and desire for street wall.

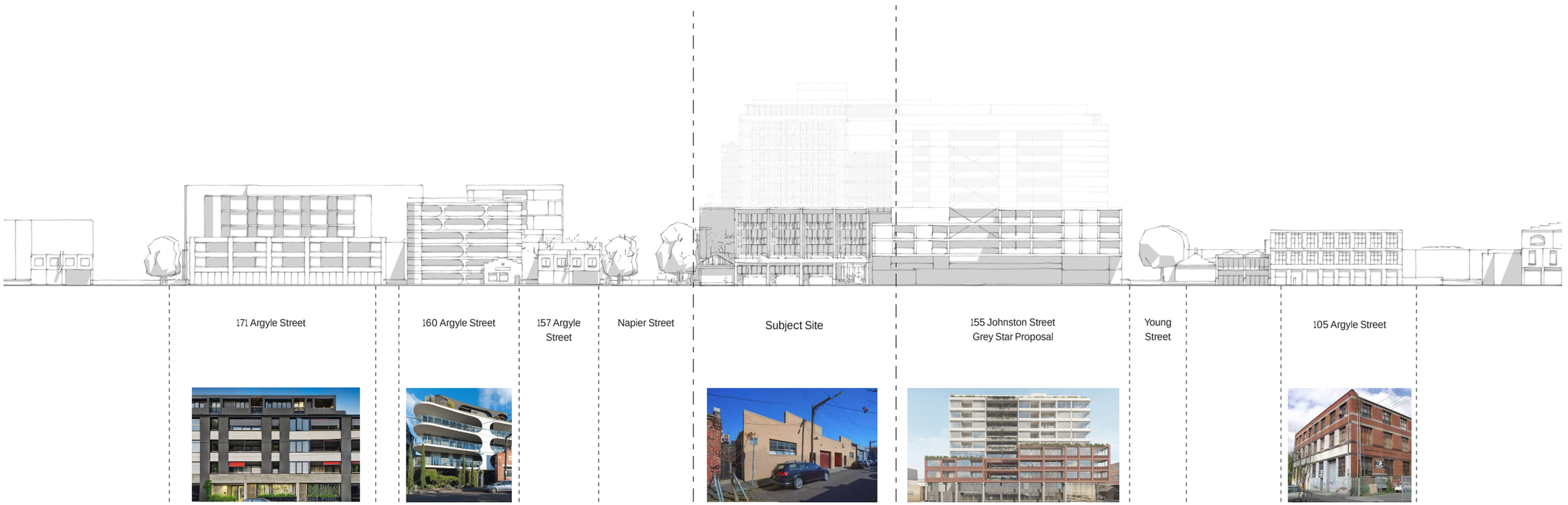
Fine grain domestic detail to residential usage fronting Napier street, referencing existing residential character.

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

Napier & Johnston

Argyle Street

Analysing Context

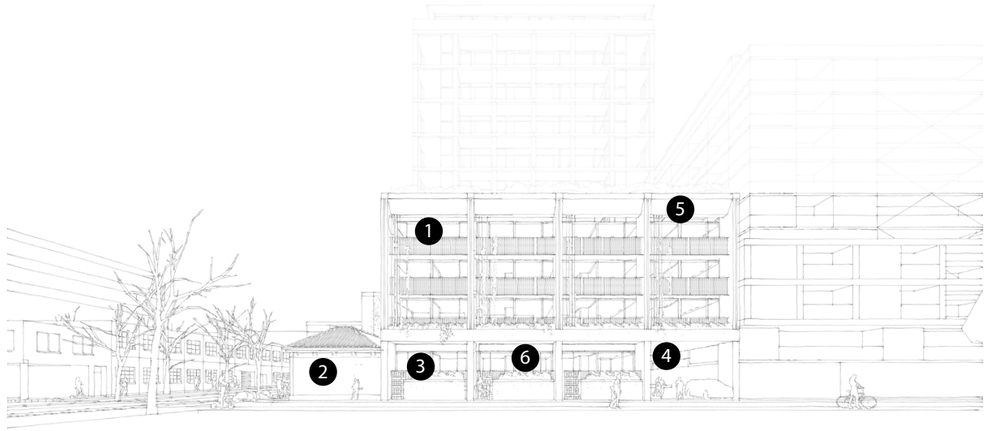


Napier & Johnston

Argyle Street

Curated From Context

1. Facade detailing reflective of contextual consideration. Increased permeability and introduction of finer grain detail.
2. Retention of existing contributory building.
3. Careful consideration of privacy and security to groundplane dwellings through sectional change and planting.



4. Back of house laneway to Argyle St for efficient loading and parking arrangement, creating the 'fourth' activated frontage.
5. Delineation of building mass through crown elements delineates building mass amongst the whole, creating distinct identity to each facade.
6. Streetscape activation, pedestrian connection and visual permeability prioritised to groundplane.

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

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



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



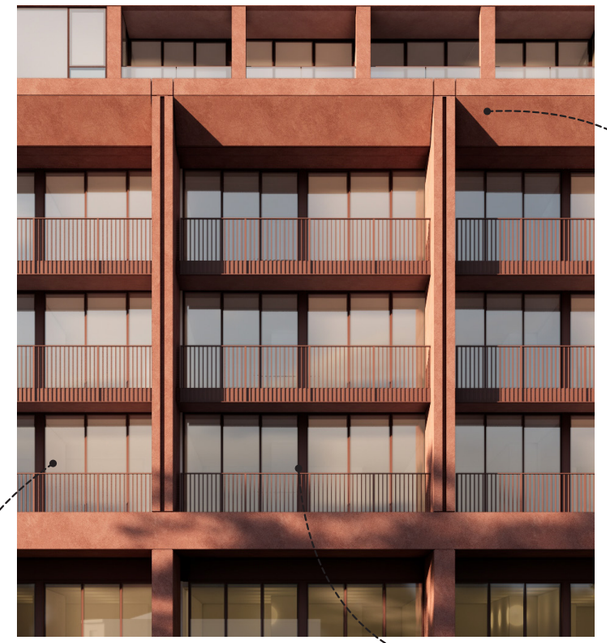


This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Napier & Johnston Street

Urban Moments

Argyle Street



Delineation of building mass through crown elements delineates building mass

Streetscape activation, pedestrian connection and visual permeability prioritised to groundplane.

Facade detailing reflective of contextual consideration. Increased permeability and introduction of finer grain detail.

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

Napier & Johnston

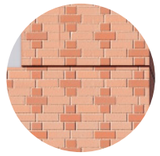
Materiality

Referential & Local

Podium Materiality



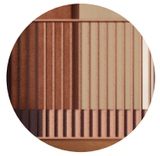
Material: Precast



Material: Tiles



Material: Vision Clear - Glass



Material: Warm Terracotta - Concrete



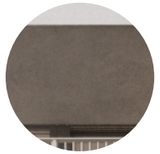
Tower Materiality



Material: Vision Clear - Glass



Material: Aluminium Balustrade Rail



Material: Concrete - Grey



Material: Grey Powdercoat Finish

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



Appendix

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

Napier & Johnston

Development Summary

Where We Are

GFA	Storeys	Retail (NSA)	Residential NSA	Residential Amenity	Carparks	Cross Vent.	Adaptable
22055 m2	11	251m2	13631m2	1068 (int) 785m2 (ext)	95	37.4%	50%

Studio	1 Bed	2 Bed	3 Bed	Total
115	84	28	16	243

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

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

Napier & Johnston

Macro Context

Landmarks

1. Brunswick Street Retail Hub
2. Fitzroy Market
3. The Rose Street Artist's Market
4. Fitzroy Primary School
5. Fitzroy Swimming Pool
6. Smith Reserve
7. Reyes Park
8. Fitzroy Townhall
9. Artherton Reserve
10. Melbourne Museum Precinct
11. Murchison Square
12. Macarthur Square
13. Neil Street Linear Reserve
14. Carlton Primary School
15. Carlton Baths
16. Melbourne Polytechnic (Collingwood Campus)
17. St Joseph's Catholic Church Collingwood
18. Unity Park
19. Harmsworth Street Reserve
20. Collingwood College Prep-12t
21. Collingwood Basketball Stadium

Legend

- Subject Site
- Major Road
- Minor Road
- Tram Line
- Tram Station
- Bus Line
- Bus Stop
- Open Space/Parklands



Napier & Johnston

Macro Context

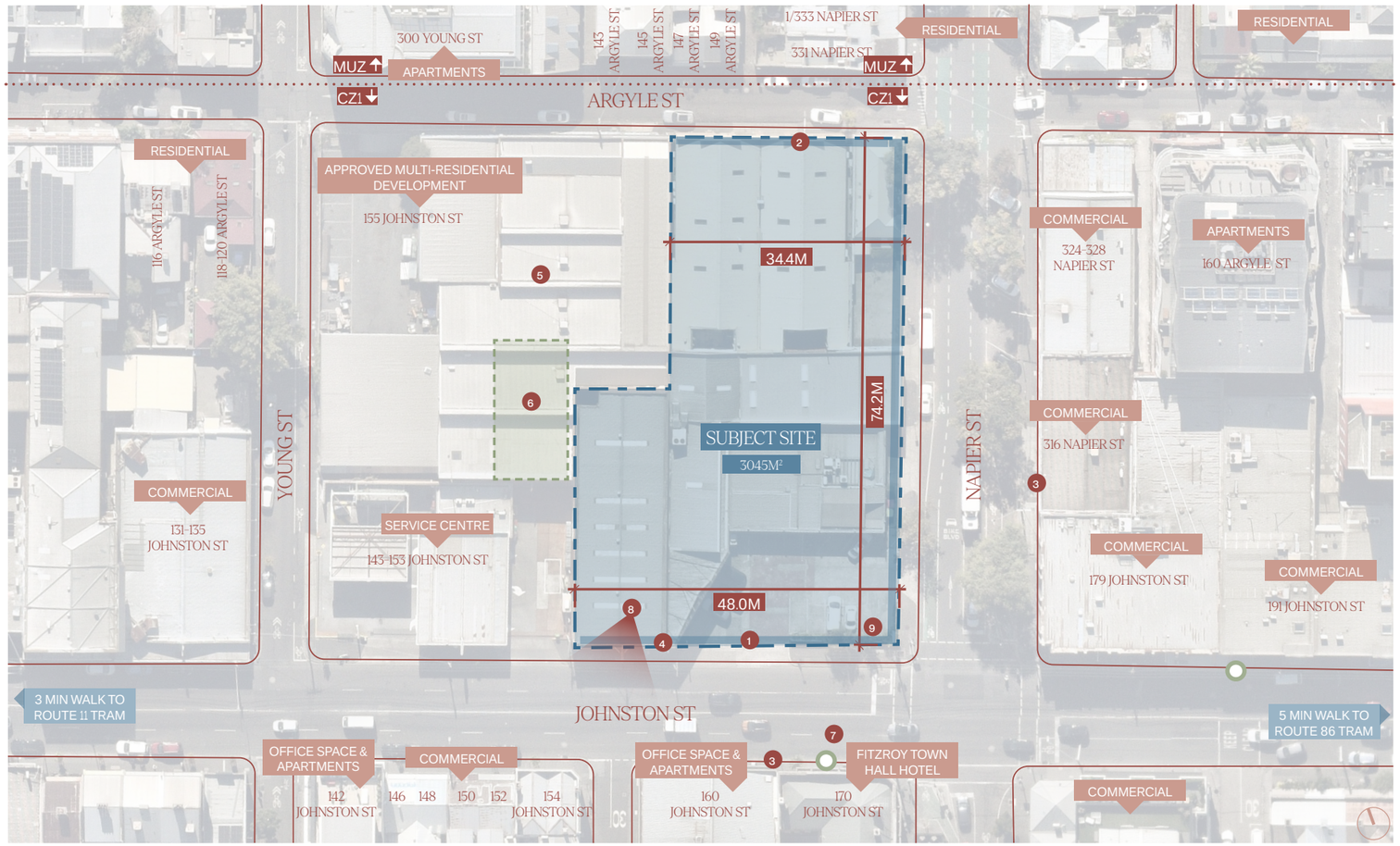
Considerations

1. Preferred street wall of 14.4m on Johnston St and Napier St
2. Preferred street wall of 8m on Argyle St
3. Cannot overshadow opposite footpath on Johnston St and Napier St measured 3m from the relevant property frontage between 10am and 2pm on September 22nd.
4. No vehicle access of Johnston Street
5. Approved Greystar multi-storey residential building
6. Private Open Space in Greystar's approved development
7. Access to 200 and 207 Bus Routes
8. Views to Melbourne CBD
9. Active commercial frontage

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

Legend

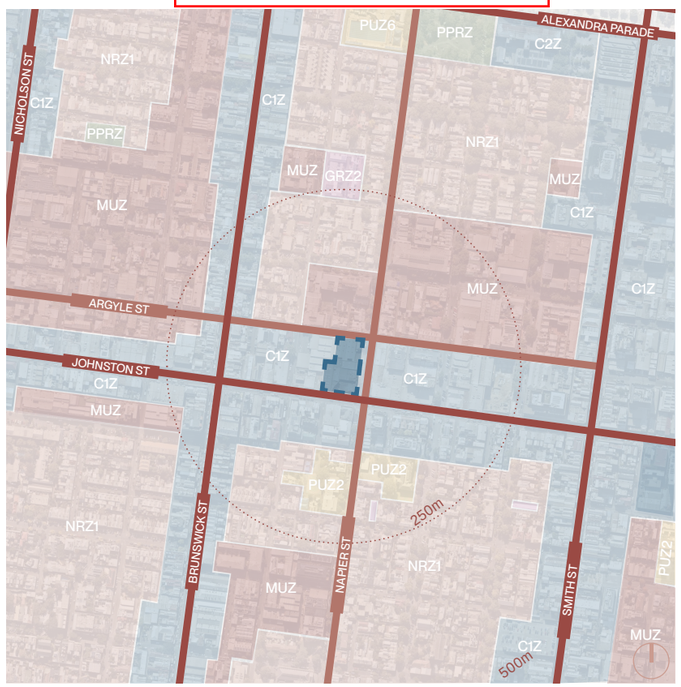
- Subject Site
- Bus Line
- Bus Stop



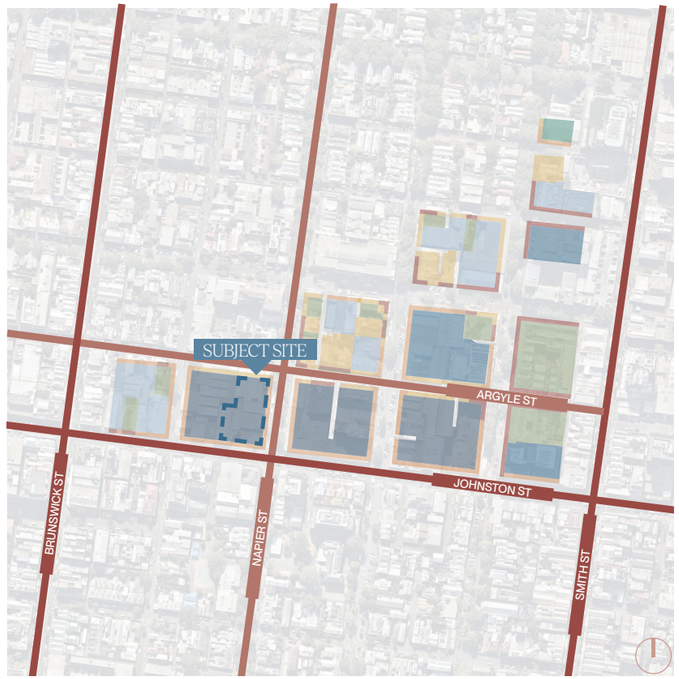
This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

Planning

Zones



Design Development Overlay Map



Design Development Overlay

Building Height

Preferred building height of 30.4m

- Services may exceed maximum building height by 2.6m given they do not exceed overshadowing regulations and occupy less than 50% of the roof area

Streetwall Height

- Street wall height of 14.4m along Johnston and Napier
- Street wall Height of 11.2m along Argyle

Setbacks

- Minimum setback of 6m above street wall on Johnston and Napier
- Minimum setback of 10m above streetwall on Argyle (Approved greystar development has maintained a 6m setback on Argyle)
- Setbacks above street wall contained to two steps (including the setback above the street wall below as one step)

Overshadowing

New development should not overshadow:

- The opposite footpath of Johnston, Napier, George, Gore and Kerr Streets (as applicable), measured as 3.0 metres from the relevant property frontage between 10am and 2pm at 22 September; and
- Any opposite kerb out stands, seating and/or planting areas (as applicable), between 10am and 2pm at 22 September.

Layout Requirements

- Minimum ground floor height of 4m to accommodate commercial program
- Internal layout of commercial and residential units should show adaptation can be achieved without major structural remedial works.

Heritage Overlay

HO334: Solar energy systems controls apply

Legend

- Commercial Zone
- Mixed Use Zone
- Neighbourhood Residential Zone
- Public Use Zone
- Public Park and Recreation Zone
- Major Road
- Minor Road

Building Height

- 11.2m
- 14.4m
- 17.6m
- 20.8m
- 27.2m
- 30.4m

Streetwall

- Retain Landscape Setback
- Retain Heritage Street wall
- 8m
- 11.2m
- 14.4m

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

Existing Conditions



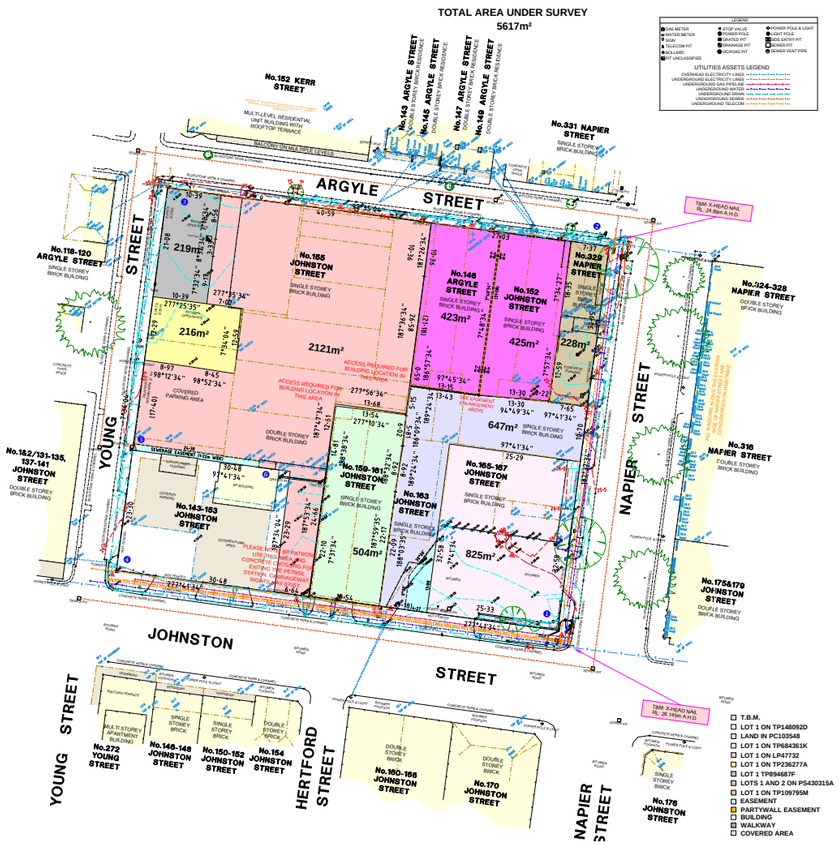






Napier & Johnston

Survey



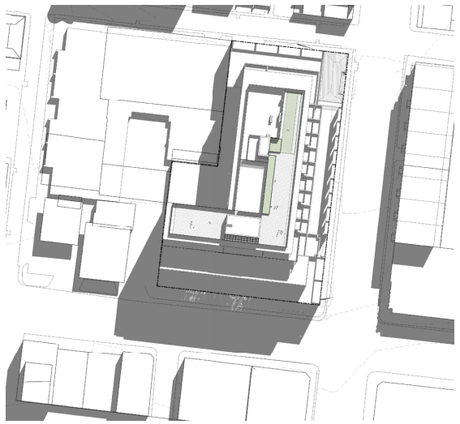
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Proposed Shadows

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



September 22nd 10am



September 22nd 11 am



September 22nd 12 pm



September 22nd 1pm

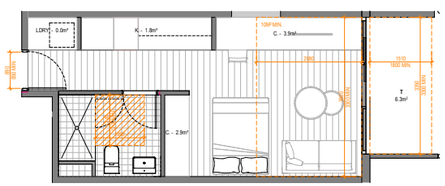


September 22nd 2pm

Napier & Johnston

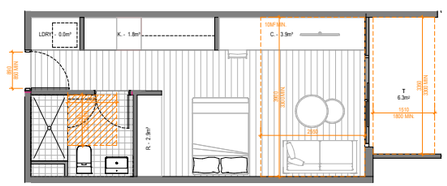
ADGV Studio

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



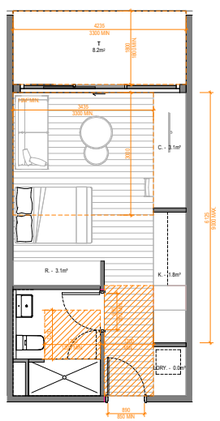
LAYOUT: Studio A			
INSTANCES: 72			
TYPE: Studio	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 5.0 m³ Total: 8.0 m³	Y	8.6m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	N	
ACCESSIBILITY:		N	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



LAYOUT: Studio B			
INSTANCES: 7			
TYPE: Studio	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 5.0 m³ Total: 8.0 m³	Y	8.6m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	N	
ACCESSIBILITY:		N	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

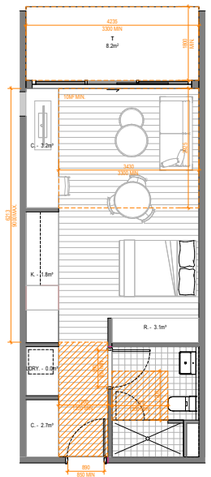


LAYOUT: Studio C			
INSTANCES: 16			
TYPE: Studio	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 5.0 m³ Total: 8.0 m³	Y	8m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

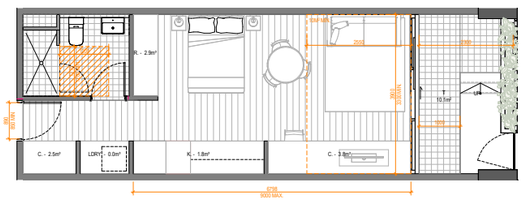
Napier & Johnston

ADGV Studio



LAYOUT: Studio A			
INSTANCES: 12			
TYPE: Studio	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 5.0 m³ Total: 8.0 m³	Y	10.8m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



LAYOUT: Studio A.2			
INSTANCES: 9			
TYPE: Studio	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 5.0 m³ Total: 8.0 m³	Y	11m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	Not Adaptable

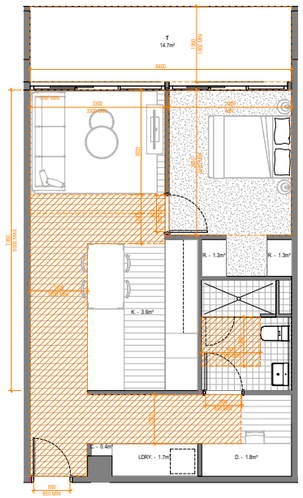
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

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

Napier & Johnston

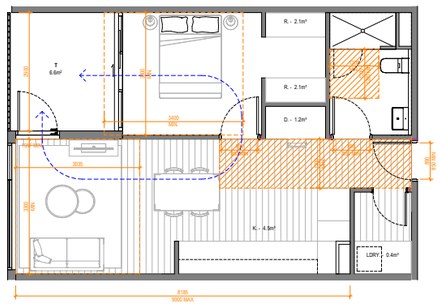
ADGV 1 Bed

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



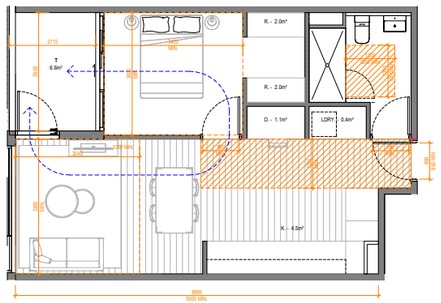
LAYOUT: Bed 1A			
INSTANCES: 27			
TYPE: 1 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	10.1m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



LAYOUT: Bed 1B			
INSTANCES: 20			
TYPE: 1 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	10.3m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	N	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

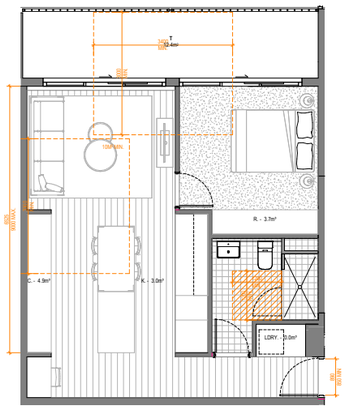


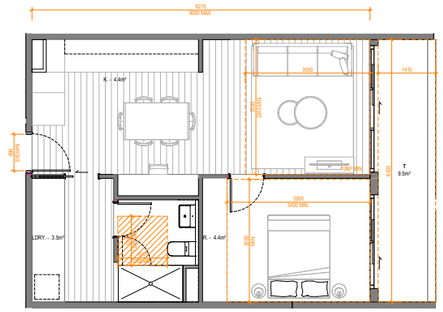
LAYOUT: Bed 1B.2			
INSTANCES: 7			
TYPE: 1 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	10m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	N	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

Napier & Johnston

ADGV 1 Bed





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

LAYOUT: Bed 1C			
INSTANCES: 3			
TYPE: 1 Bed	**MINIMUM REQ.**	**Y/N**	**COMMENTS**
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	**Y**	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	**Y**	
ROOM DEPTH:	9m maximum depth.	**Y**	
WINDOWS:	1.2m wide for saddleback.	**N**	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	**Y**	11.6m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	**N**	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	**N**	
ACCESSIBILITY:		**N**	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

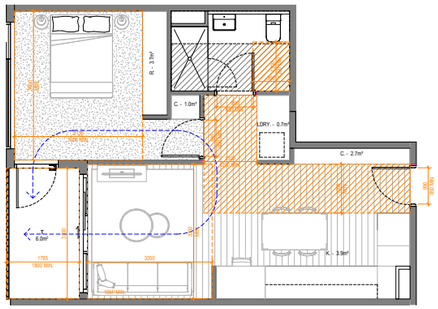
LAYOUT: Bed 1D			
INSTANCES: 6			
TYPE: 1 Bed	**MINIMUM REQ.**	**Y/N**	**COMMENTS**
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	**Y**	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	**Y**	
ROOM DEPTH:	9m maximum depth.	**Y**	
WINDOWS:	1.2m wide for saddleback.	**N**	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	**Y**	12.3m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	**N**	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	**N**	
ACCESSIBILITY:		**N**	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

Napier & Johnston

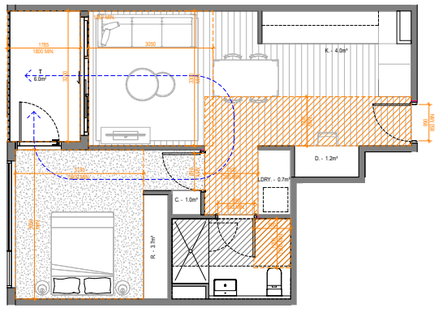
ADGV 1 Bed

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



LAYOUT: Bed 1E			
INSTANCES: 10			
TYPE: 1 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	12m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	N	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



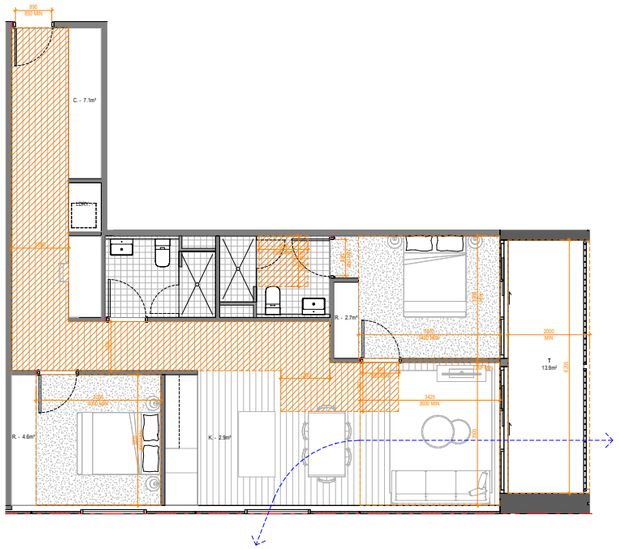
LAYOUT: Bed 1E.2			
INSTANCES: 10			
TYPE: 1 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	10.6m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	N	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

Napier & Johnston

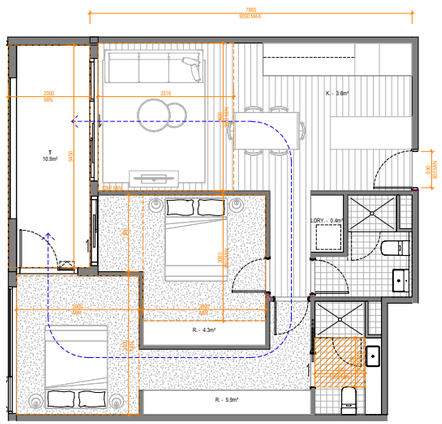
ADGV 2 Bed

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



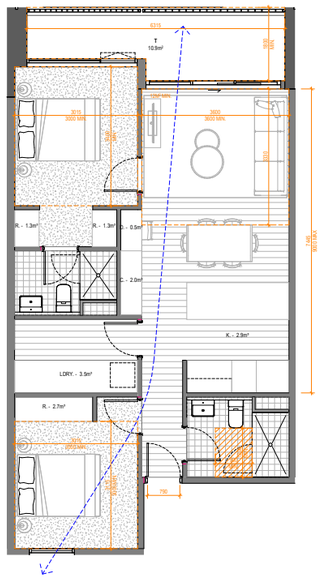
LAYOUT: Bed 2A			
INSTANCES: 3			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	17.3m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



LAYOUT: Bed 2B			
INSTANCES: 3			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	14.2m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



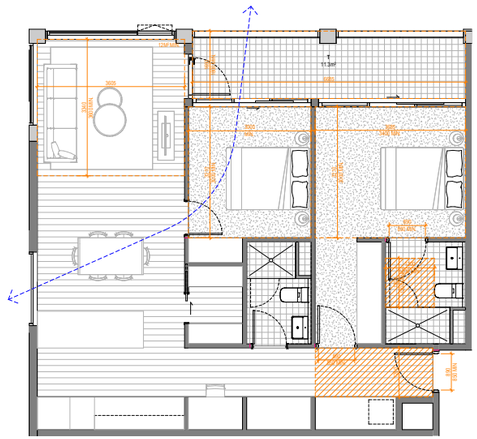
LAYOUT: Bed 2C			
INSTANCES: 3			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	14.2m3 Interal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	N	
ACCESSIBILITY:		N	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

Napier & Johnston

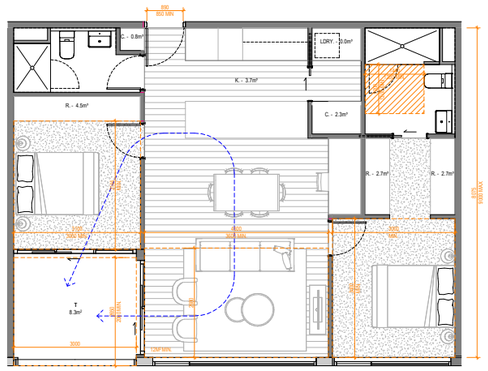
ADGV 2 Bed

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



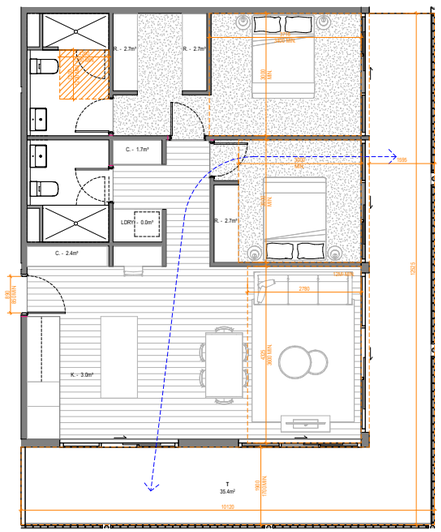
LAYOUT: Bed 2D			
INSTANCES: 12			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	19.6m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	N	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



LAYOUT: Bed 2E			
INSTANCES: 4			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	16.7m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

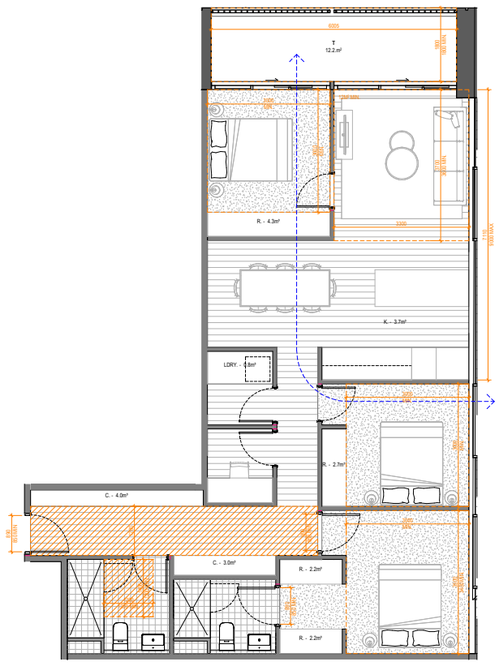


LAYOUT: Bed 2C			
INSTANCES: 3			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	15.1m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

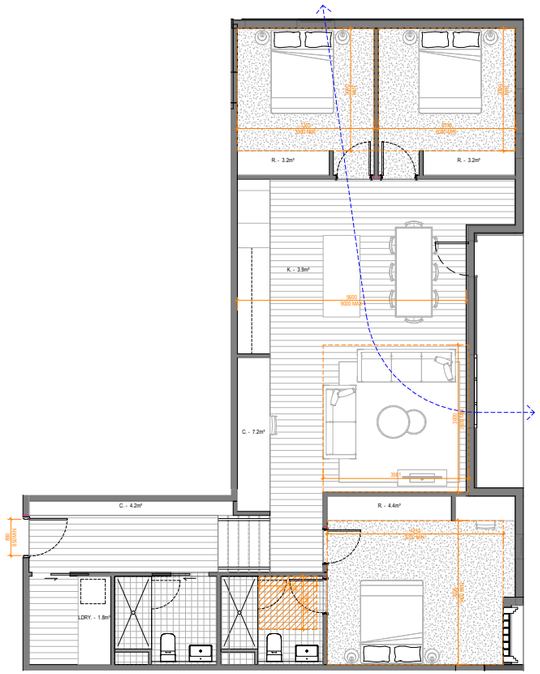
Napier & Johnston

ADGV 3 Bed



LAYOUT: Bed 3A			
INSTANCES: 3			
TYPE: 3 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	22.9m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



LAYOUT: Bed 3B			
INSTANCES: 1			
TYPE: 3 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	27.9m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	N	Retained Heritage House
ACCESSIBILITY:		N	Not Adaptable

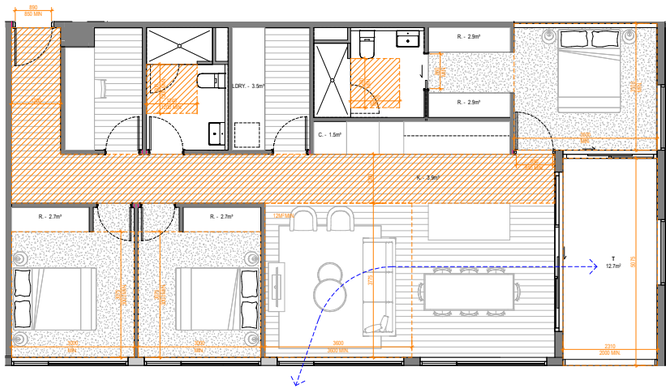
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

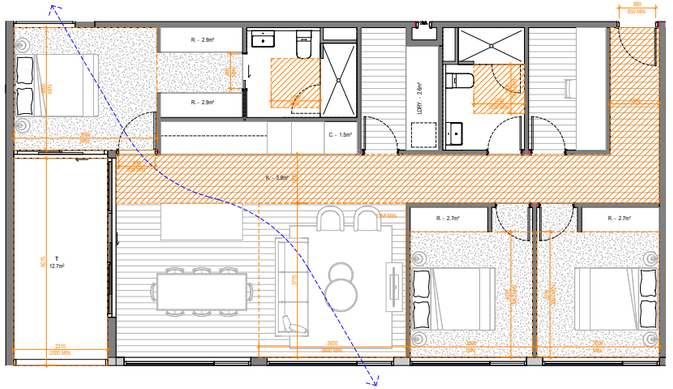
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Napier & Johnston

ADGV 3 Bed

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





LAYOUT: Bed 3C			
INSTANCES: 4			
TYPE: 3 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	20.1m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

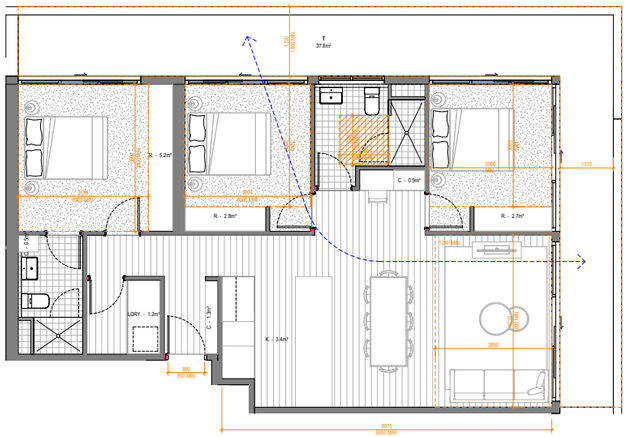
LAYOUT: Bed 3D.2			
INSTANCES: 4			
TYPE: 3 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	19.2m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

Napier & Johnston

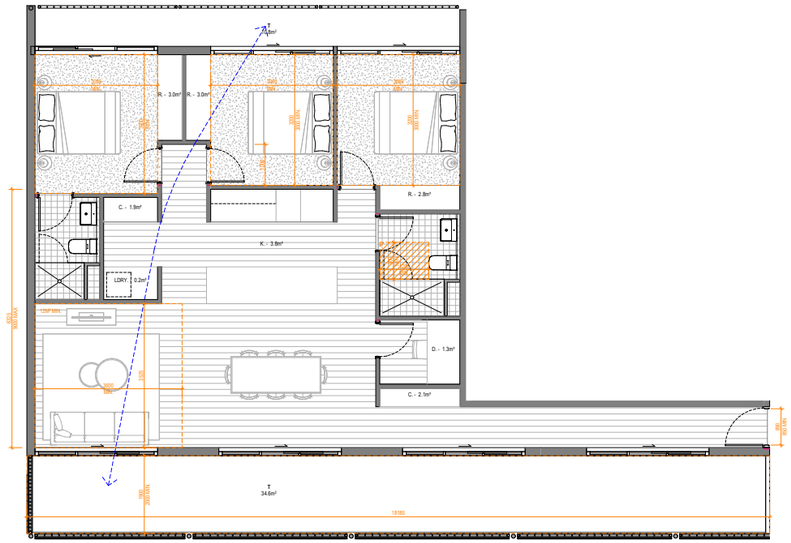
ADGV 3 Bed

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



LAYOUT: Bed 3D			
INSTANCES: 1			
TYPE: 3 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	18m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	Y	
ACCESSIBILITY:		N	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



LAYOUT: Bed 3E			
INSTANCES: 3			
TYPE: 3 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	N/A
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	18.1m3 Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	Y	
ACCESSIBILITY:		N	Not Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

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

Napier & Johnston

rothelowman

IGS INTEGRATED GROUP SERVICES

Value | Innovation | Trust

ESD Services
Sustainable Management Plan

159-167 Johnston Street,
Fitzroy, VIC 3065

Project No: 25043
Date: 15/10/2025

Level 4, 108 Elizabeth Street,
Melbourne VIC 3000
Web: www.igs.com.au

Document Control

Version	Date	Issue	Author		Reviewer	
00	04/07/2025	Issue for Review	Gokul Nisha	GN	Earnest Joseph	EJ
01	01/08/2025	Issue for Review	Gokul Nisha	GN	Earnest Joseph	EJ
02	07/08/2025	Issue for Submission	Gokul Nisha	GN	Earnest Joseph	EJ
03	15/10/2025	Issue for Submission	Gokul Nisha	GN	Earnest Joseph	EJ
04	15/10/2025	Issue for Submission	Gokul Nisha	GN	Earnest Joseph	EJ

"© 2025 IGS VIC Pty Ltd All Rights Reserved. Copyright in the whole and every part of this document belongs to IGS Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of IGS Pty".

TABLE OF CONTENTS

1. Executive Summary **4**
2. Introduction **5**
3. Sustainable Design Assessment in the Planning Process **6**
3.1 Energy Performance 6
3.2 Integrated Water Management 6
3.3 Indoor Environmental Quality 6
3.4 Transport 6
3.5 Waste Management 6
3.6 Urban Ecology 6
4. Sustainable Design Initiatives – 5 Star Green Star **7**
5.1 Responsible 8
5.1.1 Industry Development 8
5.1.2 Responsible Construction 8
5.1.3 Verification and Handover 8
5.1.4 Operational Waste 8
5.1.5 Responsible Procurement 8
5.1.6 Responsible Structure 8
5.2 Healthy 9
5.2.1 Clean Air 9
5.2.2 Light Quality 9
5.2.3 Acoustic Comfort 9
5.2.4 Exposure to Toxins 9
5.3 Resilient 11
5.3.1 Climate Change Resilience 11
5.3.2 Heat Resilience 11
5.4 Positive 12
5.4.1 Upfront Carbon Emissions 12
5.4.2 Energy Use 12
5.4.3 Energy Source 12
5.4.4 Other Carbon Emissions 12
5.4.5 Water Use 12
5.5 Places 13
5.5.1 Movement and Place 13
5.5.2 Enjoyable Places 14
5.6 People 14
5.6.1 Inclusive Construction Practices 14
5.7 Nature 15
5.7.1 Impacts to Nature 15
5.7.2 Waterway Protection 15
5.8 Leadership 16
5.8.1 Leadership Challenge – Homes for Homes 16
5. Targeted Green Star Buildings Benchmark **17**
6. Conclusion **18**

Appendix

Appendix A – Green Star Scorecard

Appendix B – Daylight Modelling Report

Appendix C – NatHERS Modelling Report

Appendix D – Stormwater Management Plan

1. Executive Summary

The proposed mixed-use residential building development at 159-167 Johnston Street, Fitzroy has been designed to meet the City of Yarra's Energy, Water and Waste Efficiency Policy, and National Construction Code (NCC 2022) Section J energy efficiency requirements.

The analysis set out in this report demonstrates that the proposed development has the design potential to meet the policy requirements of Yarra Planning Scheme Clause 15.01-2L-01 Environmentally sustainable development, Clause 19.03-3S 'Integrated water management' and Clause 19.03-3L 'Water sensitive urban design'.

The objective of Clause 15.01-2L-01 is to ensure buildings achieve best practice in environmentally sustainable development from design through to operation, Clauses 19.03-3S and 19.03-3L promotes the use of alternative water sources, encourages on-site stormwater management, and aims to reduce the impact of runoff on the drainage system.

The whole development at 159-167 Johnston Street, Fitzroy has been designed to exceed the requirements as summarised below:

- **Retail Component:**
  - Compliance with NCC2022 Section J Energy efficiency requirements.
  - Water efficiency: Credit Achievement (more than 45% potable water reduction) under Green Star Buildings Version 1; and
  - A Waste Management Plan (WMP) will be prepared in accordance with the current version of the City of Yarra's Guidelines for Waste Management Plans.
- **Accommodation Component:**
  - 6.5 Star Minimum and 8.0 Star Average NatHERS rating for all apartments
  - Water efficiency: Credit Achievement (more than 40% potable water reduction) under the current Green Star Buildings rating tool Version 1; and
  - A Waste Management Plan (WMP) will be prepared in accordance with the current version of the City of Yarra's Guidelines for Waste Management Plans; and
- **Overall Development**
  - 5 Star Green Star Design under the current Green Star Buildings Tool Version 1.
  - The stormwater has been designed to meet the objectives and application requirement set out in Clause 19.03-3S 'Integrated water management' and Clause 19.03-3L 'Water sensitive urban design'; and

Based on the level of information available at this stage of the design process, the development has met the design potential of the Planning Scheme Clause 15.01-2L-01 and Clauses 19.03-3S and 19.03-3L. The project team will ensure the performance outcomes proposed in this Sustainable Management Plan will be implemented prior to occupancy at no cost to the City of Yarra and to the satisfaction of the Responsible Authority.

2. Introduction

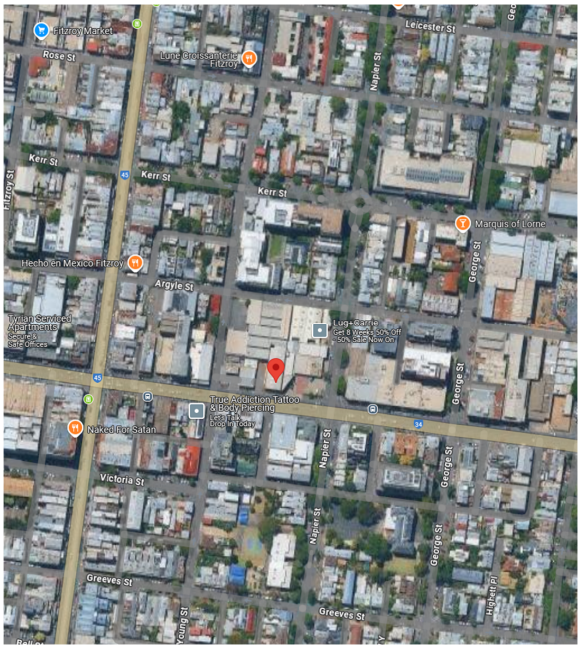
The Sustainable Management Plan has been prepared to summarise the environmental objectives and initiatives incorporated into the design of the proposed mixed use residential development and demonstrates how these components incorporate environmentally sustainable design initiatives in accordance with the City of Yarra's Clause 15.01-2L-01 Energy and resource efficiency objectives, and Clause 19.03-3S 'Integrated water management' and Clause 19.03-3L 'Water sensitive urban design' objectives of the Yarra Planning Scheme.

The ESD initiatives proposed for this development are based on:

- Architectural Drawing Package date 08/10/2025 Issued for Town Planning Submission Update;
- Discussions and correspondence with the Architects and Services Engineers.

The Site

The proposed 11-storey mixed use residential development is located at 159-167 Johnston Street, Fitzroy with convenient access to the with convenient access to the gardens, entertainment and recreational facilities, schools and public transport. There are train stations and tram stop located within 1000m walking distance from the development and the development has achieved a ranking of 'walker's paradise' via Walkscore.com.



Site Location

The development is located within the City of Yarra and consists of:

- Basement 1: Car Parks and Services;
- Ground Floor: Retail, Amenities, Apartments and Services;
- Level 01: Apartments, Communal Terrace and Amenities;
- Level 02-10: Apartments; and
- Roof: Communal Terrace and Services.

3. Sustainable Design Assessment in the Planning Process

The City of Yarra's current requirements on sustainable building design are to conform to the Yarra Planning Scheme clause 15.01-2L-01 Energy and resource efficiency requirements.

3.1 Energy Performance

Thermally enhanced building fabric and window system are proposed to the whole development to reduce both energy use and energy peak demand.

3.2 Integrated Water Management

Water efficient fixtures are proposed in conjunction with 30kL rainwater tank for toilet flushing in common areas, landscaping irrigation and fire testing water collection and reuse. Water efficient landscaping design is proposed to minimise water usage for irrigation.

3.3 Indoor Environmental Quality

The development is designed to support occupant health and comfort through a combination of passive and active strategies. High levels of natural daylight will be provided to regularly occupied spaces, while glare will be effectively controlled through appropriate shading and glazing solutions.

To enhance indoor air quality and acoustic comfort, all paints, adhesives, sealants, and carpets will be low-VOC, engineered wood products will be low-formaldehyde, and an acoustic strategy will be implemented to limit internal noise from building services and external sources.

3.4 Transport

The building's access will prioritize walking and cycling, with secure bicycle parking facilities located within the building. Minimum 5% of parking will be provided with electric charging facilities with future allowances of total 25% of all car parking spaces.

3.5 Waste Management

A Waste Management Plan (WMP) has been prepared in accordance with the current version of the City of Yarra's Guidelines and Green Star requirements for Waste Management Plans.

3.6 Urban Ecology

An urban context report will be prepared for the development and at least 75% of the whole site will incorporate of one or a combination of strategies that reduce the heat island effect.

4. Sustainable Design Initiatives – 5 Star Green Star

This section is focusing on implementing Green Star Buildings V1 environmental categories throughout the design and construction process to a 5-Star Green Star benchmarking design which represents "Australian Excellence" sustainable design.

A summary of the targeted Green Star credits of the proposed development is tabulated below.

Green Star Category	Targeted Score
Responsible	6
Healthy	6
Resilient	2
Positive	17
Places	5
People	1
Nature	4
Leadership	2
Overall score	**43 (35+ for a 5-Star Green Star design)**

A minimum of 35 points will be achieved to a 5-star Green Star benchmark design. An alternative assemblage of the Green Star targeted credits will be explored during design development (post planning) on the condition that the performance outcome meets the City of Yarra sustainable building design policies. A Green Star Scorecard is enclosed as Appendix A for reference.

5.1 Responsible

5.1.1 Industry Development

The development will facilitate partnership, collaboration, and data sharing to contribute to industry transformation through the following strategies:

- A principal participant in the design team is an ESD accredited professional engaged to provide sustainability advice throughout the project. IGS have been appointed to this role on the project;
- Disclose the costs related to sustainable building practices; and
- Market the sustainability achievements for the development.

5.1.2 Responsible Construction

Improved environmental and social outcomes will be achieved through responsible construction practices for the development. The following sustainable initiatives will be implemented to meet the credit requirements.

- An environmental management system (ISO14001 accredited) will be implemented to manage the development's environmental impact on site;
- An environmental management plan covering the scope of the construction activities will be incorporated;
- At least 90% of the construction and demolition waste will be diverted from landfill complying with the Green Star Construction and Demolition Waste Report Criteria; and
- Adequate training will be provided to 95% of all contractors and subcontractors present on site for at least three days.

5.1.3 Verification and Handover

The development will be designed to deliver high level of performance in terms of operation by incorporating the following initiatives:

- Appropriate metering and monitoring systems will ensure optimum building management;
- The development will address set environmental performance targets being commissioned, tuned, designed and tested airtightness; and
- Operations and maintenance information will be provided to the building facilities maintenance team along with a Building logbook. Building User Guide will be provided to building users on how to mostly efficiently use the building.

5.1.4 Operational Waste

The development will have appropriate spaces for waste management and an appropriately sized waste and resource storage area with safe and efficient access for occupants and contractors.

5.1.5 Responsible Procurement

A risks and opportunities assessment will be undertaken to ensure the building's design and construction follows ISO 20400 Sustainable Procurement – Guidance. A responsible procurement plan will then be developed to mitigate the risks and incorporate opportunities identified in the assessment.

5.1.6 Responsible Structure

Responsibly manufactured products with a Responsible Products Value (RPV) of at least 10 will be used for 50% of the building's structural components (by cost).

5.2 Healthy

5.2.1 Clean Air

The ventilation system will be designed to mitigate the entry of outdoor pollutants, for ease of maintenance and cleaning; and will be cleaned prior to occupation and use. The design will comply with ASHRAE Standard 62.1:2013 or AS 1668:2012 (whichever is greater) regarding minimum separation distances between pollution sources and outdoor air intakes.

Outside air rates will be improved by at least 50% over the minimum requirements detailed in AS1668.2 for each mechanically ventilated air conditioning space. This is intended to improve the indoor air quality and assist the productivity and wellbeing of the building occupants.

5.2.2 Light Quality

All lights within the project are designed to be flicker free and accurately address the perception of colour in the space and all lighting levels and quality will comply with AS/NZS 1680.

The project team will ensure Glare from light sources will be limited to meet the credit requirements. The development is to provide high levels of natural daylight to the occupied areas. This can be in the form of external windows. As well as implementing a combination of best practice artificial lighting and best practice access to daylight.

5.2.3 Acoustic Comfort

An Acoustic Comfort Strategy describing how the development and acoustic design aims to achieve acoustic comfort to building occupants will be prepared.

The residential portion of the development will demonstrate compliance with two of the three key acoustic requirements: maximum internal noise levels, acoustic separation, and impact noise transfer.

For the retail area, acoustic requirements will meet the maximum internal noise levels and acoustic separation requirements.

5.2.4 Exposure to Toxins

The materials used in the construction of the development will be specifically selected to minimise off-gassing of Volatile Organic Compounds (VOC) and formaldehyde, which can impact on indoor air quality. At least 95% of internally applied paints, adhesives, sealants (by volume) and carpets (by area) must meet stipulated 'Total Volatile Organic Compounds (TVOC) Limits'. Material specifications will include:

- All paints, wall covering, adhesives and sealants used in the construction will be low-VOC paints;
- Carpets and flooring will be specially selected to be low-VOC; and
- It is proposed that only low formaldehyde composite wood products will be utilised.

Low Volatile Organic Compound (VOC) paints, adhesive and sealant to be used in the development.

Product Type Category	Max TVOC Content (g/l of ready-to-use product)
General purpose adhesives	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

Low-TVOC Carpets to be selected for the development.

Compliance Option	Test Protocol	Limit
ASTM D5116	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	ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m^2 per hour
ISO 10580 / ISO/TC 219 (Document N238)	ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m^2 per hour

Low formaldehyde wood products to be used in the development.

Test protocol	Emission limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1.0mg/L
AS/NZS 1859.1:2004 – Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5mg/L
AS/NZS 1859.2:2004 – MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.0mg/L
AS/NZS 4357.4 – Laminated Veneer Lumber (LVL)	≤1.0mg/L
Japanese Agricultural Standard MAFF Notification NO.701 Appendix Clause 3 (11) - LVL	≤1.0mg/L
JIS A 5908:2003 – Particle Board and Plywood, with use of testing procedure JISA 1460	≤1.0mg/L
JIS A 5905:2003 – MDF, with use of testing procedure JIS A 1460	≤1.0mg/L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1mg/m^{2}hr
ASTM D5116 (applicable to high pressure laminated and compact laminates)	≤0.1mg/m^{2}hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1mg/m^{2}hr (at 3 days)
ASTM D6007	≤0.12mg/m^3
ASTM E1333	≤0.12mg/m^3
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m^3
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m^{3}hr

A comprehensive hazardous materials survey will be carried out on any existing buildings or structures on the project site, in accordance with the relevant Environmental and Work Health and Safety (WHS) legislation to ensure no banned or highly toxic materials are used in the development. Where the survey identified asbestos, lead, or PCBs in any existing buildings or structures, the materials must be stabilised or removed and disposed of in accordance with best practice guidelines.

On site verification will be undertaken to verify that the TVOC concentration is below 0.27ppm and formaldehyde levels are below 0.02ppm.

5.3 Resilient

5.3.1 Climate Change Resilience

The project team will complete the climate change pre-screening checklist and advise the building owner the development's exposure to climate change risks.

A suitably qualified professional will undertake the Climate Change Risk and Adaptation Assessment and will meet the following requirements:

- Perform the assessment using the information from the Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report Representative Concentration Pathway 8.5 (RCP 8.5) or most recently published version;
- Perform the assessment using two timescales that are relevant to the project's anticipated lifespan: one medium-term timescale between 2040 to 2050 one long-term timescale between 2070 to 2090;
- Identify the primary and secondary climate change variables from Table 2 in AS5334:2013 Climate change adaptation for settlements and infrastructure relevant to the project and each risk;
- Define and include the consequence and likelihood tables and risk matrix used to assess climate risks;
- Assess risks in consultation with multidisciplinary representatives from within the project team and a selection of relevant external stakeholders;
- Develop a register of risks to the building and surrounding infrastructure, and provide treatment options for risks identified as 'extreme' or 'high'; and
- Communicate the results of the assessment to the leads of all design disciplines.

The professional will ensure the assessment aligns with AS 5334:2013 and follows the principles of risk management outlined in AS/NZ ISO 31000:2009 Risk Management.

The project team will ensure the following risks related to the development are addressed:

- All risks rated as 'Extreme' must be addressed through specific design responses;
- All risks rated as 'High' must be addressed through design or future operational responses; and
- Regardless of risk rating, at least two risks identified in the assessment must be addressed by specific design responses.

5.3.2 Heat Resilience

At least 75% of the whole site will incorporate of one or a combination of strategies that reduce the heat island effect.

5.4 Positive

5.4.1 Upfront Carbon Emissions

The building's upfront carbon emissions are at least 20% less than those of the reference building.

To offset demolition works, the project team will complete the 'Existing Building' section of the Upfront Carbon Emissions calculator.

5.4.2 Energy Use

The building's energy use is at least 20% less than the reference building. Roof-mounted solar PV panels with a minimum capacity of 30 kW-e for common areas of the development.

For the residential apartments, 6.5-star minimum and 8.0-star Average NatHERS energy Rating are targeted.

5.4.3 Energy Source

The project team will develop a Zero Carbon Action Plan for the development which will be signed off by the building owner or developer. The Zero Carbon Action Plan will address all the requirements outlined in the credit and will be included in the operational documents for the development.

All energy use within the development must be sourced from the onsite renewables and GreenPower purchase.

5.4.4 Other Carbon Emissions

The project will eliminate the use of high-GWP refrigerants by selecting refrigerants with a GWP (of 10 or less), or by offsetting 100% of the associated carbon emissions.

5.4.5 Water Use

To minimise the amenity water consumption and discharge to the municipal sewerage system, water efficient fixtures are to be selected with the minimum WELS rating stated below:

- Taps - 5 Star WELS Rating
- WCs - 4 Star WELS Rating
- Urinals - 5 Star WELS Rating
- Showers - 3 Star WELS Rating (≤ 7.5 L/min)
- Dishwasher – 5 Star WELS Rating

The proposed building water use will be 45% less when compared to a reference building.

30kL rainwater tank(s) will be installed to collect the rainwater from the trafficable terrace and non-trafficable roof and reused for the common area toilet flushing and landscaping irrigation. Fire Temporary tank is proposed for minimum 80% fire testing water collection and re-use.

5.5 Places

5.5.1 Movement and Place

The development will consist of the shower facilities of appropriate design encouraging its use. The showers will be at least 900mm x 900mm. The number of showers will be incorporated according to the table below:

Occupants	No of Showers
0-49	1 Unisex
50-99	2
100-200	4
200+	Additional 1 per 200 occupants above 200

One locker for every eight regular building staff will be provided. These lockers will be in a secure location in the changing rooms.

Access to these facilities will be well lit between entryway to bike parking, all amenities and lift lobbies and main access points to the building.

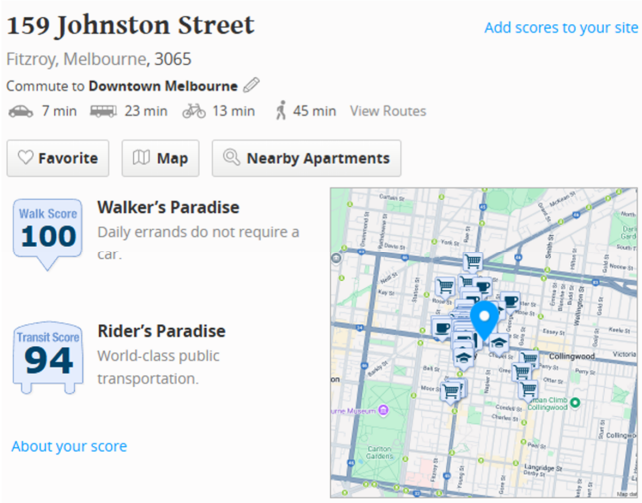
A Sustainable Transport Plan will be prepared by a qualified Transport Planner or Engineer and will reflect the design of the building's facilities and ongoing operational processes.

The building's access will prioritise walking and cycling options. The bicycle parking facilities are located within the building and will ensure the cycling equipment is safely secured.

Minimum 5% of parking has been proposed with electric charging facilities with future allowances of total 25% of all car parking spaces (including 5% already installed).

The building's design and location will be shown to reduce emissions from transport, encourage public transport use, and reduce vehicle kilometres travelled compared to a reference building. The Movement and Place calculator will be completed to demonstrate compliance.

159-167 Johnston Street, Fitzroy, has a walk score of 100 and is deemed to be 'Walker's Paradise' and 'Rider's Paradise'. This encourages walkability by providing world class amenities and public transport at walking distances.





5.5.2 Enjoyable Places

Communal accessibility will be promoted in the development providing new, communal accessible spaces that are enjoyable and support community activity and interactions.

All building types except Class 2 and Class 3 of more than1,000m^2 area is to provide 0.25 m^2/ occupant or 2.5% of GFA, whichever is greater as communal spared spaces for residents and visitors. Class 2 and Class 3 development is to provide 1.75m^2/dwelling (minimum of 250m^2) as communal spared spaces for residents and visitors.

An activation strategy will be provided to ensure placemaking continues after practical completion.

5.6 People

5.6.1 Inclusive Construction Practices

During building construction, the head contractor will provide gender inclusive facilities and protective equipment. The head contractor will also implement policies on-site to increase awareness and reduces instances of discrimination, racism, and bullying.

A Needs Analysis of potential site workers and sub-contractors will be carried out to identify appropriate actions. The policies and programs implemented will be relevant to all construction workers on site for the entire duration of the construction.

Physical and Mental Health Programs covering at least five of the key topics will be implemented. These programs will cover at least 80% of the workforce that have attended the site for more than three days from commencement on site to practical completion.

An evaluation report of the program's effectiveness will be provided to the client and sub-contractors consisting with the following information:

- Information on the programs or initiatives that were delivered, including information on dates, attendance, and available languages;
- A review on whether the programs delivered the intended outcomes including recommendations for improving future delivery of these programs.

5.7 Nature

5.7.1 Impacts to Nature

The development will not take place at a site with a high ecological value.

All outdoor lighting within the project boundary will comply with AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting. Light pollution to night sky is minimised via the selection of external luminaire with ULOR not exceeding 5%.

An urban context report will be developed to summarize the site's historical and current ecological values including vegetation, geology, soils, and habitats whilst referencing biodiversity priorities at local to national levels and identifying opportunities to enhance ecological value.

A site strategy will outline how ecological values will be protected by detailing vegetation retention, addressing threats with mitigation measures, describing management strategies across all project stages, and documenting community and stakeholder consultations, including with Aboriginal or Torres Strait Islander groups and environmental organisations.

5.7.2 Waterway Protection

The project will demonstrate a reduction in average annual stormwater discharge (ML/yr) of 40% across the whole site. The project team will provide a plan documenting how appropriate evaluation, monitoring, and maintenance of stormwater control measures (and associated reporting of their condition) will be undertaken to enhance their design stormwater treatment function.

All stormwater discharged from the site will meet the pollution reduction targets listed in the table below with proper environmental management to Green Star Waterway Protection credit requirement.

Pollutant	Reduction Target (%)
Total Suspended Solids (TSS)	85%
Gross Pollutants	90%
Total Nitrogen (TN)	45%
Total Phosphorus (TP)	65%

The Environmental Management will be Minimizing the potential ingress of chemical pollutants and other noxious substances into the stormwater system is of paramount importance. This entails, among other measures:

- The implementation of containment measures, such as bunding, within areas dedicated to chemical storage, loading, refueling, or work activities. Any inadvertent chemical spills should be directed towards trade waste disposal or subjected to appropriate treatment processes. Furthermore, these designated areas should be equipped with roofing or awnings to channel rainfall runoff separately into the stormwater system.
- For sites featuring more than 200 square meters of open spaces frequented by vehicles for transit and/or parking, it is imperative to incorporate hydrocarbon treatment devices. These devices should be meticulously selected to achieve a minimum removal efficiency of 98% for hydrocarbons and must be adequately sized to handle storm events with a return period of 1-in-3 months (equivalent to a 4-year ARI). It should be noted that parking facilities exclusively designated for electric vehicles are exempt from inclusion in the aforementioned calculation.

5.8 Leadership

5.8.1 Leadership Challenge – Homes for Homes

The developer will make an affordable housing contribution to Homes for Homes or local equivalent equal to, or exceeding, 0.1% of the development value.

5. Targeted Green Star Buildings Benchmark

With inclusion of all ESD initiatives summarised above, the proposed design will achieve and overall 35+ point to a 5-Star Green Star certified design and demonstrates 'Australian Excellence' sustainable design.

Category	Points Available	Points Targeted
Responsible	17	6
Healthy	14	6
Resilient	8	2
Positive	30	17
Places	8	5
People	9	1
Nature	14	4
Leadership	-	2
Total Core Points	**100**	**43**

6. Conclusion

This report provides a summary of sustainable design features, which are integrated into the design of the proposed development, in order to meet the objectives of the City of Yarra Sustainable Building Design.

The proposed mixed-use residential development will include the following:

- Thermally enhanced building fabrics to achieve a 6.5 Star Minimum and 8.0 Stars Average NatHERS rating for all dwellings;
- At least a 40% reduction in potable water use will be achieved for the Class 2 portion and a 45% reduction for the retail areas, compared to a reference building;
- At least 90% of construction and demolition waste will be diverted from landfill, in compliance with the Green Star Construction and Demolition Waste Report criteria;
- A 30,000 litres rainwater harvesting system will be installed onsite for common area toilet flushing and for landscape irrigation;
- 30kW-e roof mounted solar PV panels are proposed for the common areas of the development;
- A Minimum of 5% of parking has been proposed with electric charging facilities with future provision for up to 25% of all car parking spaces;
- Building Contractor with valid ISO 14001 Certificate will be used to manage the construction of the development;
- Airtightness testing will be undertaken for the development;
- The development will include appropriate spaces for waste management and a suitably sized loading dock;
- The building will provide at least a 50% improvement in outside air;
- Glare will be controlled, with good quality light fittings and high levels of natural daylight provided to the occupied areas;
- Internal noise levels from services and the outside will be limited through an acoustic comfort strategy;
- All the paints, adhesives, sealants, and carpets will be low VOC and Engineering wood will be low Formaldehyde;
- A pre-screening assessment and delineated design choices will be carried out to mitigate climate change resilience;
- The building's upfront carbon emissions will be at least 20% less than the reference building;
- The building's energy use will be at least 20% less than that of the reference building;
- Zero Carbon Action Plan will be produced for the development;
- Water efficient fixtures and fittings will be installed, meeting the minimum specified WELS ratings;
- Showers, Lockers and Change Rooms will be provided for the development; and
- The architect and lighting designer will ensure the development's light pollution has been minimised.

The proposed Mixed Use Residential Development at 159-167 Johnston Street, Fitzroy has the design potential to meet the following:

- Energy efficiency to exceed NCC 2022 Section J;
- The stormwater management within the site has been designed to meet the objectives and application requirement set out in Clause 19.03-3S 'Integrated water management' and Clause 19.03-3L 'Water sensitive urban design';
- A Waste Management Plan (WMP) has been prepared in accordance with the current version of the City of Yarra's Guidelines for Waste Management Plans; and
- A 5-Star Green Star design and construction benchmarking the Green Star Buildings v1 Revision C for the whole development.

Therefore, the proposed development has been designed to meet the objectives of City of Yarra Sustainable Building Design as addressed and the project team will ensure the performance outcomes proposed in this Sustainable Management Plan be implemented prior to occupancy at no cost to the City of Yarra and be to the satisfaction of the Responsible Authority.

Appendix A – Green Star Scorecard

greenstar Buildings

Submission planner

Summary

Climate Positive Pathway

Registering from / certified	2023 onwards	Desired Green Star rating	5 Star

Green Star rating

Core points targeted	41	Minimum expectations met	Yes
Leadership points targeted	2	Green Star rating targeted	5 Star
Total points targeted	43	Climate Positive Pathway met	Yes

	Credit	Minimum Expectation	Credit Achievement	Exceptional Performance	Total points available	Targeted performance level	Total points targeted
Responsible					**17**		
1	Industry Development		1		**1**	Credit Achievement	**1**
2	Responsible Construction	•	1		**1**	Credit Achievement	**1**
3	Verification and Handover	•	1		**1**	Minimum Expectation	•
4	Operational Waste	•			**0**	Minimum Expectation	•
5	Responsible Procurement		1		**1**	Credit Achievement	**1**
6	Responsible Structure		3	2	**5**	Credit Achievement	**3**
7	Responsible Envelope		2	2	**4**		**0**
8	Responsible Systems		1	1	**2**		**0**
9	Responsible Finishes		1	1	**2**		**0**
						Total	**6**
Healthy					**14**		
10	Clean Air	•	2		**2**	Minimum Expectation	•
11	Light Quality	•	2	2	**4**	Credit Achievement	**2**
12	Acoustic Comfort	•	2		**2**	Credit Achievement	**2**
13	Exposure to Toxins	•	2		**2**	Credit Achievement	**2**
14	Amenity and Comfort		2		**2**		**0**
15	Connection to Nature		1	1	**2**		**0**
						Total	**6**
Resilient					**8**		
16	Climate Change Resilience	•	1		**1**	Credit Achievement	**1**
17	Operations Resilience		2		**2**		**0**
18	Community Resilience		1		**1**		**0**
19	Heat Resilience		1		**1**	Credit Achievement	**1**
20	Grid Resilience		3		**3**		**0**
						Total	**2**
Positive					**30**		
21	Upfront Carbon Emissions	•	3	3	**6**	Credit Achievement	**3**
22	Energy Use	•	3	3	**6**	Credit Achievement	**3**
23	Energy Source	•	3	3	**6**	Exceptional Performance	**6**
24	Other Carbon Emissions		2	2	**4**	Credit Achievement	**2**
25	Water Use	•	3	3	**6**	Credit Achievement	**3**
26	Life Cycle Impacts		2		**2**		**0**
						Total	**17**
Places					**8**		
27	Movement and Place	•	3		**3**	Credit Achievement	**3**
28	Enjoyable Places		2		**2**	Credit Achievement	**2**
29	Contribution to Place		2		**2**		**0**
30	Culture, Heritage and Identity		1		**1**		**0**
						Total	**5**
People					**9**		
31	Inclusive Construction Practices	•	1		**1**	Credit Achievement	**1**
32	Indigenous Inclusion		2		**2**		**0**
33	Procurement and Workforce Inclusion		2	1	**3**		**0**
34	Design for Inclusion		2	1	**3**		**0**
						Total	**1**
Nature					**14**		
35	Impacts to Nature	•	2		**2**	Credit Achievement	**2**
36	Biodiversity Enhancement		2	2	**4**		**0**
37	Nature Connectivity		2		**2**		**0**
38	Nature Stewardship		2		**2**		**0**
39	Waterway Protection		2	2	**4**	Credit Achievement	**2**
						Total	**4**
Leadership					**1**		
40	Market Transformation				**0**		**0**
41	Leadership Challenges		1		**1**	Credit Achievement	**2**
						Total	**2**

Appendix B – Daylight Modelling Report

IGS INTEGRATED GROUP SERVICES

Value | Innovation | Trust

GREEN STAR DAYLIGHT ACCESS MODELLING REPORT

165-167 Johnston Street,
Fitzroy, VIC 3065

Project No: 25043
Date: 15/10/2025

Level 4, 108 Elizabeth Street,
Melbourne VIC 3000
Web: www.igs.com.au

Document Control

Version	Date	Issue	Author		Reviewer	
00	07/08/2023	Issue for Review	Gokul Nisha	GN	Earnest Joseph	EJ
01	07/08/2023	Issue for Review	Gokul Nisha	GN	Earnest Joseph	EJ
02	15/10/2025	Issue for Review	Gokul Nisha	GN	Earnest Joseph	EJ
03	15/10/2025	Issue for Review	Gokul Nisha	GN	Earnest Joseph	EJ

"© 2025 IGS VIC Pty Ltd All Rights Reserved. Copyright in the whole and every part of this document belongs to IGS Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of IGS Pty"

TABLE OF CONTENTS

1. Executive Summary 3
2. Introduction 4
2.1 Key Assumptions 4
2.2 Sky Model 4
2.3 Building Shape 4
3. Introduction 5
3.1 Ground Level Daylight Result – Contour Plot 5
3.2 Level 01 Daylight Result – Contour Plot 6
3.3 Level 02 Representative Daylight Result – Contour Plot 7
3.4 Level 05 Representative Daylight Result – Contour Plot 8
3.5 Level 09 Representative Daylight Result – Contour Plot 9
3.6 Level 10 Daylight Result – Contour Plot 10
3.7 Commercial Development Daylight Result – Summary Table 11
3.8 Residential Daylight Result – Summary Table 11
4. Conclusion 17

1. Executive Summary

IGS was engaged to undertake a daylight simulation on the mixed-use residential development at 159-167 Johnston Street, Fitzroy to identify the Green Star Daylight Access.

The daylight availability simulation has been undertaken above the finished floor level for the residential apartments under the Uniform Cloudy Sky. A Uniform Cloudy Sky represents a sky with a constant value of luminance. The values are derived from a statistical analysis of outdoor illuminance levels. They represent a horizontal illuminance level that exceeds 85% of the time between the hours of 9am and 5pm throughout the year. They also represent that the building has been designed to meet the modelled daylight levels for at least 85% of the daytime annually.

To achieve the Green Star Light Quality Credit Achievement for Class 2 buildings, at least 60% of the combined living and bedroom areas within each unit must receive high levels of daylight. Additionally, a minimum of 20% of the floor area of each individual living room and bedroom must meet the daylight requirement.

For Non-residential areas, at least 40% of the regularly occupied areas across the building must receive high levels of daylight with no less than 20% on any floor or tenancy (whichever is smaller).

The daylight assessment demonstrates that majority of apartments will achieve a daylight factor of 1.6% to at least 60% of the combined living and bedroom areas, with each room achieving a minimum of 20% compliance, thereby meeting the credit achievement requirements for the Light Quality - Daylight criteria.

Additionally, at least 40% of regularly occupied non-residential areas across the building receive high levels of daylight with all individual space or floor (whichever is smaller) receiving more than 1.6% DF to at least 20% of the floor area.

Where the Green Star Credit Achievement requirements for daylight are not met for the regularly occupied areas, Artificial lighting complying with Light Quality - Credit Achievement requirements will be incorporated to demonstrate compliance with this credit requirements.

2. Introduction

2.1 Key Assumptions

The proposed external windows visible light transmissions (VLTs) are recommended to be:

- All external windows: VLT ≥ 60%

Finishes Reflectance Values

The following reflectance values are used for the building finishes daylight availability modelling.

- Floor covering reflectance = 0.5
- Walls and Internal Partitions reflectance = 0.9
- Ceiling reflectance = 0.9
- Surrounding Buildings reflectance = 0.4

2.2 Sky Model

The Uniform Cloudy Sky of horizontal external illuminance of 10,000 Lux is used for daylight availability simulation. A Uniform Cloudy Sky represents a sky with a constant value of luminance. The values are derived from a statistical analysis of outdoor illuminance levels. They represent a horizontal illuminance level that exceeds 85% of the time between the hours of 9am and 5pm throughout the year. Thus, they also represent that the building has been designed to meet the modelled daylight levels for at least 85% of the daytime annually.

2.3 Building Shape

The building physical shape is modelled in accordance with the architectural drawings package issued for Town Planning submission dated 07/08/2025. However, the architectural drawings have been updated to address the planning requirements on 08/10/2025 issued for Town Planning submission update. Based on our review of these plans, the updated architectural changes are anticipated to not have any significant impact on the previously achieved compliance outcomes.

The design intent and key parameters influencing compliance remain consistent, and therefore, the overall results and performance are expected to remain largely unchanged.

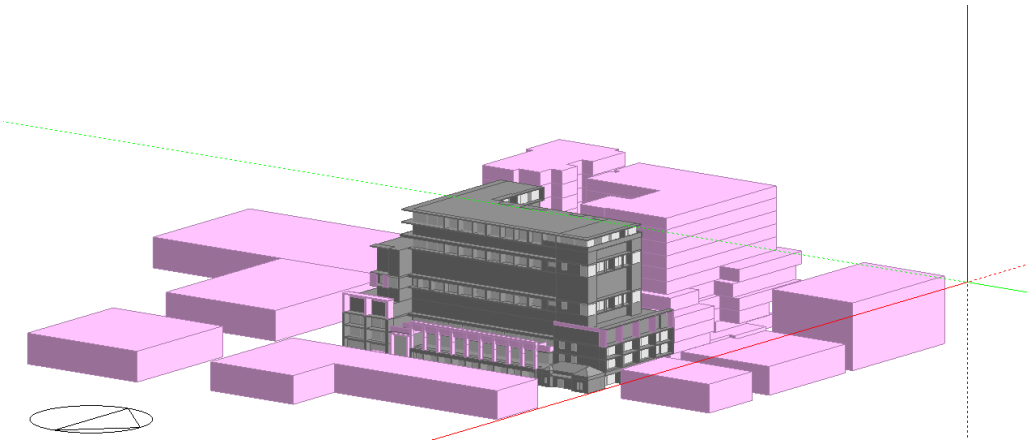


Figure 1 – Building Model

3. Introduction

3.1 Ground Level Daylight Result – Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across ground floor. This floor includes the retained heritage façade, which impacts daylight access in certain area.

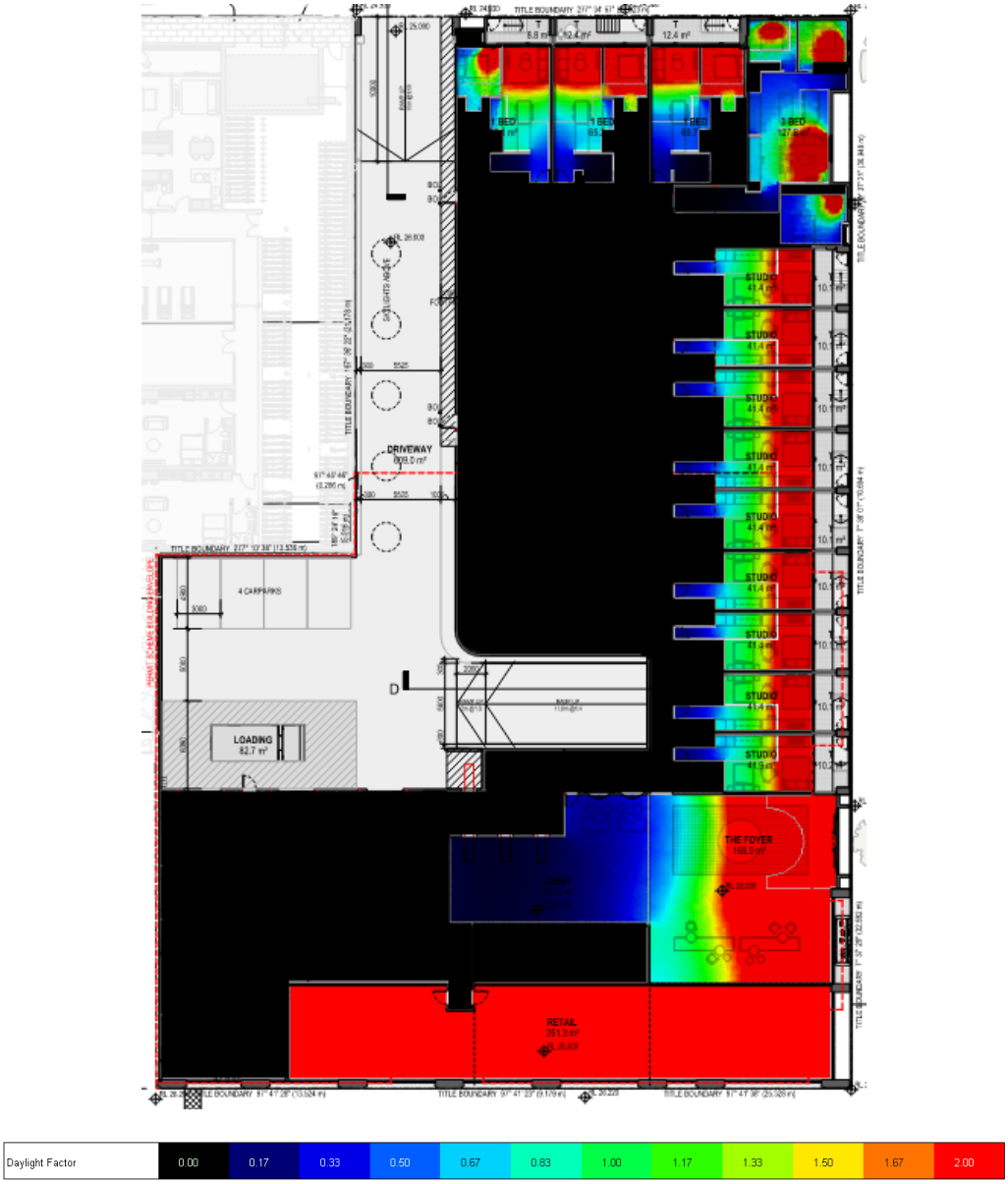


Figure 2 – Ground Floor (With Heritage Façade) Daylight Contour Plot

3.2 Level 01 Daylight Result – Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 01.

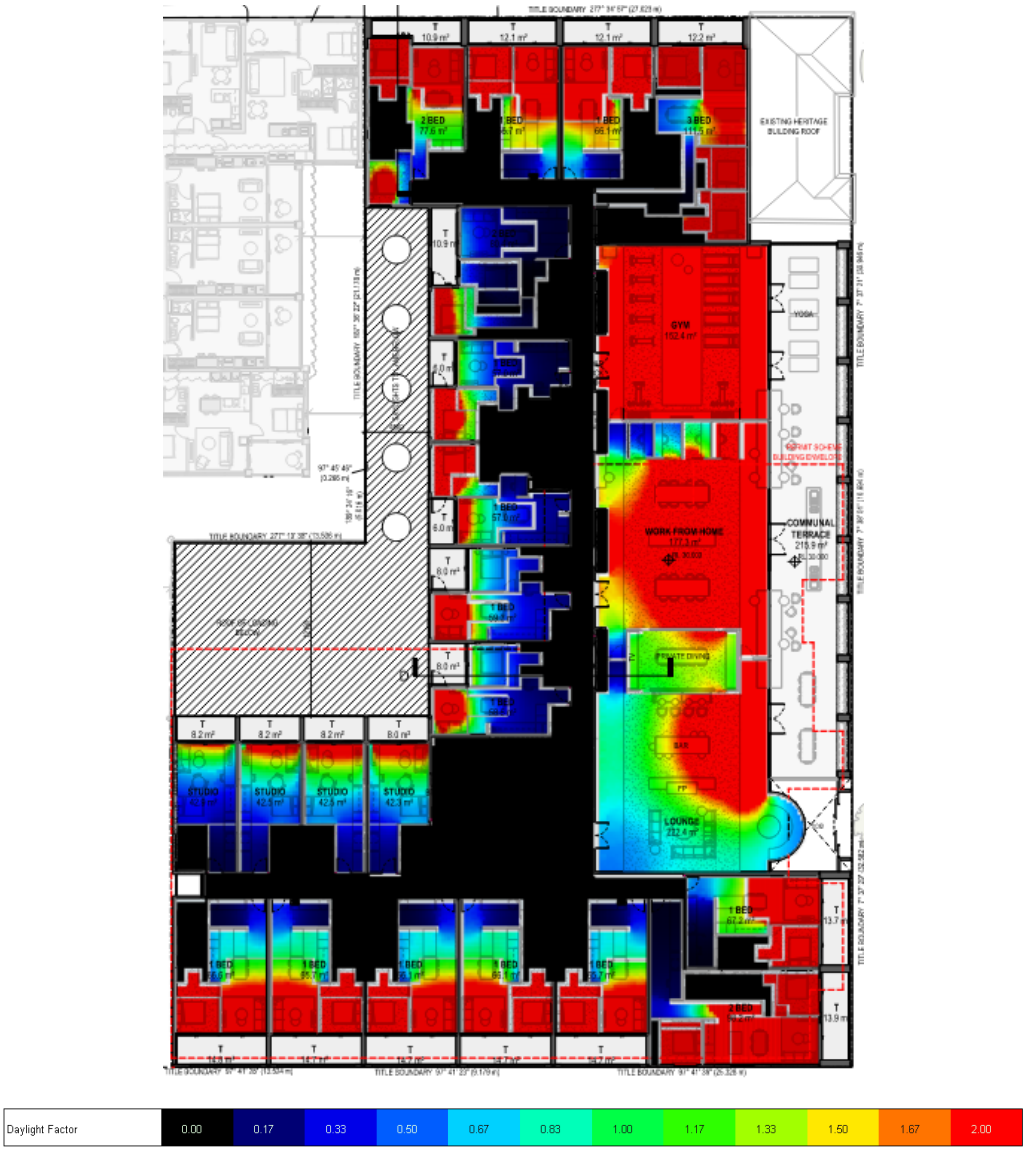


Figure 3 – Level 01 Daylight Contour Plot

3.3 Level 02 Representative Daylight Result – Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 02. This floor is representative from Level 02 to Level 03.



Figure 4 – Level 02 Daylight Contour Plot

3.4 Level 05 Representative Daylight Result – Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 05. This floor is representative from Level 04 to Level 07.



Figure 5 – Level 05 Daylight Contour Plot

3.5 Level 09 Representative Daylight Result – Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 09. This floor is representative from Level 08 to Level 09.

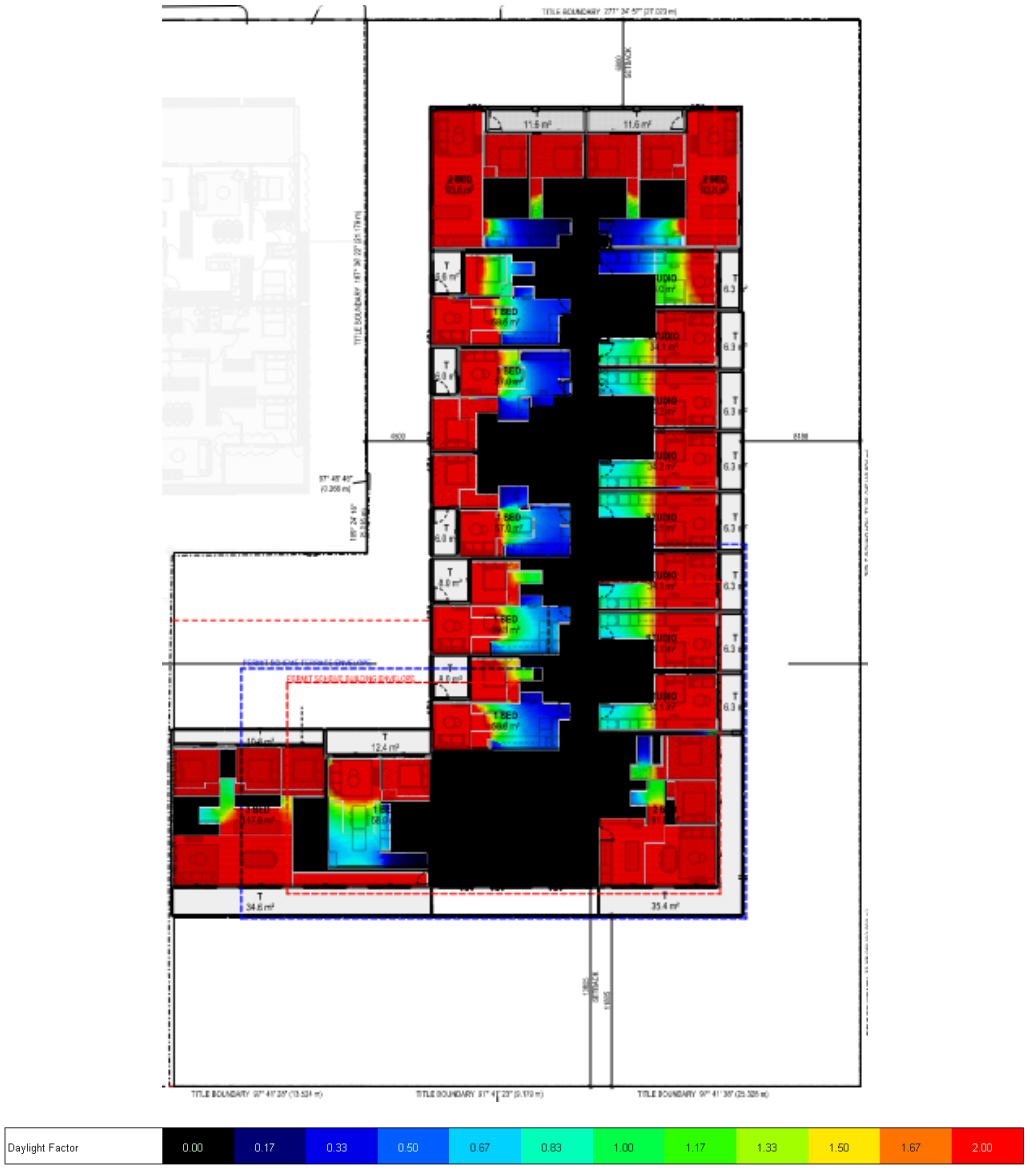


Figure 6 – Level 09 Daylight Contour Plot

3.6 Level 10 Daylight Result – Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 10.

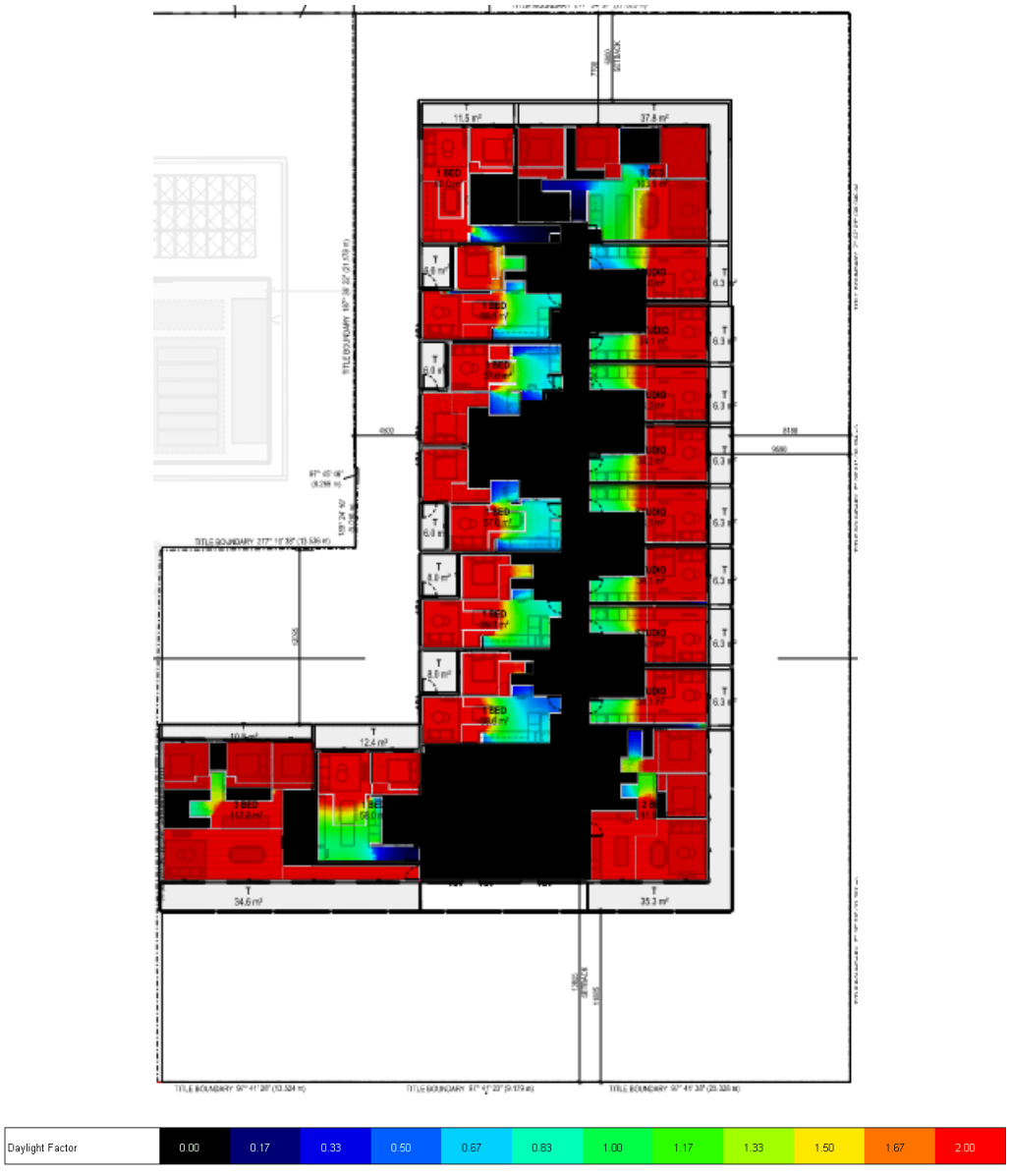


Figure 7 – Level 10 Daylight Contour Plot

3.7 Commercial Development Daylight Result – Summary Table

Daylight availability output for Non-Residential areas is tabulated below:

Level	Zone	Total Floor area (m^2)	Floor Area above Threshold (m^2)	Floor Area above Threshold (%)
GROUND LEVEL	RETAIL	244.7	244.7	100%
GROUND LEVEL	THE FOYER	166.7	104.7	63%
LEVEL 1	WORK FROM HOME	178.4	153.0	86%
LEVEL 1	GYM	143.9	143.9	100%
LEVEL 1	LOUNGE	171.9	66.1	38%
LEVEL 1	PRIVATE DINING	33.9	33.9	100%

Total Floor area (m2)	**939.5**
Total Area above Threshold (m^2)	**746.3**
Total Area above Threshold (%)	**79%**

3.8 Residential Daylight Result – Summary Table

Daylight availability output for Residential areas is tabulated below:

Level	Zone	No. of Floors	Floor Area (m^2)	Floor Area above Threshold (m^2)	Floor Area above Threshold (%)	Bedroom and Living Total Floor Area (m^2)	Bedroom and Living Floor Area above Threshold (m^2)	Bedroom and Living Floor Area above Threshold (%)
GROUND LEVEL	APT 1 LIV	1	14.5	10.8	74%	22.2	13.8	62%
GROUND LEVEL	APT 1 BED 1	1	7.6	3.0	39%			
GROUND LEVEL	APT 2 LIV	1	16.4	10.7	65%	24.2	18.5	76%
GROUND LEVEL	APT 2 BED 1	1	7.8	7.8	100%			
GROUND LEVEL	APT 3 LIV	1	16.5	9.5	58%	24.3	17.3	71%
GROUND LEVEL	APT 3 BED 1	1	7.8	7.8	100%			
GROUND LEVEL	APT 4 LIV	1	18.3	11.0	60%	49.7	20.9	42%
GROUND LEVEL	APT 4 BED 1	1	5.9	2.7	47%			
GROUND LEVEL	APT 4 BED 2	1	10.5	5.3	51%			
GROUND LEVEL	APT 4 BED 3	1	15.0	1.9	13%			
GROUND LEVEL	STUDIO 1	1	17.2	11.2	65%	17.2	11.2	65%
GROUND LEVEL	STUDIO 2	1	17.2	11.3	65%	17.2	11.3	65%
GROUND LEVEL	STUDIO 3	1	17.0	11.3	67%	17.0	11.3	67%
GROUND LEVEL	STUDIO 4	1	17.4	11.4	66%	17.4	11.4	66%
GROUND LEVEL	STUDIO 5	1	17.5	11.6	66%	17.5	11.6	66%
GROUND LEVEL	STUDIO 6	1	17.3	11.3	65%	17.3	11.3	65%
GROUND LEVEL	STUDIO 7	1	17.4	11.3	65%	17.4	11.3	65%
GROUND LEVEL	STUDIO 8	1	17.4	11.3	65%	17.4	11.3	65%
GROUND LEVEL	STUDIO 9	1	17.2	10.5	61%	17.2	10.5	61%
LEVEL 1	APT 1 LIV	1	17.0	17.0	100%	25.0	25.0	100%
LEVEL 1	APT 1 BED 1	1	8.1	8.1	100%			
LEVEL 1	APT 2 LIV	1	22.1	22.1	100%	38.9	38.9	100%
LEVEL 1	APT 2 BED 1	1	8.7	8.7	100%			



LEVEL 1	APT 2 BED 2	1	8.1	8.1	100%			
LEVEL 1	APT 3 LIV	1	16.6	13.4	81%	24.4	21.2	87%
LEVEL 1	APT 3 BED 1	1	7.8	7.8	100%			
LEVEL 1	APT 4 LIV	1	17.3	14.3	83%	25.1	22.1	88%
LEVEL 1	APT 4 BED 1	1	7.8	7.8	100%			
LEVEL 1	APT 5 LIV	1	16.5	13.0	79%	24.3	20.8	86%
LEVEL 1	APT 5 BED 1	1	7.8	7.8	100%			
LEVEL 1	APT 6 LIV	1	17.4	14.2	81%	25.2	21.9	87%
LEVEL 1	APT 6 BED 1	1	7.8	7.8	100%			
LEVEL 1	APT 7 LIV	1	16.8	13.4	80%	24.9	21.5	86%
LEVEL 1	APT 7 BED 1	1	8.2	8.2	100%			
LEVEL 1	APT 8 LIV	1	11.8	6.9	58%	19.9	6.9	35%
LEVEL 1	APT 8 BED 1	1	8.1	0.0	0%			
LEVEL 1	APT 9 LIV	1	12.6	9.2	73%	20.9	9.2	44%
LEVEL 1	APT 9 BED 1	1	8.3	0.0	0%			
LEVEL 1	APT 10 LIV	1	13.9	3.7	27%	23.1	12.9	56%
LEVEL 1	APT 10 BED 1	1	9.2	9.2	100%			
LEVEL 1	APT 11 LIV	1	11.5	0.0	0%	20.7	7.4	36%
LEVEL 1	APT 11 BED 1	1	9.2	7.4	80%			
LEVEL 1	APT 12 LIV	1	15.1	0.0	0%	31.3	6.0	19%
LEVEL 1	APT 12 BED 1	1	8.0	0.0	0%			
LEVEL 1	APT 12 BED 2	1	8.2	6.0	74%			
LEVEL 1	APT 13 LIV	1	15.3	15.3	100%	29.7	27.6	93%
LEVEL 1	APT 13 BED 1	1	8.3	8.3	100%			
LEVEL 1	APT 13 BED 2	1	6.2	4.1	66%			
LEVEL 1	APT 14 LIV	1	16.5	16.5	100%	24.3	24.3	100%
LEVEL 1	APT 14 BED 1	1	7.8	7.8	100%			
LEVEL 1	APT 15 LIV	1	17.3	17.3	100%	29.0	29.0	100%
LEVEL 1	APT 15 BED 1	1	11.7	11.7	100%			
LEVEL 1	APT 16 LIV	1	31.2	23.2	74%	57.1	49.1	86%
LEVEL 1	APT 16 BED 1	1	9.0	9.0	100%			
LEVEL 1	APT 16 BED 2	1	7.8	7.8	100%			
LEVEL 1	APT 16 BED 3	1	9.2	9.2	100%			
LEVEL 1	STUDIO 1	1	24.4	1.5	6%	24.4	1.5	6%
LEVEL 1	STUDIO 2	1	24.7	4.0	16%	24.7	4.0	16%
LEVEL 1	STUDIO 3	1	23.8	5.5	23%	23.8	5.5	23%
LEVEL 1	STUDIO 4	1	24.1	5.4	22%	24.1	5.4	22%
LEVEL 2-3	APT 1 LIV	2	33.9	33.9	100%	50.1	50.1	100%
LEVEL 2-3	APT 1 BED 1	2	16.2	16.2	100%			
LEVEL 2-3	APT 2 LIV	2	44.2	44.2	100%	77.7	77.7	100%
LEVEL 2-3	APT 2 BED 1	2	17.3	17.3	100%			
LEVEL 2-3	APT 2 BED 2	2	16.2	16.2	100%			
LEVEL 2-3	APT 3 LIV	2	33.3	23.1	69%	48.8	38.7	79%
LEVEL 2-3	APT 3 BED 1	2	15.6	15.6	100%			

LEVEL 2-3	APT 4 LIV	2	34.7	25.2	73%	50.2	40.7	81%
LEVEL 2-3	APT 4 BED 1	2	15.5	15.5	100%			
LEVEL 2-3	APT 5 LIV	2	33.1	23.5	71%	48.7	39.1	80%
LEVEL 2-3	APT 5 BED 1	2	15.6	15.6	100%			
LEVEL 2-3	APT 6 LIV	2	34.9	25.2	72%	50.4	40.8	81%
LEVEL 2-3	APT 6 BED 1	2	15.5	15.5	100%			
LEVEL 2-3	APT 7 LIV	2	33.5	23.2	69%	49.9	39.5	79%
LEVEL 2-3	APT 7 BED 1	2	16.4	16.4	100%			
LEVEL 2-3	APT 8 LIV	2	23.7	16.2	68%	39.8	16.2	41%
LEVEL 2-3	APT 8 BED 1	2	16.1	0.0	0%			
LEVEL 2-3	APT 9 LIV	2	25.1	19.1	76%	41.8	19.1	46%
LEVEL 2-3	APT 9 BED 1	2	16.7	0.0	0%			
LEVEL 2-3	APT 10 LIV	2	27.8	6.7	24%	46.2	25.1	54%
LEVEL 2-3	APT 10 BED 1	2	18.4	18.4	100%			
LEVEL 2-3	APT 11 LIV	2	22.9	1.2	5%	41.4	19.6	47%
LEVEL 2-3	APT 11 BED 1	2	18.5	18.5	100%			
LEVEL 2-3	APT 12 LIV	2	30.3	0.0	0%	62.5	16.3	26%
LEVEL 2-3	APT 12 BED 1	2	16.0	0.0	0%			
LEVEL 2-3	APT 12 BED 2	2	16.3	16.3	100%			
LEVEL 2-3	APT 13 LIV	2	30.5	30.5	100%	59.5	58.2	98%
LEVEL 2-3	APT 13 BED 1	2	16.6	16.6	100%			
LEVEL 2-3	APT 13 BED 2	2	12.4	11.1	90%			
LEVEL 2-3	APT 14 LIV	2	33.1	31.3	95%	48.6	46.9	96%
LEVEL 2-3	APT 14 BED 1	2	15.6	15.6	100%			
LEVEL 2-3	APT 15 LIV	2	34.6	34.2	99%	58.1	57.6	99%
LEVEL 2-3	APT 15 BED 1	2	23.4	23.4	100%			
LEVEL 2-3	APT 16 LIV	2	62.3	45.4	73%	114.1	97.1	85%
LEVEL 2-3	APT 16 BED 1	2	17.9	17.9	100%			
LEVEL 2-3	APT 16 BED 2	2	15.5	15.5	100%			
LEVEL 2-3	APT 16 BED 3	2	18.4	18.4	100%			
LEVEL 2-3	APT 17 LIV	2	35.4	26.0	73%	57.2	47.7	83%
LEVEL 2-3	APT 17 BED 1	2	21.7	21.7	100%			
LEVEL 2-3	STUDIO 1	2	48.8	4.7	10%	48.8	4.7	10%
LEVEL 2-3	STUDIO 2	2	49.5	10.4	21%	49.5	10.4	21%
LEVEL 2-3	STUDIO 3	2	47.7	13.2	28%	47.7	13.2	28%
LEVEL 2-3	STUDIO 4	2	48.3	12.4	26%	48.3	12.4	26%
LEVEL 2-3	STUDIO 5	2	37.8	36.1	96%	37.8	36.1	96%
LEVEL 2-3	STUDIO 6	2	32.7	32.2	98%	32.7	32.2	98%
LEVEL 2-3	STUDIO 7	2	33.2	33.1	100%	33.2	33.1	100%
LEVEL 2-3	STUDIO 8	2	32.8	32.0	97%	32.8	32.0	97%
LEVEL 2-3	STUDIO 9	2	33.6	33.3	99%	33.6	33.3	99%
LEVEL 2-3	STUDIO 10	2	32.9	32.9	100%	32.9	32.9	100%
LEVEL 2-3	STUDIO 11	2	32.9	32.8	100%	32.9	32.8	100%
LEVEL 2-3	STUDIO 12	2	32.5	32.4	100%	32.5	32.4	100%



LEVEL 2-3	STUDIO 13	2	32.3	31.7	98%	32.3	31.7	98%
LEVEL 4-7	APT 1 LIV	4	103.3	103.3	100%	204.8	204.8	100%
LEVEL 4-7	APT 1 BED 1	4	37.2	37.2	100%			
LEVEL 4-7	APT 1 BED 2	4	31.8	31.8	100%			
LEVEL 4-7	APT 1 BED 3	4	32.5	32.5	100%			
LEVEL 4-7	APT 2 LIV	4	81.2	81.2	100%	153.9	153.9	100%
LEVEL 4-7	APT 2 BED 1	4	37.0	37.0	100%			
LEVEL 4-7	APT 2 BED 2	4	35.6	35.6	100%			
LEVEL 4-7	APT 3 LIV	4	105.5	105.5	100%	207.0	188.7	91%
LEVEL 4-7	APT 3 BED 1	4	38.4	20.1	52%			
LEVEL 4-7	APT 3 BED 2	4	31.6	31.6	100%			
LEVEL 4-7	APT 3 BED 3	4	31.5	31.5	100%			
LEVEL 4-7	APT 4 LIV	4	48.0	41.7	87%	80.3	61.7	77%
LEVEL 4-7	APT 4 BED 1	4	32.2	20.0	62%			
LEVEL 4-7	APT 5 LIV	4	49.4	45.3	92%	82.7	64.9	78%
LEVEL 4-7	APT 5 BED 1	4	33.3	19.6	59%			
LEVEL 4-7	APT 6 LIV	4	48.6	30.5	63%	89.5	71.4	80%
LEVEL 4-7	APT 6 BED 1	4	40.9	40.9	100%			
LEVEL 4-7	APT 7 LIV	4	46.1	17.8	39%	84.7	56.4	67%
LEVEL 4-7	APT 7 BED 1	4	38.6	38.6	100%			
LEVEL 4-7	APT 8 LIV	4	55.9	43.3	77%	87.6	44.2	50%
LEVEL 4-7	APT 8 BED 1	4	31.7	0.9	3%			
LEVEL 4-7	APT 9 LIV	4	139.9	139.9	100%	218.7	218.7	100%
LEVEL 4-7	APT 9 BED 1	4	33.7	33.7	100%			
LEVEL 4-7	APT 9 BED 2	4	45.1	45.1	100%			
LEVEL 4-7	APT 10 LIV	4	136.8	136.8	100%	216.5	216.5	100%
LEVEL 4-7	APT 10 BED 1	4	44.7	44.7	100%			
LEVEL 4-7	APT 10 BED 2	4	34.9	34.9	100%			
LEVEL 4-7	APT 17 LIV	4	70.9	60.4	85%	114.3	103.9	91%
LEVEL 4-7	APT 17 BED 1	4	43.5	43.5	100%			
LEVEL 4-7	STUDIO 1	4	74.3	48.3	65%	74.3	48.3	65%
LEVEL 4-7	STUDIO 2	4	75.2	66.7	89%	75.2	66.7	89%
LEVEL 4-7	STUDIO 3	4	72.5	66.5	92%	72.5	66.5	92%
LEVEL 4-7	STUDIO 4	4	73.4	63.4	86%	73.4	63.4	86%
LEVEL 4-7	STUDIO 5	4	75.5	75.5	100%	75.5	75.5	100%
LEVEL 4-7	STUDIO 6	4	65.3	65.3	100%	65.3	65.3	100%
LEVEL 4-7	STUDIO 7	4	66.4	66.4	100%	66.4	66.4	100%
LEVEL 4-7	STUDIO 8	4	64.6	41.9	65%	64.6	41.9	65%
LEVEL 4-7	STUDIO 9	4	67.2	67.2	100%	67.2	67.2	100%
LEVEL 4-7	STUDIO 10	4	65.8	65.8	100%	65.8	65.8	100%
LEVEL 4-7	STUDIO 11	4	65.8	65.8	100%	65.8	65.8	100%
LEVEL 4-7	STUDIO 12	4	65.0	65.0	100%	65.0	65.0	100%
LEVEL 4-7	STUDIO 13	4	65.8	65.8	100%	65.8	65.8	100%
LEVEL 8-9	APT 1 LIV	2	38.7	38.7	100%	76.2	76.2	100%



LEVEL 8-9	APT 1 BED 1	2	16.6	16.6	100%			
LEVEL 8-9	APT 1 BED 2	2	20.9	20.9	100%			
LEVEL 8-9	APT 2 LIV	2	31.1	22.9	74%	47.5	39.4	83%
LEVEL 8-9	APT 2 BED 1	2	16.5	16.5	100%			
LEVEL 8-9	APT 3 LIV	2	59.0	59.0	100%	110.1	110.1	100%
LEVEL 8-9	APT 3 BED 1	2	16.8	16.8	100%			
LEVEL 8-9	APT 3 BED 2	2	17.1	17.1	100%			
LEVEL 8-9	APT 3 BED 3	2	17.1	17.1	100%			
LEVEL 8-9	APT 4 LIV	2	24.0	21.9	91%	40.1	37.9	94%
LEVEL 8-9	APT 4 BED 1	2	16.1	16.0	99%			
LEVEL 8-9	APT 5 LIV	2	24.7	24.6	100%	41.4	41.3	100%
LEVEL 8-9	APT 5 BED 1	2	16.7	16.7	100%			
LEVEL 8-9	APT 6 LIV	2	24.3	18.8	77%	44.8	39.2	88%
LEVEL 8-9	APT 6 BED 1	2	20.5	20.5	100%			
LEVEL 8-9	APT 7 LIV	2	23.1	18.9	82%	42.4	38.2	90%
LEVEL 8-9	APT 7 BED 1	2	19.3	19.3	100%			
LEVEL 8-9	APT 8 LIV	2	28.0	24.6	88%	43.8	33.3	76%
LEVEL 8-9	APT 8 BED 1	2	15.8	8.7	55%			
LEVEL 8-9	APT 9 LIV	2	70.0	70.0	100%	109.4	109.4	100%
LEVEL 8-9	APT 9 BED 1	2	22.5	22.5	100%			
LEVEL 8-9	APT 9 BED 2	2	16.9	16.9	100%			
LEVEL 8-9	APT 10 LIV	2	68.4	68.4	100%	108.3	108.3	100%
LEVEL 8-9	APT 10 BED 1	2	17.5	17.5	100%			
LEVEL 8-9	APT 10 BED 2	2	22.4	22.4	100%			
LEVEL 8-9	STUDIO 1	2	28.3	16.9	60%	28.3	16.9	60%
LEVEL 8-9	STUDIO 2	2	32.5	32.5	100%	32.5	32.5	100%
LEVEL 8-9	STUDIO 3	2	33.6	33.6	100%	33.6	33.6	100%
LEVEL 8-9	STUDIO 4	2	32.8	32.8	100%	32.8	32.8	100%
LEVEL 8-9	STUDIO 5	2	33.2	33.2	100%	33.2	33.2	100%
LEVEL 8-9	STUDIO 6	2	32.7	32.7	100%	32.7	32.7	100%
LEVEL 8-9	STUDIO 7	2	33.3	33.3	100%	33.3	33.3	100%
LEVEL 8-9	STUDIO 8	2	33.3	33.3	100%	33.3	33.3	100%
LEVEL 10	APT 1 LIV	1	19.4	19.4	100%	38.1	38.1	100%
LEVEL 10	APT 1 BED 1	1	10.4	10.4	100%			
LEVEL 10	APT 1 BED 2	1	8.3	8.3	100%			
LEVEL 10	APT 2 LIV	1	15.5	13.6	87%	23.8	21.8	92%
LEVEL 10	APT 2 BED 1	1	8.2	8.2	100%			
LEVEL 10	APT 3 LIV	1	29.5	29.5	100%	55.1	55.1	100%
LEVEL 10	APT 3 BED 1	1	8.4	8.4	100%			
LEVEL 10	APT 3 BED 2	1	8.6	8.6	100%			
LEVEL 10	APT 3 BED 3	1	8.6	8.6	100%			
LEVEL 10	APT 4 LIV	1	12.0	11.6	96%	20.1	19.6	98%
LEVEL 10	APT 4 BED 1	1	8.1	8.1	100%			
LEVEL 10	APT 5 LIV	1	12.4	12.4	100%	20.7	20.7	100%

LEVEL 10	APT 5 BED 1	1	8.3	8.3	100%			
LEVEL 10	APT 6 LIV	1	12.2	10.3	84%	22.4	20.5	92%
LEVEL 10	APT 6 BED 1	1	10.2	10.2	100%			
LEVEL 10	APT 7 LIV	1	11.5	11.0	95%	21.2	20.7	97%
LEVEL 10	APT 7 BED 1	1	9.7	9.7	100%			
LEVEL 10	APT 8 LIV	1	14.0	14.0	100%	22.6	22.6	100%
LEVEL 10	APT 8 BED 1	1	8.6	8.6	100%			
LEVEL 10	APT 9 LIV	1	16.6	16.6	100%	24.7	24.7	100%
LEVEL 10	APT 9 BED 1	1	8.2	8.2	100%			
LEVEL 10	APT 10 LIV	1	20.2	19.4	96%	49.1	48.3	98%
LEVEL 10	APT 10 BED 1	1	9.2	9.2	100%			
LEVEL 10	APT 10 BED 2	1	8.6	8.6	100%			
LEVEL 10	APT 10 BED 3	1	11.2	11.2	100%			
LEVEL 10	STUDIO 1	1	16.2	16.2	100%	16.2	16.2	100%
LEVEL 10	STUDIO 2	1	16.2	16.2	100%	16.2	16.2	100%
LEVEL 10	STUDIO 3	1	16.8	16.8	100%	16.8	16.8	100%
LEVEL 10	STUDIO 4	1	16.4	16.4	100%	16.4	16.4	100%
LEVEL 10	STUDIO 5	1	16.6	16.6	100%	16.6	16.6	100%
LEVEL 10	STUDIO 6	1	16.3	16.3	100%	16.3	16.3	100%
LEVEL 10	STUDIO 7	1	16.7	16.7	100%	16.7	16.7	100%
LEVEL 10	STUDIO 8	1	16.7	16.7	100%	16.7	16.7	100%

Note: Where the Green Star Credit Achievement requirements for daylight are not met for the regularly occupied areas, Artificial lighting complying with Light Quality - Credit Achievement requirements will be incorporated to demonstrate compliance with this credit requirements.

4. Conclusion

A daylight simulation using radiance daylight engine has been undertaken to assess the overall daylight compliance of the mixed-use residential development proposed at 159-167 Johnston Street, Fitzroy.

The daylight assessment demonstrates that majority of apartments will achieve a daylight factor of 1.6% to at least 60% of the combined living and bedroom areas, with each room achieving a minimum of 20% compliance, thereby meeting the credit achievement requirements for the Light Quality – Daylight criteria.

Additionally, at least 40% of regularly occupied non-residential areas across the building receive high levels of daylight with all individual space or floor (whichever is smaller) receiving more than 1.6% DF to at least 20% of the floor area.

Where the Green Star Credit Achievement requirements for daylight are not met for the regularly occupied areas, Artificial lighting complying with Light Quality - Credit Achievement requirements will be incorporated to demonstrate compliance with this credit requirements.

Appendix C – NatHERS Modelling Report

IGS INTEGRATED GROUP SERVICES

Value | Innovation | Trust

ESD Services
NCC 2022 NatHERS Assessment Report

159-167 Johnston Street,
Fitzroy, VIC 3065

Project No: 25043
Date: 15/10/2025

Level 4, 108 Elizabeth Street
Melbourne VIC 3000
Web: www.igs.com.au

Document Control

Version	Date	Issue	Author		Reviewer	
00	07/08/2025	Issue for Submission	Gokul Nisha	GN	Earnest Joseph	EJ
01	15/10/2025	Issue for Submission	Gokul Nisha	GN	Earnest Joseph	EJ

"© 2025 IGS Pty Ltd All Rights Reserved. Copyright in the whole and every part of this document belong to IGS Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of IGS Pty Ltd."



Table of Contents

1. Summary 4
2. Overview....5
3. Modelling Inputs Assumptions 6
4. NatHERS Assessment Results....7

1. Summary

Thermal performance assessment of the sample Class 2 apartments using accredited FirstRate5 Version 5.5.5 (3.22) software has been conducted on all sample residential apartments to NCC 2022 Section J3D3 and City of Yarra Planning Conditions.

NCC 2022 Volume 1 Section J3D3 requires all Class 2 apartments to achieve a minimum rating of 6.5 stars individually and an average (all apartments) rating of 8.0 stars.

From the assessment, all apartments have achieved a minimum NatHERS rating of above 6.5 stars, an average rating of above 8.0 stars and no dwellings exceed the maximum NatHERS annual cooling load of 30 MJ/m^2.

The following residential thermal performance assessor details are provided for building permit purposes.

Assessor's Name:	Earnest Joseph
Accreditation Number:	DMN/22/2106
AAO:	FirstRate5 House Energy Rating Organization

Refer to Section 4 for NatHERS star rating results. The official star rating certificate can be provided by FirstRate5 House Energy Rating Organization on request and at the client's cost of $100 (+GST) per certificate which includes $41.48(+GST) per certificate application required by FirstRate5 House Energy Rating Organization and $58.52(+GST) for processing, uploading per energy model and downloading per certificate. The certificate can be generated no later than three (3) months after the report is issued.



2. Overview

Project: 159-167 Johnston Street, Fitzroy, VIC 3065

Applicable NCC: 2022

Climate Zone: 6

NCC Classification and Verification method:

- Class 2 – Apartments with shared underground carpark spaces
- Class 2 building fabric and services – NCC 2022 Section J3D3

Reference Documents: This report has been based upon review of a set of Architectural Drawings package issued for Town Planning submission update dated 08/10/2025.

3. Modelling Inputs Assumptions

Building Fabric Thermal Performance

Element	Type	Description	Minimum Added Insulation	Total System R-value
Wall	All	Refer architectural drawings		
	Internal	Walls adjoining a corridor	R1.5	≥ R1.8
	Internal	Neighbour Party Walls (Insulation to each side of shaft liner)	R1.5	≥ R3.6
	Internal	Cast Concrete Walls adjoining lift shaft/Stairwell	R1.5	≥ R1.8
	Internal	All other internal walls	-	-
	External	Exposed External walls	R2.5	≥ R2.8
Floor	Typical Floor	Suspended Concrete Slab to commercial/communal space/exposed area/Basement	R2.0	≥ R2.3
		Between Neighbouring Apartments	-	-
		Suspended Concrete Slab adjoining a balcony over	R2.0	≥ R2.3
Ceiling		Suspended Concrete Slab adjoining neighbour/conditioned area	-	-
		Roof to Top Floor	R5.0 + Reflective Insulation	≥ R5.3
Electricals		All recessed downlights	IC-4 rated	

Windows Thermal Performance

Element	Type	Description
Windows (Typical)	Frame	AS (Improved) Aluminium Frames or equivalent
	External Glazing	Double Glazed
	Fixed / Awning Windows	$U_w \leq 2.35$, $SHGC_w = 0.29$ to 0.31
	Sliding Doors	$U_w \leq 2.35$, $SHGC_w = 0.29$ to 0.31



4. NatHERS Assessment Results

Location	Building Apartment Number	Number of Apartments	NatHERS Rating	Energy (MJ/m²)			Net Conditioned Floor Area (m²)
				Total	Heating	Cooling	
Ground Floor	G01	1	9.1	23.9	17.9	6	52.7
Ground Floor	G02	1	9.5	17.9	12.3	5.6	52.7
Ground Floor	G03	1	9.4	18.2	12.5	5.7	52.7
Level 7	7.01	4	8.5	33.8	12	21.8	79.1
Level 7	7.02	4	8.8	27.8	12	15.8	79.1
Level 7	7.03	4	9.3	21.1	8	13.1	46.1
Level 7	7.04	4	6.9	64.4	50	14.4	105.1
Level 7	7.05	4	7.7	49.3	36.2	13.1	72.9
Level 7	7.06	4	6.6	68.3	51.6	16.7	106.4
Level 7	7.07	4	8.7	30.4	10.8	19.6	44.4
Level 7	7.08	4	8.7	30.4	10.5	19.9	44.4
Level 7	7.09	4	8.4	36.1	18.3	17.8	46.8
Level 7	7.10	4	8.4	36.4	17.4	19	46.8
Level 7	7.11	4	8.7	30.4	10.5	19.9	44.4
Level 10	10.01	1	7.6	50	25.8	24.2	44.4
Level 10	10.02	1	7.9	44.3	19.4	24.9	46.2
Level 10	10.03	1	8.2	40.5	24.5	16	88.8
Level 10	10.04	1	7.4	54.7	35.2	19.5	76.8
Level 10	10.05	1	9.1	23.4	11.4	12	46.5
Level 10	10.06	1	6.7	68.4	53.2	15.2	98.6
Level 10	10.07	1	7.2	58.3	31.4	26.9	44.4
Level 10	10.08	1	6.9	62.3	32.3	30	44.4
Level 10	10.09	1	7.4	54.6	32.3	22.3	46.8
Level 10	10.10	1	7.4	54.6	32.3	22.3	46.8
TOTALS		**57**		**43.6**	**26.6**	**17.1**	
WEIGHTED AVERAGE					**8.2**		
CALCULATED MINIMUM					**6.6**		

Appendix D – Stormwater Management Plan

Proposed Mixed-Use Development

Napier & Johnston Street, Fitzroy, VIC 3065

Stormwater Management Plan

Prepared for: Jeremy Morley

Ref: AU250575 R002

Updated: 07/08/2025

Document Verification

Document Title	Stormwater Management Plan
Project	Proposed Mixed-Use Development
Project Address	Napier & Johnston Street, Fitzroy, VIC 3065
Client	Jeremy Morley
EDGE Project No.	AU250575

DOCUMENT VERSION					
Rev	**Date**	**Description**	**Prepared By**	**Checked By**	**Approved By**
P1	01.08.2025	Preliminary Issue	RP	GM	GM
P2	07.08.2025	Preliminary Issue	RP	GM	GM

© Engineering Design Global Enterprise Pty Ltd trading as EDGE Consulting Engineers

This document is, and shall remain, the property of EDGE Consulting Engineers. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Contents

1 Introduction 4
1.1 Purpose 4
1.2 Site Location 4
1.3 Design Inputs 6
1.4 Relevant Standards and Guidelines 6
2 Site Description 7
2.1 Existing Site 7
2.2 Proposed Site 8
3 Stormwater Quantity 9
3.1 Pre-Development 9
3.2 Post-Development 9
4 Stormwater Quality 111
4.1 Stormwater Treatment Train 111
4.1.1 Rainwater Tanks 111
4.1.2 Atlan Flowceptor 11
4.2 Music Modelling 12
4.2.1 Modelling Results 12
Conclusion 14

1 Introduction

1.1 Purpose

EDGE Consulting Engineers (EDGE) have been engaged to provide the civil engineering services for the proposed mixed-use development at 159-167 Johnston Street, 146-152 Argyle Street & 329 Napier St, Fitzroy. The proposed development will consist of an, 11-storey mixed-use build-to-rent building with ground floor retail, and 10 levels of residential apartments with a services roof deck. Car parking, bicycle parking and residential storage will be provided within the basement and ground levels. This report informs of the stormwater management plan for the proposed apartment complex development and is the basis for the drainage design on the Civil Engineering documentation. It outlines the design requirements for site drainage and discharge, details the design procedure and presents the proposed stormwater drainage plan for the management of site runoff.

1.2 Site Location

The site is located within the City of Yarra local governing area with the address of 159-167 Johnston Street, 146-152 Argyle Street & 329 Napier St, Fitzroy. It is bounded by Johnston Street along its southern boundary, Napier Street on the eastern boundary, Argyle Street on its northern boundary and neighbouring commercial properties along the western boundaries. Refer to

Figure *1*1 for site location.

At the time of writing, the site is currently not designated as an area liable to flooding from according to online flood mapping.

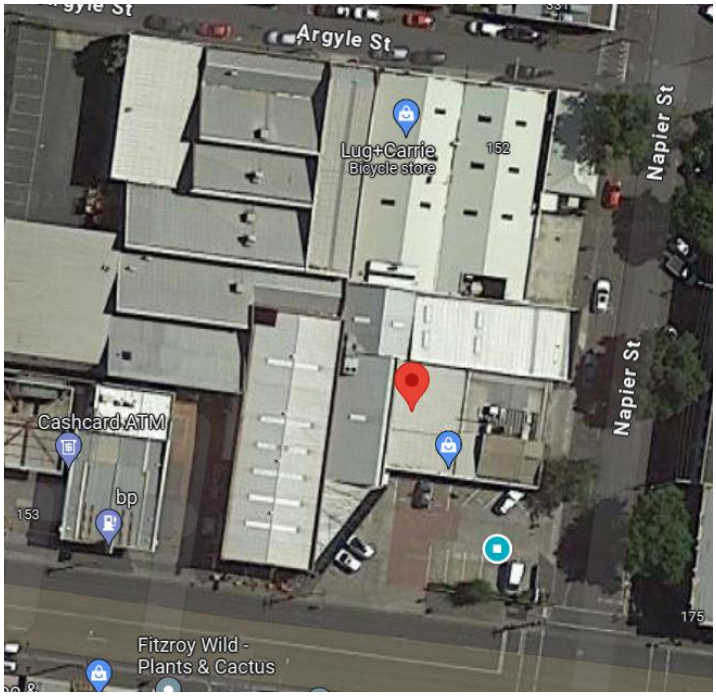


Figure 1 – Site Location – Google Maps

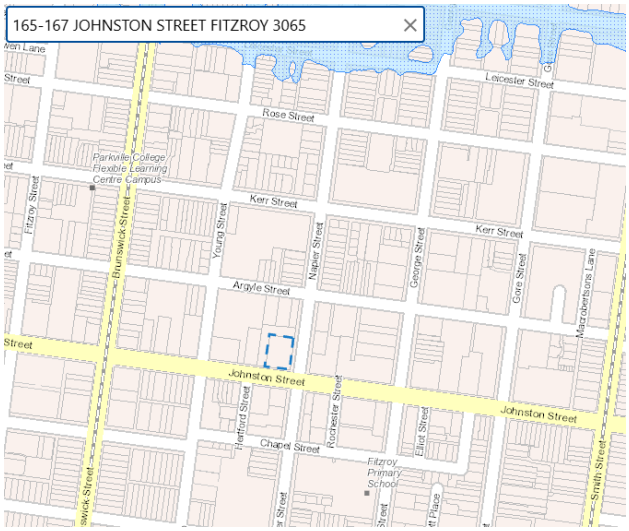


Figure 2 – Flood Mapping – VICPLAN

1.3 Design Inputs

The latest architectural plans from Rothe Lowman Architects (Project No: 224135 dated 07/08/2025) and the most recent topographical survey of the site from Linear Land Surveyors (Ref. L.2745RFL v01 dated 28/03/2022) were used to provide input into the detailed design of the stormwater drainage system and Stormwater Management Plan.

1.4 Relevant Standards and Guidelines

The concept stormwater drainage design has been carried out in accordance with the relevant local, state, and national design guidelines and Australian Standards. These include, but are not limited to:

- Australian Rainfall and Runoff guidelines (2019)
- AS 3500.3 – Plumbing and Drainage – Stormwater Drainage
- City of Yarra Development Engineering Guidelines
- Stormwater Quality Objectives (Melbourne Water & SEPP, Clause 44, 2021)

2 Site Description

2.1 Existing Site

The current site of the proposed development comprises largely of 8 existing dwellings and carparking area where the proposed new apartment building will also be located. The total site area is 3,063m² comprising of mostly impervious areas.

A review of the survey shows that the site generally falls towards the northern boundary – refer to Figure 2.

Rainwater runoff from the site is expected to be currently discharging via an underground stormwater connection underneath Argyle Street.

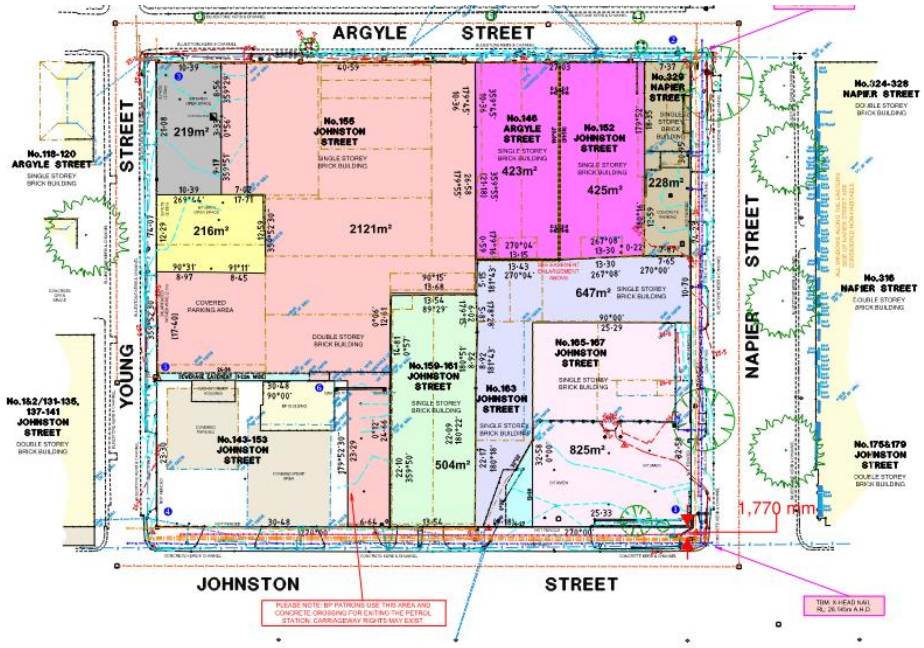


Figure 2 – Site Survey Plan (Source: Linear Land Surveyors-Ref. L.2745RFL v01 dated 28/03/2022)

2.2 Proposed Site

The proposed development will construct a new apartment building with underground basement carparking. The proposed development has a total impervious area of 3,063m² (100%) with minimal landscaping scattered throughout roof & upper levels. Refer to Figure 3 for Ground Floor Plan prepared by Rothe Lowman Architects.



Figure 3 – Floor Plan (source: from Rothe Lowman Architects (Project No: 224135 dated 08/06/2025)

The proposed development contains a single level basement. The basement is likely to be close to or below the groundwater table and will be tanked to a minimum of 2m above any groundwater level. Geotechnical and groundwater investigation is pending. Spoon drains and floor wastes are provided in our proposal for emergency and construction purposes.

3 Stormwater Quantity

3.1 Pre-Development

The existing site within the developable area of the site is currently all impervious in the form of buildings and carparking.

A nominal rational method calculation for all storms based on the latest rainfall intensity information provided by the Bureau of Meteorology (BoM) and Australian Rainfall and Runoff Data Hub has been utilized to demonstrate preliminary catchment flow estimates.

The following parameters in Table 1 were utilized to calculate the flow estimates for the developable extents:

Table 1 - Site characteristics

Input	
Total Area	3,063m^2
Impervious / Pervious Ratio	75% imp. / 25% per.
Estimated Time of Concentration	5 minutes

The Permissible Site Discharge (PSD is limited to the maximum discharge from the site during a 1 in 5-year ARI storm event under the existing site conditions (pre-development). We have calculated that the PSD will be 49.22 L/s which is what this design will adopt. Refer to Figure 4 for calculations.

3.2 Post-Development

To ensure the expected increased flow rates from the developed site have minimal impact and protect the receiving waterway and mitigate any increase in flooding on downstream properties, an onsite stormwater detention system (OSD) has been proposed. The OSD system has been designed as such to ensure the post-development flow rate does not exceed 49.22 L/s PSD.

The detention system consists of a network of 600mm diameter suspended pipes under the L1 roof and an orifice with an outlet discharging a suspended junction pit from ground level. This will then flow into the ATLAN Flowceptor for quality treatment prior to discharging into council's underground drainage network.

The development controls the flow from the site with an orifice plate for all minor storm events up to the 1 in 10 ARI, and an overflow weir for all storm events greater than the 1 in 10 ARI event.

The PSD has been calculated using the calculated discharge rate and OSD storage requirements using the Modified Rational Method from council's parameters. The detention storage amount required is calculated to be 11.92cubic meters.

STORAGE REQUIRED (MODIFIED RATIONAL)		
Existing runoff area	2314.075	sqm
1-in-5yr site discharge	49.22	L/s
Site discharge	49.22	L/s
OSD design ARI	1 in 10 yr	
Storage required	11.92	cbm

Water Tank as Detention Calculations	
Discharge (L/s)	49.22
Water Height (m)	0.60
Orifice Size	183

Figure 4 -Modified Rational Method for OSD sizing

The proposed stormwater networks, orifice plate, and OSD systems demonstrate that the total flows leaving the developed site will not be greater than the PSD. In events larger than a 1 in 10 ARI event, or the internal and/or downstream receiving system is blocked, stormwater will discharge out of a grated pit lid located internally along the Argyle Street frontage and then be directed overland in an northern direction over the road reserve.

4 Stormwater Quality

Council requires that all developments implement the principles of Water Sensitive Urban Design (WSUD) to minimise the potential adverse impacts to receiving waterways. The principles of WSUD help improve the quality of water leaving a developed site to protect and enhance natural drainage systems downstream. Similar treatment devices from competitors can also be used provided the treatments provide the same if not greater filtration, surpassing the Melbourne Water quality targets.

4.1 Stormwater Treatment Train

The treatment train consists of the following devices:

4.1.1 Rainwater Tanks

A rainwater tank is proposed to store collected roof water from the roof areas for site reuse purposes. The building has a single 30,000L water tank, which the entirety of the 960m^2 roof area will be directed to. A high level diversion system will channel any overflow from the water tank into the suspended detention prior to it entering the basement level. This ensures that there is no excess pump-out requirements.

4.1.2 Atlan Flowceptor 400/1

The Flowceptor is a horizontally configured two-chamber Stormwater Quality Improvement Device (SQID). Equipped with a gravity enhancing coalescer unit it promotes the separation of total suspended solids (TSS), Phosphorous (TP), Nitrogen (TN) & hydrocarbons, light liquids, heavy metals and gross pollutants. The entire site is channeled through this filter prior to discharge to the Legal Point of Discharge

Table 2 - Proposed Stormwater System and Quality Improvement Devices

Proposed Stormwater and Quality Improvement Devices	Quantity
Rainwater Tanks	1 x 30kL
ATLAN Flowceptor 400/1	1 x Unit

The Stormwater Quality Improvement Devices (SQID) are designed to capture stormwater at the end of the development catchment of the drainage network and treat the runoff prior to discharging into the local waterway. The pollutant reduction targets as required for the development conditions are achieved (as modelled in MUSIC) are summarized in Table 2.

4.2 MUSIC Modelling

Water quality modelling has been undertaken of the post-development scenario using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) software to demonstrate the load-based reduction targets are achieved. A stormwater treatment train has been developed and modelled to determine the effectiveness of the proposed system in achieving the relevant water quality objectives. The treatment nodes as outlined above include 1 x 30,000L water tank, and an ATLAN Flowceptor at the end of the train.

4.2.1 Modelling Results

Results of the MUSIC modelling for the treatment train effectiveness are summarised in Table 2. The results indicate the reduction targets for all pollutants are achieved for the rainfall data set simulated.

Table 3 - MUSIC Modelling Results

Pollutant	Reduction (%)	Objective (%)	Objective Achieved
Flow	30.69	10%	Yes
TSS	81.18	80	Yes
TP	81.25	45	Yes
TN	53.93	45	Yes
Gross Pollutants	90.89	70	Yes

Napier X Johnston - 250806 : Treatment Train Effectiveness

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.836	1.272	30.69
Total Suspended Solids (kg/yr)	262.9	49.46	81.18
Total Phosphorus (kg/yr)	0.5984	0.1122	81.25
Total Nitrogen (kg/yr)	4.858	2.238	53.93
Gross Pollutants (kg/yr)	73.68	6.714	90.89

Figure 5 - MUSIC Modelling; Treatment Train Effectiveness

In summary all important Water Quality % reduction in pollutant load targets have been accomplished with the methodology outline in the MUSIC modelling including the most important Nitrogen reduction target.

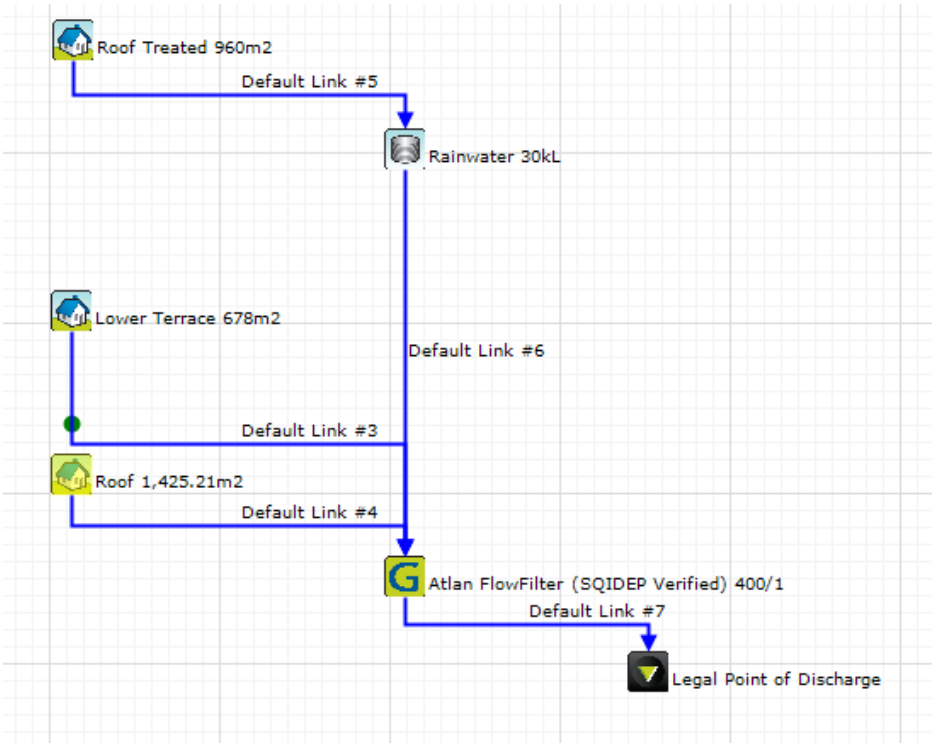


Figure 6 – MUSIC Modelling Catchments and Treatments

Conclusion

This stormwater management plan has been developed for the proposed residential apartment development at Napier & Johnston Street, Fitzroy. The stormwater drainage design and modelling has been carried out in accordance with the relevant local, state and national design guidelines and Australian Standards.

The key design elements include:

- An above and below ground stormwater network for stormwater flow conveyance;
- WSUD quality treatment devices
- An onsite stormwater detention system;
- Post-development flows are equal or less to that of pre-development flows.
- Provision for emergency overflow in the rare case of system blockage; and
- Erosion control devices for trapping sediments in stormwater during construction.

Bryce Raworth
CONSERVATION | HERITAGE

Heritage Impact Statement

165 – 167 Johnston Street, Fitzroy

Permit Application for Proposed Works
October 2025

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

246 Albert Road
South Melbourne VIC 3205
+61 3 9525 4299
info@bryceraworth.com.au

bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

Contents

1.0 Introduction 2
2.0 Sources of Information 2
3.0 Site Overview 3
4.0 Significance 16
5.0 The Heritage Overlay 18
6.0 Heritage Controls 18
7.0 Proposed Scheme 22
8.0 Comment on the Proposed Works 24

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

1.0 Introduction

This assessment of heritage impacts in relation to the site identified within the architectural documentation as 165–167 Johnston Street has been prepared on behalf of the permit applicant. The site comprises the allotments 159–161 and 163-167 Johnston Street together with the neighbouring sites at 329 Napier Street and 146–152 Argyle Street. It relates to a proposal to fully demolish the existing non-contributory built form at 159–167 Johnston Street and 146–52 Argle Street, retaining the contributory fabric of the house at 329 Napier Street, and to construct an eleven storey mixed-use development.

The report reviews the significance of the existing built form on the site and comments on whether the proposed scheme is appropriate in character and detailing through an assessment of the potential heritage impacts of the scheme on the Heritage Overlay precinct. The report has been prepared by Guy Murphy, Kyra King and Bryce Raworth.

2.0 Sources of Information

The analysis below draws upon multiple inspections of the site and its environs, along with a review of the relevant clauses from the *Yarra Planning Scheme*, including:

- *Clause 15.03-1S* Heritage Conservation
- *Clause 15.03-1L* Heritage
- *Clause 43.01* Heritage Overlay
- *Clause 43.02s10* Design and Development Overlay - Schedule 23 (DDO10)
- *Clause 43.02s36* Design and Development Overlay – Schedule 23 (DDO36)

A portion of the subject site, ie the southern properties fronting Johnston Street, was the basis of an application for permit that was recently considered by VCAT, with no determination having been made at the time of writing this report. The documentation associated with that application to Council [PLN24/0253] and the subsequent application for review by VCAT [VCAT reference P1253/2024] have been considered in preparing this report. Inter alia, the following have been referenced:

- Heritage Formal Referral Response per PLN24/0253 (dated 26 August 2024).
- Council Delegates Report per PLN24/0253 (dated 31/01/2025).
- Statement of Council's Recommended Position, letter (dated 24 January, 2025).
- City of Yarra, *Database of Heritage Significant Areas March 2024.*
- *Victorian Heritage Database*, https://vhd.heritagecouncil.vic.gov.au/
- *Brunswick Street & Smith Street Built Form Review: Johnson St Built Form Framework,* prepared by Hansen Partnership in conjunction with GJM Heritage for City of Yarra, June 2019.
- *Draft Heritage Recommendations: Fitzroy & Collingwood Permanent DDO Controls,* prepared for City of Yarra by GJM Heritage 22 November 2022.
- Historic MMBW Plans, State Library of Victoria, https://www.slv.vic.gov.au/
- Historic images (various), Trove Online, https://trove.nla.gov.au/
- *Sands & McDougall Directories*, State Library of Victoria, https://www.slv.vic.gov.au/

This statement is to be read in conjunction with the drawings prepared by Rothe Lowman Architects and other documents submitted with respect to the present application.

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

3.0 Site Overview

History

The 1900 MMBW plan for the area that includes the subject site(s) shows varied forms of development by this time (refer Figure 1).

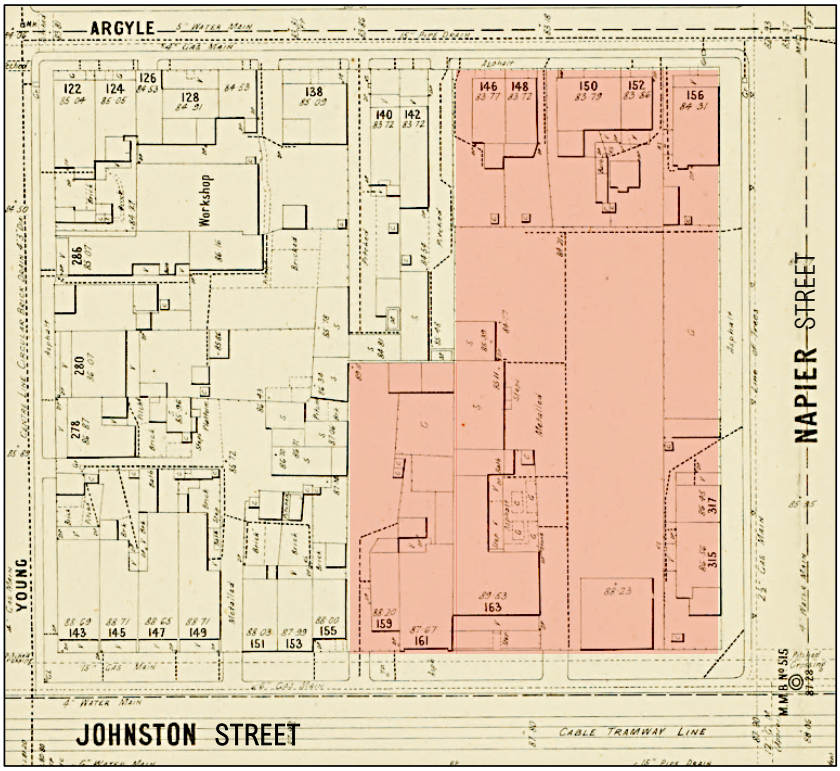


Figure 1 1900 MMBW extract showing built form along the Johnston Street frontage of the block between Young and Napier Street at that time, with the land currently known as 159-167 Johnston Street shaded red. Source: http://handle.slv.vic.gov.au/10381/117712

The west side of Johnson Street (adjacent Young Street) had been subdivided into narrow fronted blocks containing terrace houses. In the middle of the block, at what is now 159-161 Johnston Street, were a small and larger building which *Sands & McDougall* directories indicate were then occupied by M C Walker (oven manufacturer) and Mrs H Mealmaker respectively. 163 Johnston Street was a deep rectangular block containing a broad fronted dwelling set behind a verandah and occupied by E. Pond (builder and contractor). The adjacent site to the east was largely open apart from a large square shaped building addressing the street boundary. This may have been used by Pond. The corner of Johnston and Napier Streets at what is now 165-167 Johnston Street contained two small buildings (probably dwellings), with the street addresses of 315 and 317 Napier Street.

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

The corner of Napier and Argle Streets (now 329 Napier Street) was occupied at that time by a small dwelling with a different configuration to the current structure on that site. The dwelling had an Argyle Street frontage, as indicated by the verandah and street number of 156. The adjacent sites from 146-152 Argle Streets also contained dwellings with verandahs fronting to Argyle Street.

In terms of the dwelling at 329 Napier Street, MMBW property service plans indicate that the site was redeveloped c1913 with the replacement dwelling adopting the current corner configuration, the owner noted as M Florence of 331 Napier Street Fitzroy (refer figure below). The house cover notes the presence of troughs, stables and cart washing areas to the rear of the house (all since removed). The address of 329 Napier Street first appears in the Sands and McDougall directories of 1915, corresponding to the estimated date of construction of 1900-15 in the City of Yarra Heritage database.

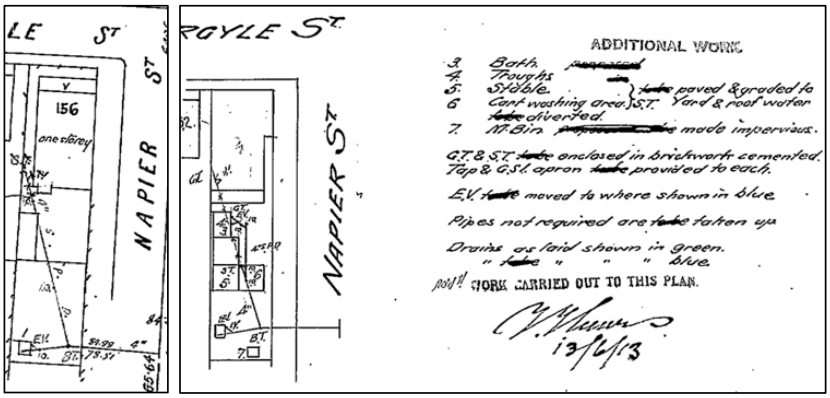


Figure 2 *(left) Extract from a 1902 property service plan showing the original site configuration. This building was demolished to make way for the present house. The stabling and associated structures to the rear are no longer extant. (right) Extract from a 1913 property service plan showing the subject site is occupied by a dwelling with the current layout, albeit with no verandah shown to Napier Street and without the subsequent addition to the south.*

By the mid-twentieth century each of the individual sites had evolved since the 1900 MMBW.

A c1970s image (refer figure below) shows 329 Napier Street with the c1913 corner configuration to Napier and Argle Streets and the later verandah and addition to the rear.

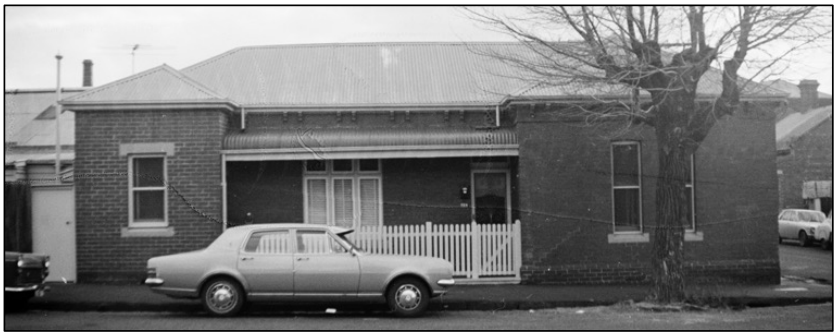


Figure 3 *Early 1970s view of the dwelling at 329 Napier Street, which had replaced the earlier 19th century dwelling. By this time, it had been extended with an addition at its southern end (to the left of the verandah).* http://handle.slv.vic.gov.au/10381/4212241

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

159-167 Johnston Street and 146 – 52 Argle Street had been redeveloped for commercial use. 1950 directories list Fitzroy Garage & Tyre Service (motor wreckers) at 159-161 Johnston Street, and Thomas Morris (furniture manufacturer) at 163-165 Johnston Street and a series of secondary tenancies. Mrs A Candy (seedsman) was listed at 167 Johnston Street. By 1974 the terraces east of the corner with Young Street had been replaced with a BP Lion Service Station, with a Toral Service Station listed at 165-167 Johnston Street (to the corner with Napier Street).

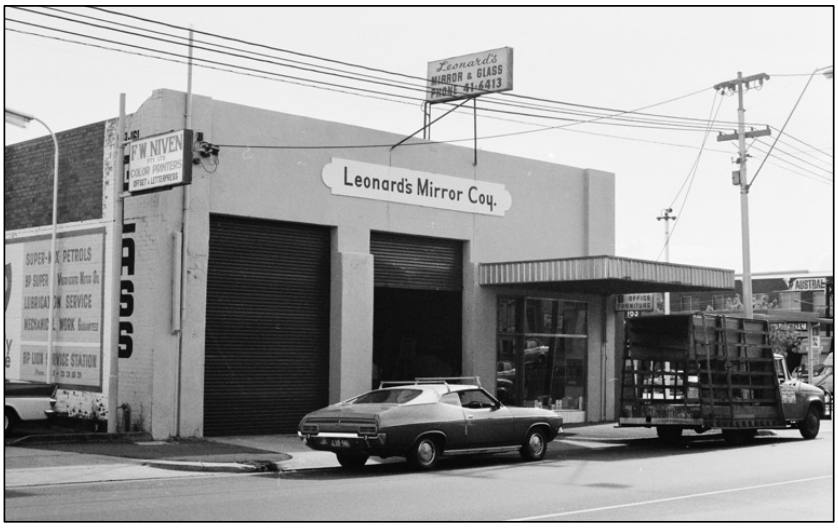


Figure 4 *Early 1970s view of the modern commercial building at 159-161 Johnston Street, which has replaced the 19th century buildings at that address by 1950 .*
http://handle.slv.vic.gov.au/10381/4108595



Figure 5 *Early 1970s view of the decommissioned former Total Service Station at 165-167 Johnston Street. Source: http://handle.slv.vic.gov.au/10381/4108609*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC



Figure 6 *Early 1970s view of the corner of Argyle and Napier streets. Source: http://handle.slv.vic.gov.au/10381/4210530*

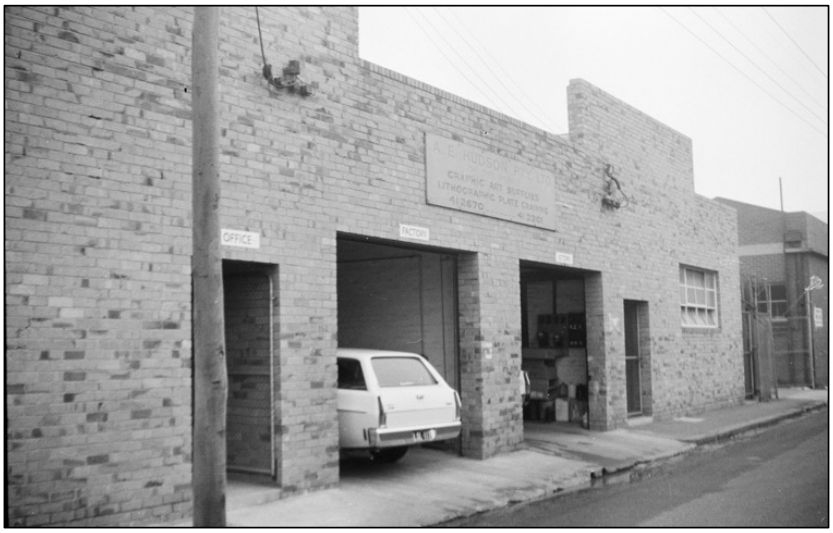


Figure 7 *Early 1970s view of the warehouses that had been constructed at 146-152 Argyle Street. Source: http://handle.slv.vic.gov.au/10381/4210124*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

Description

The subject site today comprises five adjacent portions of land on separate titles known as 159-161 Johnston Street, 163 Johnston Street,165-167 Johnston Street, 329 Napier Street, 146 Argyle Street, and 152 Argyle Street. The combined site affords 3 street frontages, Johnston Street to the south, Napier Street to the east and Argyle Street to the north. The site and surroundings are flat in topography.

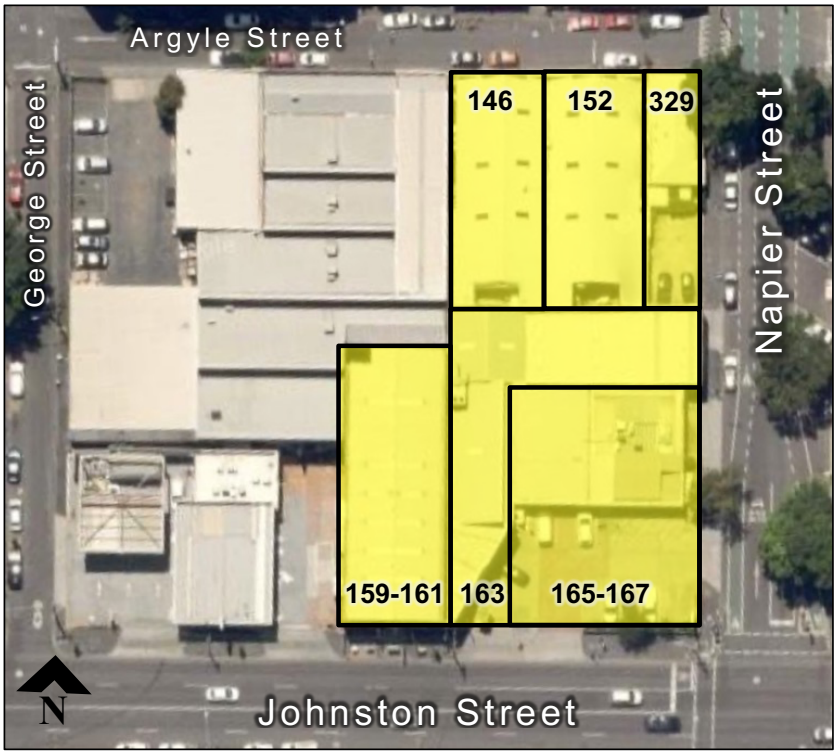


Figure 8 *Annotated aerial view showing component portions of subject site and adjacent context. Source: Google Maps.*

None of the built form shown in the 1900 MMBW plan remains. However, the residence at 329 Napier Street remains in its c1913 configuration, albeit with alterations and additions.

The bult form on the subject site is summarised as follows.

- **159-161 Johnston Street** – a mid-twentieth century, single storey (double height) brick commercial structure built to its site boundaries.
- **163 Johnston Street** – an L-shaped block of land currently occupied by Forty Winks. The single storey commercial building includes a glazed, showroom frontage on its south side with a triangular plan. A single storey envelope extends north and then east to Napier Street, presenting a modern brick frontage with a loading bay entry door to Napier Street.

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

- **165-167 Johnston Street** – a former Total Service Station containing open hard surfaced car park area on its south side, and a single storey modern commercial building on north side including a double-garage door on its east elevation to Napier Street.
- **329 Napier Street –** the residence at 329 Napier Street is at the north-west corner of Napier and Argyle Streets and is single-storey red brick late Federation dwelling that has been modified. The more or less symmetrical façade is not entirely original, with the detailing indicating that the southern portion is a later addition, probably postwar. The north wall has evidence of repairs, including the use of a structural brace or tie, and may have been substantially rebuilt. The fence and verandah are not original and are later reproductions, however done sympathetically. Council's citation as provided in the Victorian Heritage Database notes the integrity as 'fair' and includes the following comment on the dwelling:

  verandah detail gone; corner site; MMBW Detail Plan shows earlier building as 156 Argyle; part factory complex?

  To the rear of the dwelling is a paved carpark.
- **146 Argyle Street -** a mid-twentieth century, cream brick single storey (double height) brick commercial building, built to its site boundaries.
- **152 Argyle Street -** a mid-twentieth century, cream brick single storey (double height) brick commercial building, built to its site boundaries.



Figure 9 *159-161 Johnston Street contains a single storey mid-twentieth century brick commercial building (see Figure 4).*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC



Figure 10 *The southern portion of 163 and 165-167 Johnston Street presents an open car park area to Johnston Street (the site previously operated as a service station).*



Figure 11 *View west across 165-167 Johnston Street from Napier Street.*



Figure 12 *The modern brick commercial building at 165-167 Johnston Street presents garage doors to Napier Street.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC



Figure 13 *143-153 Johnston Street, west of the subject site (at the corner with Young Street), contains a modern service station.*



Figure 14 *The south side of 329 Napier Street (centre) contains on site car parking.*



Figure 15 *The site at 329 Napier Street contains an altered single storey red brick Edwardian dwelling.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC



Figure 16 *View of 329 Napier Street as taken from the corner intersection between Argyle and Napier Streets. It is possible this elevation has been partly or substantially rebuilt, as it has modern pointing, and does not include the plinth detail and eaves corbelling of the east elevation.*



Figure 17 *View of the differently detailed addition to the south and the non-original (albeit period appropriate) verandah and fence.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC



Figure 18 View of 329 Napier Street to the left and the warehouses located 146-152 Argle Street.



Figure 19 The cream brick buildings at 146-152 Argyle Street present garage doors to Argyle Street.

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

In terms of context, this section of Fitzroy has a mixed streetscape character. Johnston Street is a broadly proportioned, major multi-lane thoroughfare, flanked by parallel parking, bluestone kerbs and gutters, and broad asphalted footpaths. Surrounding the subject site, it is largely non-heritage context of mixed scale, with the north side of Johnston Street having no graded buildings near the subject site. 143-153 Johnston Street to the east contains a modern service station, with a concrete driveway interfacing the street at 155 Johnston Street. 179 Johnston Street, at the north-east corner with Napier Street, contains a two storey, c.1970s commercial brick building. 316 Napier Street contains a c.1940s-50s two storey brick warehouse.

The opposite south side of Johnston Street contains the two storey rendered masonry interwar Fitzroy Town Hall Hotel at its southwest corner. West of this at 160-162 Johnston Street (opposite the subject site) is a two storey modern commercial building. A single storey c.1900s brick dwelling at 329 is located on the north side of that site, with a car park area on the south. To the south-east at 178-184 Johnston Street is a multi-storey mixed use development.

Napier Street is narrower secondary environment with parallel parking on the west side and diagonal parking on the east side. It is edged by bluestone gutters and kerbs and asphalted footpaths inset with street trees. To the immediate south and east of the subject site there are non-heritage buildings however the northern continuation of Napier Street (beyond Argyle Street) contains a more consistent single storey streetscape, with Victorian terraces to each side. The adjacent site to the west on Argyle Street contains a brick warehouse, and the opposite, eastern, corner of Napier and Argyle Streets, contains a postwar brick warehouse.



Figure 20 *Opposite and to the south of the subject site is the Fitzroy Town Hall Hotel at 166 Johnston Street (above left) and a modern two storey commercial building at 160-162 Johnston Street (above right).*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC



Figure 21 *179 Johnston Street at the opposite north-east corner of Johnston Street and Napier Street is a modern two storey commercial brick building occupied by a furniture store.*



Figure 22 *The south-east corner of Johnston Street and Napier Street is dominated by a contemporary apartment development at 178-184 Johnston Street.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC



Figure 23 *Argyle Street looking west, with the subject site to the left.*



Figure 24 *The opposite (northwest corner) of Argle and Napier Streets.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

4.0 Significance

The subject land is located within the Smith Street South 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;*
> - *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.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

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 159 Johnston Street, 163 Johnston Street, 165 Johnston Street and 156 Argyle as 'not contributory', and 329 Napier Street as 'contributory'. 142 Argle Street is not listed on the Yarra Heritage Database and are assumed to be non-contributory.

The following table outlines the gradings for buildings in the adjacent streetscapes.

Address	Date	Description	Grading
JOHNSTON STREET – NORTH SIDE			
143-153	1990-2000	B P Service Station	Not Contributory
155	1950-1970	Factory/warehouse	Not Contributory
159	unknown	Factory/warehouse	Not Contributory
163	unknown	Factory/warehouse	Not Contributory
165	unknown	Shop	Not Contributory
175-179	1960-1970	Factory/warehouse	Not Contributory
JOHNSTON STREET – SOUTH SIDE			
146	1870-1890	Single storey terrace dwelling	Contributory
148	1870-1890	Single storey terrace dwelling	Contributory
150	1870-1890	Single storey terrace dwelling	Contributory
152	1870-1890	Single storey terrace dwelling	Contributory
154	1870-1890	Shop & residence	Contributory
160	1960-1970	Factory/warehouse	Not Contributory
166-170	1860-1930	Fitzroy Town Hall Hotel Double storey rendered masonry hotel	Individually Significant
176	1970-1980? (remodelled)	Shop & residence, former?	Contributory
178-184	2010s	Contemporary apartment building	ungraded
NAPIER STREET			
324-328	1940-1950	Factory/warehouse	Not Contributory
316	1940-1950	Factory/warehouse	Not Contributory
331-335	1870-1890	Terrace row	Contributory
337	1860-1870	Terrace	Individually significant
339	1860-1870	Terrace	Individually significant

In summary, the subject site is located in a mixed setting, with little heritage context to Johnston Street or opposite the site on Napier Street. There is only one heritage building located in the immediate Johnston Street vicinity of the subject site, this being the significant Fitzroy Town Hall Hotel at the opposite south-west corner of Johnston and Napier Streets. Further contributory and significant buildings are located to the north along the west side of Napier Street, separated from the subject site by Argyle Street.

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

5.0 The Heritage Overlay

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 Smith Street to the east.

No internal controls or external paint controls apply under the provisions of this overlay.

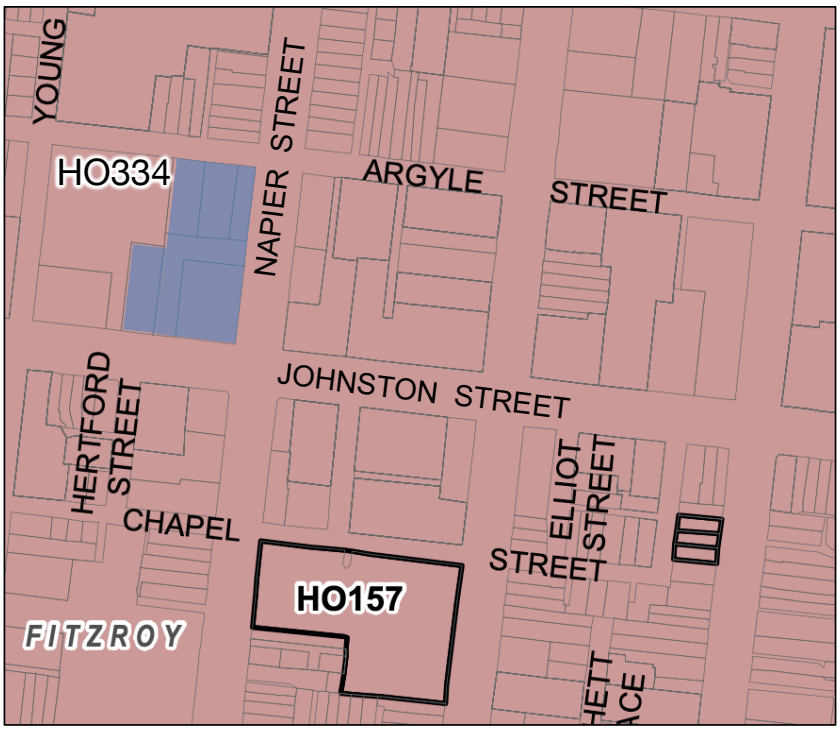


Figure 25 Heritage Overlay map showing the central location of the subject site (shaded blue), within the broader South Fitzroy Precinct, HO334.

6.0 Heritage Controls

As the site is included in the Heritage Overlay, it is subject to the provisions of Clause 43.01, the purposes which 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.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

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 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
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.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

  - *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.*

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 facade 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 facade/s.*

Setback additions:

- *To avoid facadism, where only the visible facade 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.*
- *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 facade 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.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

- *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.

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.
[...]

The site is subject to two Design and Development Overlays, DDO10 and DDO36. The schedule to DDO10 identifies the following preferred future character, design objective and buildings and works.

1.0 Preferred future character

A more consistent streetscape with the street-frontage 'façade wall' at the predominant two to three storey height of 20th and 19th Century buildings.

Vibrant street life and increased pedestrian activity due to an increasing amount of street oriented development particularly on Johnston Street.

2.0 Design objectives

To retain the valued features which contribute to the preferred future character and heritage of the area.

To ensure development fits with its context and the preferred future character.

To develop streets with a human scale and vibrant street life.

To improve the pedestrian environment in Johnston Street.

To encourage high quality new development.

3.0 Buildings and works

- *Built form should address the following design principles:*
- *Buildings should be built to the street frontage and side boundaries of the site.*
- *Taller buildings should be setback and spaced to create new interest and variety in building forms.*
- *The form, massing, materials, finishes and detailed design of buildings respond to the preferred character of the area.*
- *Ensure active ground level frontages and designs which facilitate street level activity.*
- *The street frontage façade of infill development should complement the predominant street frontage height of nearby and abutting properties. The street façade height should not exceed three storeys or 12 metres.*
- *Development above street façade height should be set-back and not exceed four to six storeys. Setbacks should meet the following view line and amenity setback criteria:*
  - *Avoid increased overshadowing of street and public space between 10am and 2pm at the equinox (22 September);*
  - *Where sites adjoin fine grained, low rise residential development, provide a stepped transition in height at the sensitive interface to minimise amenity impacts;*
  - *Minimise the visual intrusion of the upper levels when viewed from footpaths or public spaces.*

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

- *In the area north of Johnston Street and east of Napier Street, new development must respect the height of the former MacRobertson complex and avoid dominating these buildings.*

DDO36 relates to Fitzroy East and Johnston Street North and includes the following design objectives:

To ensure development responds to the heritage character and streetscape by supporting:

- *a new mid-rise character (ranging from 6 to 9 storeys) with a new prominent street wall along the northern side of Johnston Street and scale of development transitioning down to Argyle Street; and*
- *mid-rise development (ranging from 3 to 8 storeys) in the mixed use precinct in Fitzroy East, north of Argyle Street, which ensures the varied but low heritage street wall remains the visually dominant element of the streetscape and upper level developments are recessive providing a clear visual distinction between lower street walls and upper level development.*

To ensure the façade composition and articulation of development responds to:

- *the commercial character of Johnston Street; and*
- *the varied industrial and residential heritage character of Fitzroy East.*

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 the southern side of Johnston Street, opposite footpaths of Kerr, George and Gore Streets and upper levels along the south side of Argyle Street.

To ensure that development provides for equitable development outcomes through building separation and a design response that considers the development opportunities of neighbouring properties.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

The DDO also defines street wall height, setback and building height requirements summarised as follows.

- *A preferred 30.4 metre building height*
- *A preferred 14.4 metre street wall to Johnston Street and Napier Street.*
- *Upper levels above the primary and side street wall should be set back by a minimum of 6 metres along other streets (ie. including Johnston & Napier Streets).*

7.0 Proposed Scheme

The proposed scheme as shown in the drawings prepared by Rothe Lowman Architects involves the demolition of the built form at 159–167 Johnston Street and 146–52 Argyle Streets and the partial demolition of the existing dwelling at 329 Napier Street in order to redevelop the combined sites with an eleven-storey mixed use development with basement.

It is proposed to retain the existing dwelling at 329 Napier Street to the extent of the north and east facade and front verandah. The south and west walls will be demolished. The retained front portion of the dwelling will be partially reconfigured by the works and the existing roof reconstructed to match.

The new development will be anchored on the corner of Johnson and Napier Streets and will feature a contemporary architectural expression while responding to the broader heritage character of the

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

precinct. The scheme adopts a refined palette of materials and finishes. Articulation is provided by a colonnade to the lower levels (ground – level 1) that features a rich terracotta/red façade with patterned panels. The deep revels to the colonnade echo Fitzroy's historic masonry vernacular, with the rhythm of the trabeated form echoing the rhythm of terrace housing in the area. The exterior of the upper levels will present primarily as a combination of concrete and glazing, with balconies inset at all levels.

In terms of planning the basement will contain the facilities including car parking, bike parking, loading docks and waste. The ground floor comprises retail/commercial spaces fronting to Johnston and Napier Streets with a glazed lobby and articulated entrance facing Napier Street. The amenity spaces are located on level 1 with the levels above (2-9) featuring the apartments. Level 10 is a rooftop level with a communal terrace.

Ground and level 1 are built to the street boundaries however level 2 and 3 are partially inset 7.188m from Napier Street with the built form to the corner and Johnson Streets set to the boundary. Levels 4-7 are setback 6m from Argyle Street and (typically) 7.98m from Napier Street, but with a setback of 4.5m at the Johnson Street corner, and with a setback of 5.08m from Johnson Street. The setbacks for level 9-10 are 6m from Argyle Street, 8.18m from Napier Street and 11.885m from Johnson Street.

Vehicular access will be provided via a cross over from Argyle Street which leads to the basement ramp that is integrated with the ground floor level.

The key internal components of the proposal are set out in the table below:

Element	Description
Ground Floor	Retail/commercial spaces fronting Johnston & Napier; a generously glazed lobby/entry; parcel/mail rooms and porter's desk.
Basement	~91 car parks, 232 bike parks with end-of-trip facilities, services (water tanks, pumps), loading dock, waste chute.
Level 1 Amenity	"Gloriette" balcony overlooking Napier Street; lounge, co-working hubs, gym, yoga studio and wellness zones that blur indoor/outdoor boundaries.
Levels 2–9 Housing	A mix of studios, 1-, 2- and 3-bed apartments arranged around a central core; sculpted "voids" at the corners provide light, air and planter balconies.
Level 10 & Roof	Larger 2- and 3-bed penthouses on Level 10; rooftop communal terrace with dog-run, BBQ/dining lounges and plant rooms.

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

8.0 Comment on the Proposed Works

The foremost considerations in assessing the heritage impacts of the scheme relate to the extent of demolition, the appropriateness of the treatment to the heritage dwelling at 329 Napier Street and the proposed new built form. These aspects of the proposal are discussed below.

Demolition generally and at 329 Napier Street

The proposed demolition of the existing built form on 159–167 Johnston Street and 146–52 Argyle Streets is acceptable and consistent with Council's heritage policies given the non-contributory gradings of the associated buildings. It is not a matter of contention in relation to the present application.

The assessment of the proposed partial demolition of the existing dwelling at 329 Napier Street requires a nuanced approach. It is acknowledged that the associated grading is 'contributory' for which Council's policy encourages retention. The south and west walls are to be demolished, and the roof reconstructed to match the existing in terms of materials, details. The proposed extent of retention is the built form below the primary hipped roof form which encompasses the Napier and Argle Street facades and verandah to Napier Street. This is generally consistent with Council policy, but results in facadism which is often seen to be undesirable in a heritage context.

That said, the current heritage building is of low interest and integrity – being appreciably altered with an addition to the south and the verandah reconstructed/constructed (it is assumed this has been undertaken on a speculative basis in terms of detail, albeit period appropriate).

Notably, the subject building is not identified as a heritage building for streetwall retention in the very detailed mapping associated with DDO36 (Map 1 within section 2.5 of DDO36). Additionally, the *Johnson Street Built Form Framework* prepared by Hansen Partnership and GJM Heritage (a background document to the DDO) does not identify the subject site as a heritage building on the associated diagrams within that document. The *Johnson Street Built Form Framework* does not directly identify the site for heritage retention but rather as a site having development potential – a three storey streetwall is indicated as appropriate across the frontages identified with 329 Napier Street. This is unusual, as it has been our experience that heritage buildings elsewhere have typically been carefully mapped. It indicates either a considered decision to exclude this isolated and altered building that is not ever explained in the written reports, or an error of omission.

Having regard for the above, it is clear that the DDO as found at present does not explicitly seek retention of the streetwall heritage fabric to 329 Napier Street in the manner that is indicated for at least the majority of graded buildings (possibly all other graded buildings in the DDO area).

It is a relevant consideration that although some heritage buildings are nearby to the north within Napier Street, i.e. to the north of Argyle Street, the subject site does not have a direct interface with any adjacent heritage buildings. Its immediate context contains modern and ungraded buildings that are somewhat isolated from the more defined heritage streetscapes found north of Argyle Street. The modern buildings located within this southern portion (between Johnston and Argyle Streets) are of little or no value relative to the more consistent northern streetscape, and in themselves act as a limitation upon the contributory value of the subject building, which is relatively isolated. As a consequence, the subject site provides a minimal contribution to the broader precinct.

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

In consideration of above, the proposed extent of partial demolition and reconstruction is supported. The proposed extent of retention will provide a scale and character link to the heritage buildings to the north on the west side of Argyle Street.

New works

Council's heritage policy for new development requires that proposed works should be sympathetic to the scale, form, siting, and setbacks of nearby graded buildings.

The proposed scheme has taken a considered approach to the partial retention of the heritage building and responds to its setting and the broader Fitzroy character by providing a low podium street interface, the incorporation of setbacks to the upper levels and a restrained, complementary external character.

A key consideration in assessing the potential heritage impacts of the scheme is its location in what can be characterised as a low-integrity, low consistency context with regard to heritage. This part of the precinct is characterised by a low proportion of heritage buildings in the adjacent streetscape context, with none along the north side of Johnston Street and a mixed building stock (including some heritage buildings) along the south side. In terms of Napier Street, as outlined above, there are no heritage buildings located along the opposite eastern side of Napier Street, with some heritage buildings the north within Napier Street, i.e. to the north of Argyle Street. Argyle Street itself is not a sensitive heritage environment.

There are only small number of heritage buildings in the vicinity, amongst which the Fitzroy Town Hall is graded significant, and the others are of contributory status. The buildings are not of a consistent architectural style or typology.

Given these particular circumstances, and the parameters set out within the DDO, the design approach that is adopted is appropriate. There is no consistent heritage context to this site that can be referenced in terms of street wall height, patterns of articulation and architectural character. Referencing heritage places located within the precinct at a distance from the subject site would inevitably reflect a degree of arbitrary choice.

Nonetheless, the interface with the retained dwelling at 329 Napier Street has been managed in a considered manner and provides for a transition in scale and character to the heritage buildings to the north on the west side of Argyle Street. A low scale (one storey) inset addition is proposed between the south alignment of the existing dwelling and the north wall of the arcaded or trabeated streetwall façade to Napier Street. This trabeated element reads as a tall two storey component, which moderates the contrast in scale with the retained dwelling form. The upper levels do not overhang or extend into the air space above the retained dwelling, which is appropriate. These measures provide for sufficient breathing space between the two built form elements.

Additionally, the proposed development incorporates front and side setbacks that further mediate the transition of built form. The proposed setback from Napier Street aligns with the rear of the heritage dwelling which correlates to 7.18m and is appropriate in the context of this low significance building and the considerations arising from the DDO. The balance of the other setbacks, i.e. southern, northern and western, are also sufficient to provide a visual separation between the lower and upper levels and furth noting that these are not considered to be a sensitive heritage interface.

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

The proposed development scheme responds to its broader urban context through the incorporation of a lower scale podium interface, a sympathetic materiality and well resolved architectural treatment.

The design approach of presenting a lower scale podium to the street boundary with the upper levels at setbacks to make them less visually dominant is an established design paradigm within the precinct and is encouraged by the DDO. The setbacks to the upper levels will manage their visual prominence in views from street level. The recessed upper levels will read as a discrete architectural element and a secondary backdrop.

The podium is expressed as a trabeated composition, that divides the façade into arcaded bays. The podium is four storeys (ground to level 3) in height to Johson and Argyle streets with a lower broadly three storey (ground to level 2) podium or streetwall to Napier Street. This provides an appropriate step down in terms of the lower built form context north of Argyle Street, with the partial retention of 329 Napier Street also assisting with this transition.

In terms of materiality, the podium adopts a restrained palette of terracotta tone concrete and tiles. These materials are utilised in a modern architectural language, although based on traditional materials and tones found within the broader precinct. The upper levels have a differentiated, low-key character, concrete, glazing and aluminium balustrade detailing. As is appropriate, the scheme incorporates fine grain articulation and varied materials to the upper levels. The upper levels to Napier Street are articulated with the projecting balconies grouped vertically and expressed as five discrete elements, and this assists in moderating the sense of scale associated with this broad elevation.

The overall height of the proposal reflects the emerging character of this part of Fitzroy, which has seen substantial high rise development over recent years. It is likely that other nearby broad fronted sites addressing Johnston and Napier Street currently containing low scale modern development will receive more intensive development in future, reflecting the expectations of the DDOs and the emerging character of Johnston Street. To the extent that the proposed scheme varies from the specific parameters of the DDO with respect to street wall height, setbacks and overall height, this is a matter that is more of an urban design consideration rather than heritage considerations. That is to say, that heritage considerations can be understood to be moderated by the DDO design outcomes, and the context is not a sensitive heritage context.

Relevant nearby developments and applications within the same Heritage Overlay include the adjacent site to the west at 155 Johnston Street, which is understood to have a permit for an eleven storey mixed use development.

The scheme will result in a change to part of the setting of the Fitzroy Town Hall Hotel, the dwellings and shop at 146-154 Johnston Street, but these buildings are already viewed in a context of modern building stock, and none are directly adjoining the proposed built form. Although much larger in scale, the new development will have an articulated external treatment that addresses the adjacent streets in an active manner.

With regard to the Napier Street residential context to the north, it is not unusual for there to be substantial transitions in scale in built form between traditional commercial strips and adjacent residential areas. (The single storey cottages at 146-152 Johnston Street are atypical for that streetscape).

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

Bryce Raworth
CONSERVATION | HERITAGE

Project Address:
165-167 Johnston Street
Fitzroy VIC

Key aspects of policy at Schedule 36 to Clause 43.02 in terms of heritage considerations include:

> *To ensure development responds to the heritage character and streetscape by supporting:*
>
> - *a new mid-rise character (ranging from 6 to 9 storeys) with a new prominent street wall along the northern side of Johnston Street and scale of development transitioning down to Argyle Street; and*
>
> *[…]*
>
> *To ensure the façade composition and articulation of development responds to:*
>
> - *the commercial character of Johnston Street; and*
>
> *[…]*
>
> *To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.*

The DDO also encourages:

- *A preferred 30.4 metre building height*
- *A preferred 14.4 metre street wall to Johnston Street and Napier Street.*
- *Upper levels above the primary and side street wall should be set back by a minimum of 6 metres along other streets (ie. including Johnston & Napier Streets).*

The maximum height as measured to the top parapet line at the corner of Johnston and Napier Streets 35.70 metres. The street wall height will measure a maximum of 14.710 metres along Johnston Street, and 11.270 metres to the Napier Street frontage. Upper level setbacks from Johnston, Napier and Argyle Streets are 6m or greater with the exception of the corner 'step out' which has a reduced setback of 4.5m for levels 4-7 to Napier Street at the Johnston Street corner.

These measurements vary from the above preferred parameters of the DDO in some respects but are nonetheless appropriate and responsive to these guidelines. The DDO provides preferred dimension rather than mandatory measures, allowing for a degree of discretion in their application. Given the subject site does not include any sensitive heritage interfaces, the scheme may be seen as providing a reasonable transition to the residential areas to the north.

Conclusion

The proposed development scheme for 159-167 Johnston Street responds in a reasonable and acceptable manner to its urban context through its lower scale street podium interface, setback upper levels, materiality and architectural treatment. The partial retention of the existing dwelling to the corner of Napier and Argyle Street provides a scale and character link to the heritage buildings to the north on the west side of Argyle Street which are in any case at a sufficient separation from the new works to not be adversely impacted. The mixed character and varied significance of this particular portion of Fitzroy can reasonably accommodate development of this scale and character. The scheme represents an acceptable outcome having regard for the limited heritage context of the site and the expectations set by the relevant DDOs.

The proposal represents a considered and balanced heritage outcome having consideration for 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 DDO10 and DDO38, and for the broader planning objectives encouraging increased densification and height in this area.

246 Albert Road, South Melbourne VIC 3205 | P +61 3 9525 4299 | bryceraworth.com.au

onemilegrid

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

159-167 Johnston Street, Fitzroy

Transport Impact Assessment



230526TIA002E-F.docx

16 February 2026

onemilegrid

ABN: 79 168 115 679

(03) 9939 8250
Wurundjeri Woiworung Country
56 Down Street
COLLINGWOOD, VIC 3066
www.onemilegrid.com.au

DOCUMENT INFORMATION

Prepared for	Newtown Fitzroy Pty Ltd		
File Name	230526TIA002E-F.docx	**Report Date**	16 February 2026
Prepared by	JJB	**Reviewed by**	SV

***one**mile**grid** operates from Wurundjeri Woiworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.*

*© One Mile Grid Pty Ltd. This document has been prepared by **one**mile**grid** for the client as per the terms of engagement. It may not be modified or altered, copied, reproduced, sold, or transferred in whole or in part in any format to any person other than by agreement. **one**mile**grid** does not assume responsibility or liability to any third party arising out of misuse of this document.*

onemilegrid

CONTENTS

1	**INTRODUCTION**	**5**
2	**EXISTING CONDITIONS**	**5**
2.1	**Site Location**	**5**
2.2	**Planning Zones and Overlays**	**7**
2.3	**Road Network**	**8**
2.3.1	Johnston Street	8
2.3.2	Napier Street	9
2.3.3	Argyle Street	10
2.4	**Traffic Volumes**	**11**
2.4.1	Traffic Survey	11
2.4.2	Intersection Analysis	12
2.5	**Sustainable Transport**	**14**
2.5.1	General	14
2.5.2	Public Transport	15
2.5.3	Bicycle Facilities	16
2.5.4	Pedestrian Accessibility	17
2.5.5	Walkability	18
2.5.6	Share Cars	18
3	**DEVELOPMENT PROPOSAL**	**19**
3.1	**General**	**19**
3.2	**Bicycle Parking**	**19**
3.3	**Car Parking and Vehicular Access**	**19**
4	**DESIGN ASSESSMENT**	**20**
4.1	**Yarra Planning Scheme – Clause 52.06**	**20**
4.1.1	Design Standard 1: Accessways	20
4.1.2	Design Standard 2: Car Parking Spaces	21
4.1.3	Design Standard 3: Gradients	22
4.2	**Waste Collection**	**22**
4.3	**Crossover Design**	**22**
4.4	**Bicycle Parking**	**23**
4.5	**Clause 52.29 – Land Adjacent to the Principal Road Network**	**24**
5	**LOADING**	**25**
6	**BICYCLE PARKING**	**25**
6.1	**Statutory Requirements**	**25**
6.2	**Adequacy of Proposed Provision**	**25**
7	**CAR PARKING**	**26**
7.1	**Statutory Car Parking Requirements**	**26**
7.2	**Accessible Car Parking**	**27**
8	**TRAFFIC**	**28**
8.1	**Traffic Generation**	**28**
8.1.1	Residential	28
8.1.2	Retail	28
8.1.3	Total Traffic Generation	29
8.2	**Traffic Impact**	**29**
9	**CONCLUSIONS**	**30**

TABLES

Table 1 SIDRA Intersection Parameters 12
Table 2 Johnston Street / Napier Street – Existing Conditions AM Peak Hour 12
Table 3 Johnston Street / Napier Street – Existing Conditions PM Peak Hour 13
Table 4 Public Transport Provision 15
Table 5 Site Facilities 17
Table 6 Proposed Development 19
Table 7 Clause 52.06-9 Design Assessment – Design Standard 1 20
Table 8 Clause 52.06-9 Design Assessment – Design Standard 2 21
Table 9 Clause 52.06-9 Design Assessment – Design Standard 3 22
Table 10 Bicycle Parking Dimensions 23
Table 11 Clause 52.34 – Bicycle Parking Requirements 25
Table 12 Clause 52.06 – Car Parking Requirements (Maximums) 26
Table 13 Anticipated Traffic Generation - Residential 28
Table 14 Anticipated Traffic Generation – Shop & Cafe 28
Table 15 Anticipated Traffic Generation - Total 29

FIGURES

Figure 1 Site Location 5
Figure 2 Subject Site Context (19/07/2025) 6
Figure 3 Planning Scheme Zones 7
Figure 4 Johnston Street looking west adjacent to the subject site 8
Figure 5 Napier Street, looking north adjacent to the subject site 9
Figure 6 Argyle Street, looking west adjacent to the subject site 10
Figure 7 Existing Traffic Volumes – 27th July 2023 11
Figure 8 TravelSmart Map 14
Figure 9 Public Transport Provision 15
Figure 10 Strategic Cycling Corridors 16
Figure 11 Pedestrian Walk-Time Map 17
Figure 12 Share Car Locations 18
Figure 13 Bicycle Parking Access Route 23
Figure 14 Car Parking Requirement Map 26

APPENDICES

APPENDIX A SWEPT PATH DIAGRAMS

1 INTRODUCTION

onemile**grid** has been requested by Newtown Fitzroy Pty Ltd to undertake a Transport Impact Assessment of the proposed mixed-use residential development at 159-167 Johnston Street, Fitzroy.

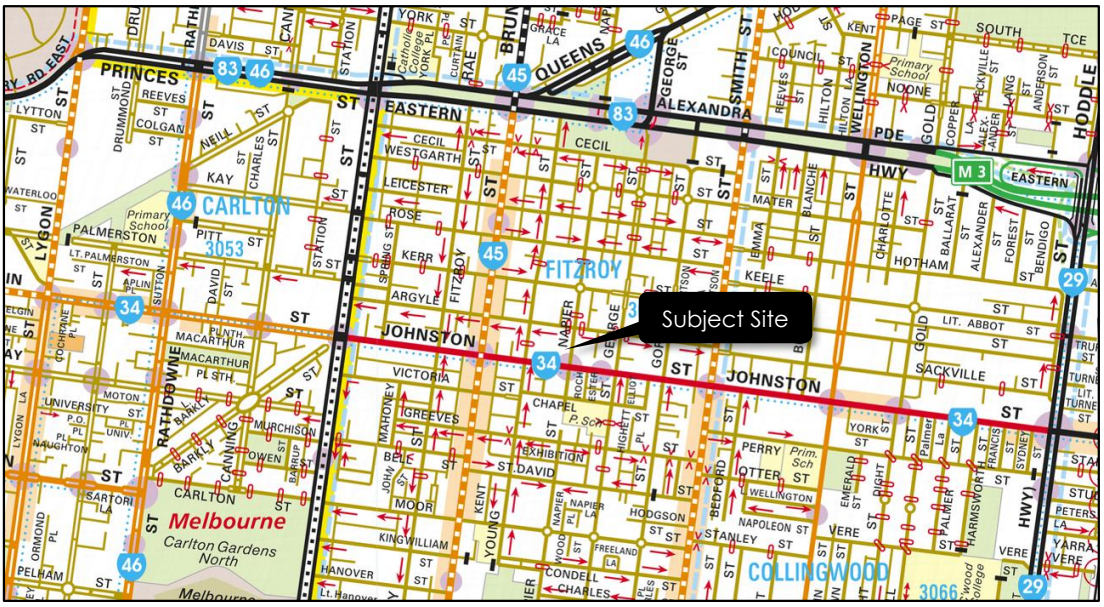
As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic and parking data has been sourced, and relevant background information has been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is located on the northwest corner of the Johnston Street and Napier Street intersection, as shown in Figure 1 below.

Figure 1 Site Location



Copyright Melway Publishing

The subject site comprises 6 properties which include the following:

- 159-161 Johnston Street - Bohemio furniture store, with 2 previously used crossovers to Johnston Street;
- 163 Johnston Street – Forty Winks, accessed from Johnston Street and Napier Street, and a separate loading access to Napier Street;
- 165-167 Johnston Street – McCoppins bottle shop, accessed from Johnston Street and Napier Street, and a separate loading access to Napier Street; and
- 329 Napier Street and 146-152 Argyle Street – Lug+Carrie electric bike store, accessed from Napier Street, and separate loading access to Argyle Street.

The car park in the south east corner services both McCoppins Bottle Shop and Forty Winks comprising of 16 customer only car spaces.

Land use in the immediate vicinity of the site is a mix of commercial and residential in nature, with an aerial view of the subject site provided in Figure 2 below.

Figure 2 Subject Site Context (19/07/2025)

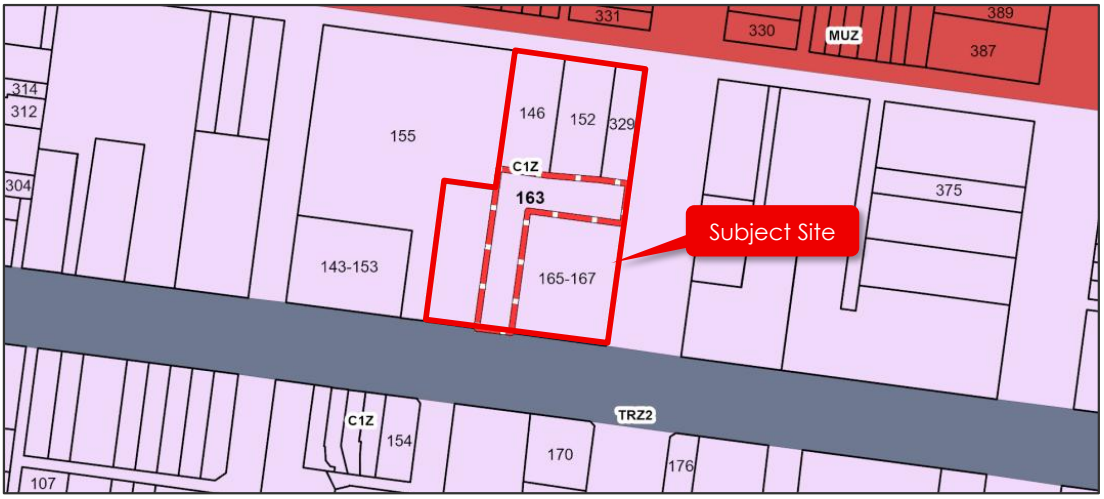


Copyright Nearmap

2.2 Planning Zones and Overlays

It is shown in Figure 3 that the site is located within a Commercial 1 Zone (C1Z).

Figure 3 Planning Scheme Zones



The site abuts Johnston Street, which is within a Transport Zone (TRZ2), designating the Principal Road Network.

Additionally, the site falls within the Principal Public Transport Network Area.

2.3 Road Network

2.3.1 Johnston Street

Johnston Street is an arterial road generally aligned east-west, continuing past Smith Street in the east and Brunswick Street in the west. Johnston Street provides two traffic lanes in each direction adjacent to the site. Kerbside parking is provided on both sides of the road in the outer traffic lanes adjacent to the site.

On the southern side of Johnston Street opposite the site there is a 'no standing' zone, designated as a Clearway from 6:30 AM – 9:30 AM Monday to Friday. However, further west of the site, the same clear way applies but there is also 1 hour parking 9:30 AM – 4:30 PM Monday to Friday and 9:30 AM – 12:30 PM on Saturdays.

Adjacent to the site there is no kerbside parking available on the northern side of Johnston Street. However further to the east and west there is 1 hour parking 9:00 AM – 4:00 PM Monday to Friday and 9:30 AM – 12:30 PM on Saturdays. The northern side of Johnston Street is a clearway from 4:00 PM – 6:30 PM Monday to Friday.

The cross-section of Johnston Street at the frontage of the site is shown in Figure 4.

Figure 4 Johnston Street looking west adjacent to the subject site



A 40 km/h speed limit applies to Johnston Street in the vicinity of the site from 7:00 AM – 3:00 AM.

2.3.2 Napier Street

Napier Street is a local road generally aligned north-south, running between Cecil Street in the north and Victoria Parade in the south. Napier Street operates as a one-lane roadway with a bike lane in each direction adjacent to the site. Motorists must give way to cyclists in order to use the bicycle lanes to pass oncoming traffic.

Kerbside parking is provided on both sides of the road, generally restricted to 2-hour parking between 7:00 AM and 7:00 PM.

The cross-section of Napier Street at the frontage of the site is shown in Figure 5.

Figure 5 Napier Street, looking north adjacent to the subject site



A 30 km/h area speed limit applies to Napier Street in the vicinity of the site.

2.3.3 Argyle Street

Argyle Street is a local road generally aligned east-west, running between Smith Street in the east and Nicholson Street in the west. Argyle Street along the site frontage operates as a one-way road allowing vehicle to travel in a westbound direction only. On the opposite side of Napier Street, Argyle Street continues to operate as a one-way road, however, allows vehicles to travel in an eastbound direction only.

Kerbside parking is provided on both sides of the road, generally restricted to 2-hour parking between 7:00 AM and 7:00 PM on the northern side, and 7:00 AM and 11:00 PM on the southern side.

The cross-section of Argyle Street at the frontage of the site is shown in Figure 5.

Figure 6 Argyle Street, looking west adjacent to the subject site



A 30 km/h area speed limit applies to Napier Street in the vicinity of the site.

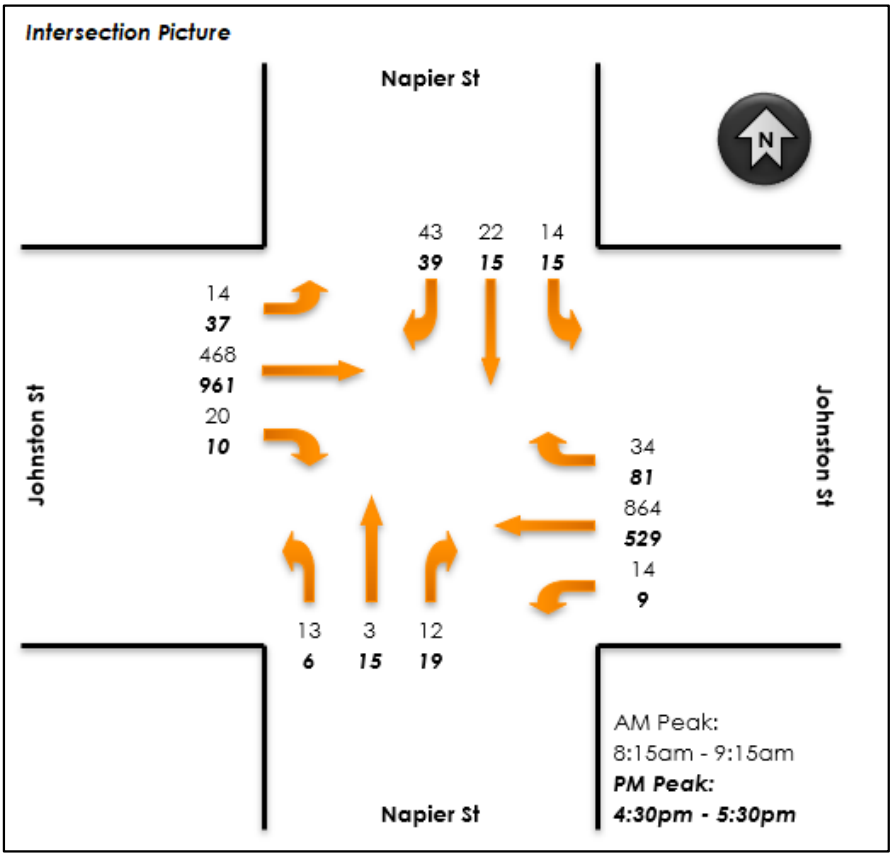
2.4 Traffic Volumes

2.4.1 Traffic Survey

Traffic volume surveys were undertaken by Trans Traffic Survey on behalf of **one**mile**grid** at the intersection of Johnston Street and Napier Street on Thursday 27th July 2023, between 6:30 AM and 9:30 AM, and between 2:30 PM and 7:00 PM.

The peak hour results of the surveys are shown in Figure 7.

Figure 7 Existing Traffic Volumes – 27th July 2023



2.4.2 Intersection Analysis

To assess the operation of the intersection the traffic volumes have been input into SIDRA Intersection, a traffic modelling software package.

The SIDRA Intersection software package has been developed to provide information on the capacity of an intersection with regard to a number of parameters. Those parameters considered relevant are, Degree of Saturation (DoS), 95th Percentile Queue, and Average Delay, as described in Table 1 below.

Table 1 SIDRA Intersection Parameters

Parameter	Description
Degree of Saturation (DoS)	The DoS represents the ratio of the traffic volume making a particular movement compared to the maximum capacity for that particular movement. The value of the DoS has a corresponding rating depending on the ratio as shown below.

Degree of Saturation	Rating
Up to 0.60	Excellent
0.61 – 0.70	Very Good
0.71 – 0.80	Good
0.81 – 0.90	Fair
0.91 – 1.00	Poor
Above 1.00	Very Poor

Average Delay (seconds)	Average delay is the time delay that can be expected for all vehicles undertaking a particular movement in seconds. This includes time taken to accelerate or decelerate, time taken to undertake the manoeuvre, and delay at a hold line or stop line.
95th Percentile (95%ile) Queue	95%ile queue represents the maximum queue length in metres that can be expected in 95% of observed queue lengths in the peak hour.

The results volumes are shown below in Table 2 and Table 3.

Table 2 Johnston Street / Napier Street – Existing Conditions AM Peak Hour

Approach	Movement	D.o.S.	Avg Delay (sec)	Queue (m)
Napier Street (south)	Left	0.11	50	11
	Through	0.11	46	11
	Right	0.11	50	11
Johnston Street (east)	Left	0.38	12	82
	Through	0.38	7	82
	Right	0.38	17	79
Napier Street (north)	Left	0.32	54	31
	Through	0.32	48	31
	Right	0.32	50	31
Johnston Street (west)	Left	0.09	11	15
	Through	0.37	9	69
	Right	0.37	19	69

Table 3 Johnston Street / Napier Street – Existing Conditions PM Peak Hour

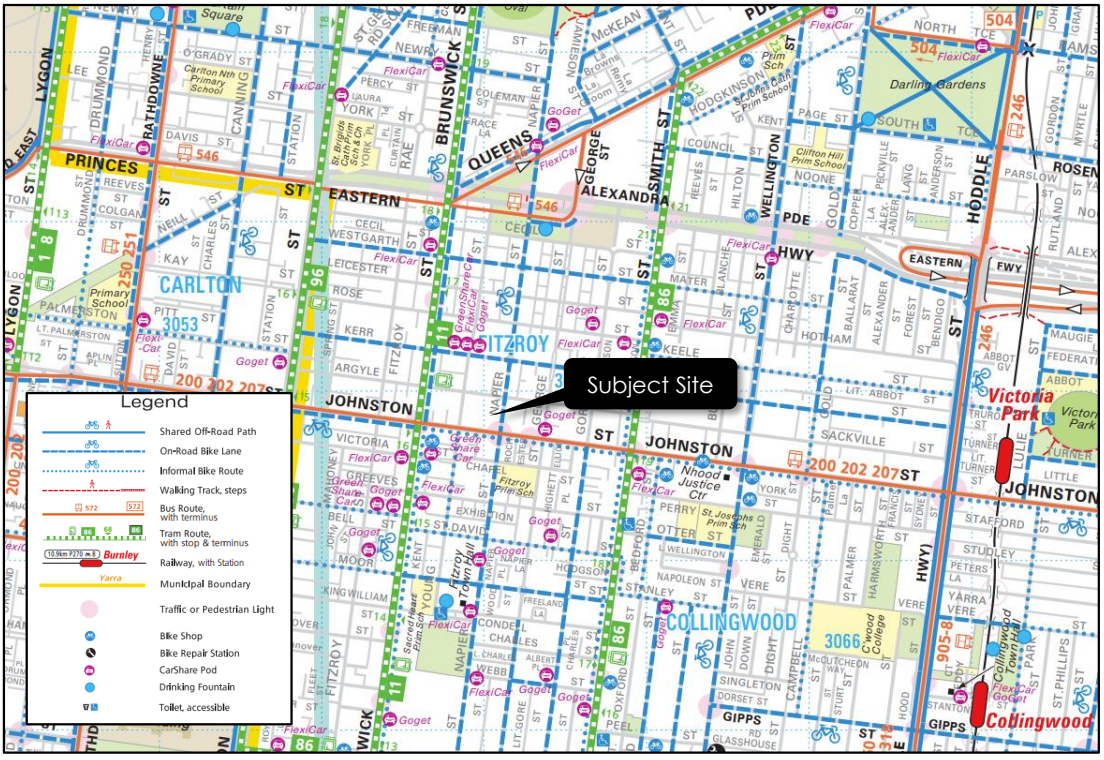
Approach	Movement	D.o.S.	Avg Delay (sec)	Queue (m)
Napier Street (south)	Left	0.24	61	17
	Through	0.24	55	17
	Right	0.24	58	17
Johnston Street (east)	Left	0.15	8	24
	Through	0.48	6	75
	Right	0.48	16	75
Napier Street (north)	Left	0.42	60	29
	Through	0.42	55	29
	Right	0.42	58	29
Johnston Street (west)	Left	0.37	9	71
	Through	0.37	4	71
	Right	0.37	13	69

2.5 Sustainable Transport

2.5.1 General

An extract of the TravelSmart Map for the City of Yarra is shown in Figure 8, highlighting the public transport, bicycle, and pedestrian facilities in the area. The TravelSmart map includes the on-road bike lanes for Napier Street, informal bike route for Johnston Street and bus route on Johnston Street.

Figure 8 TravelSmart Map



2.5.2 Public Transport

The subject site has excellent public transport accessibility with numerous train, tram and bus services operating in close proximity to the site. These services include the Mernda and Hurstbridge train lines accessible via Victoria Park Railway Station, tram routes 11, 86 and 96 accessible via Johnston Street and bus routes 200, 202 and 207 accessible via Johnston Street and bus route 546 accessible via Alexandra Parade.

The full public transport provision in the vicinity of the site is shown in Figure 9 and further detailed in Table 4.

Figure 9 Public Transport Provision

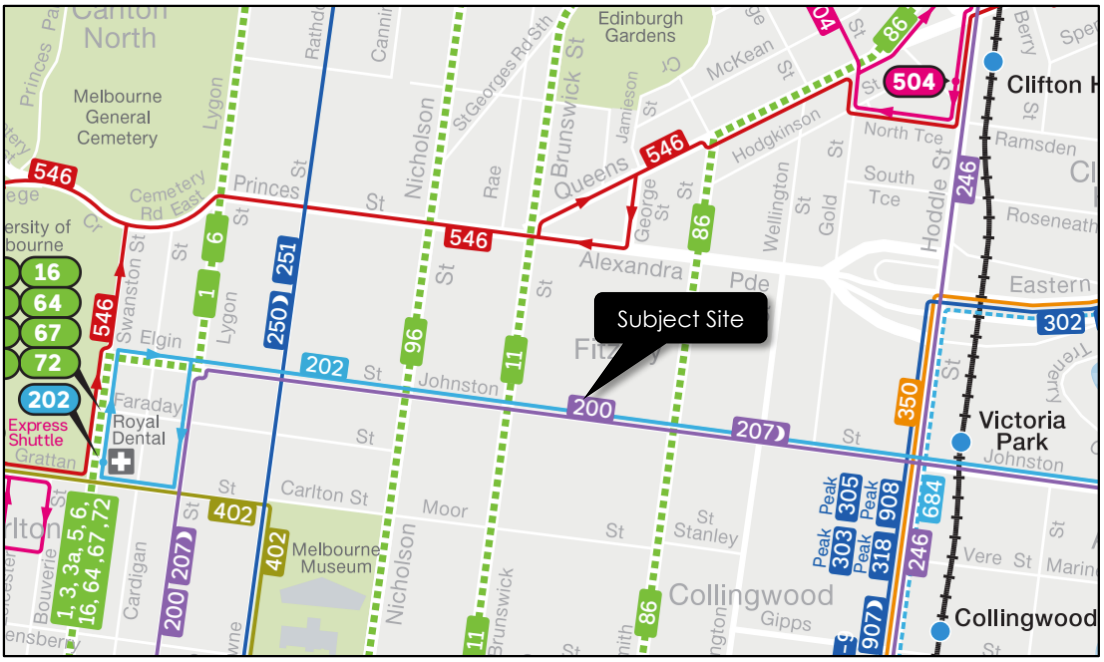


Table 4 Public Transport Provision

Mode	Route No.	Route Description	Nearest Stop/Station
Train		Hurstbridge Line	Victoria Park Railway Station
		Mernda Line	
Tram	11	West Preston - Victoria Harbour Docklands	Johnston St / Brunswick St
	86	Bundoora RMIT - Waterfront City Docklands	Johnston St / Smith St
	96	East Brunswick - St Kilda Beach	Johnston St / Nicholson St
Bus	200	City - Bulleen	Napier St / Johnston St
	207	City - Doncaster Shopping Centre via Kew Junction	
	202	Yarra Bend - Melbourne University	
	546	Heidelberg Station - Melb Uni - Queen Victoria Market via Clifton Hill and Carlton	Fitzroy Pool / Alexandra Pde

The site has a Transit Score rating of 91 /100 and is considered to be a Rider's Paradise, with world-class public transportation.

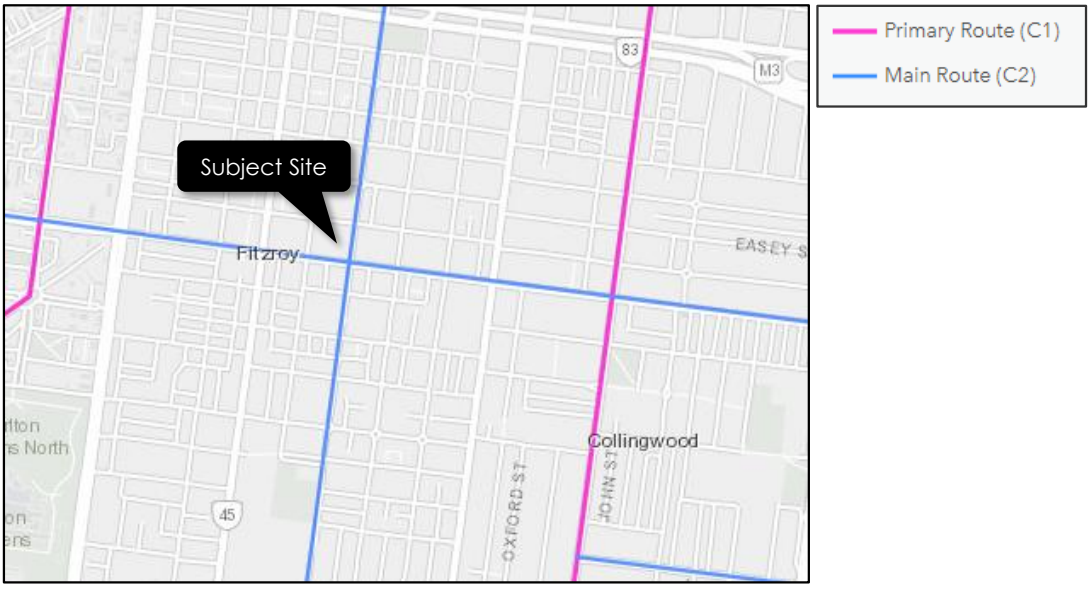
2.5.3 Bicycle Facilities

Strategic Cycling Corridors are important routes for cycling for transport and link up important destinations including the Central City, National Employment and Innovations Clusters, Metropolitan Activity Centres, and other destinations of metropolitan and regional significance.

Strategic Cycling Corridors (SCC) are considered to be the arterials for bicycles, and have been designed to provide connected, low stress and safe routes, intended primarily for the use of cyclists for transport (rather than recreation).

The SCCs in the vicinity of the site are shown in Figure 10, including both Johnston Street and Napier Street as 'Main Routes'.

Figure 10 Strategic Cycling Corridors

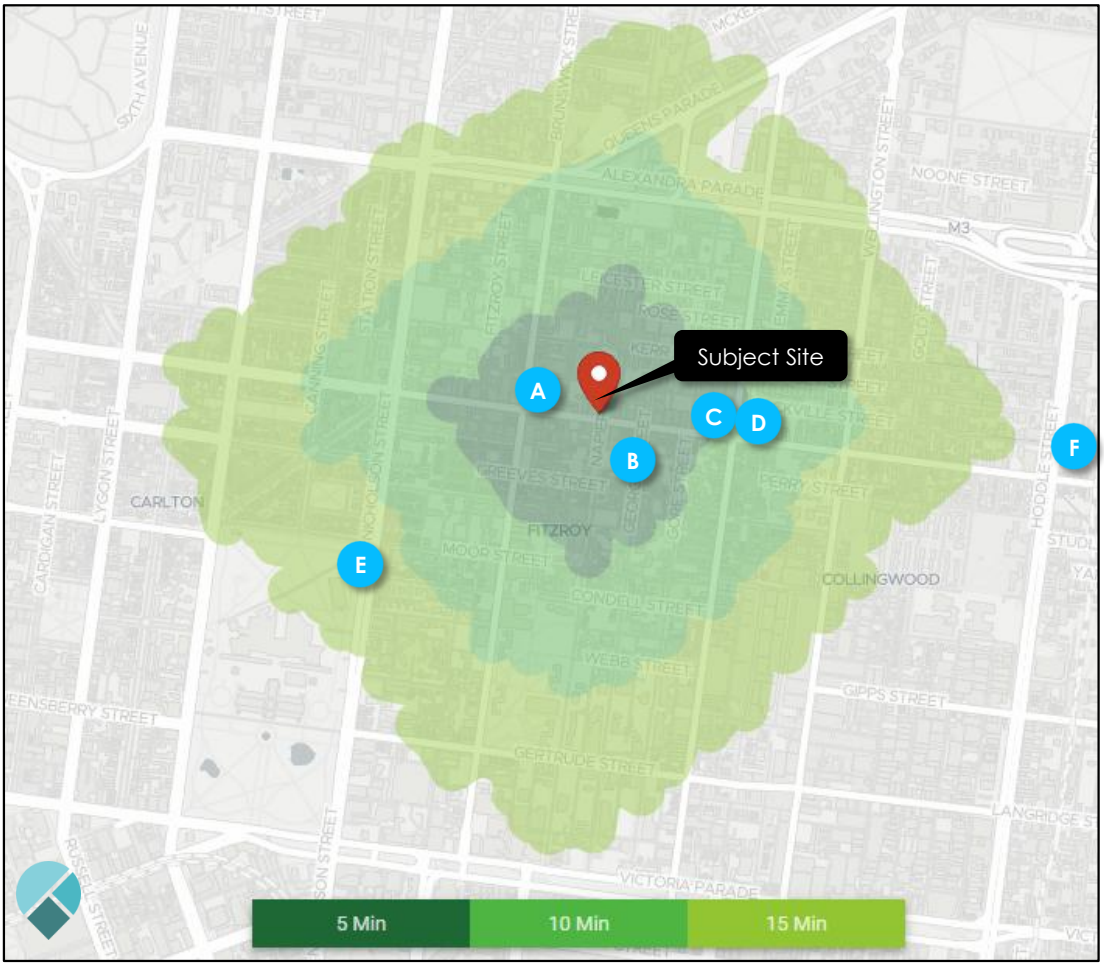


2.5.4 Pedestrian Accessibility

In addition to having good access to public transport modes, the site is well-located for pedestrian accessibility, with a number of recreation, education, shopping, and employment uses located within 10 - 15 minutes' walk of the site.

Figure 11 shows a pedestrian walk time map for the site, with the major facilities in the vicinity of the site identified in Table 5.

Figure 11 Pedestrian Walk-Time Map



Courtesy of Targomo

Table 5 Site Facilities

Ref	Facility	Approx. Distance
A	Route 11 – Brunswick St / Johnston St Stop	150m
B	Fitzroy Primary School	150m
C	Aldi Supermarket	290m
D	Route 86 – Johnston St / Smith St	330m
E	Carlton Gardens	650m
F	Victoria Park Railway Station	1.2km

2.5.5 Walkability

Walkability is a measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of footpaths or other pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety.

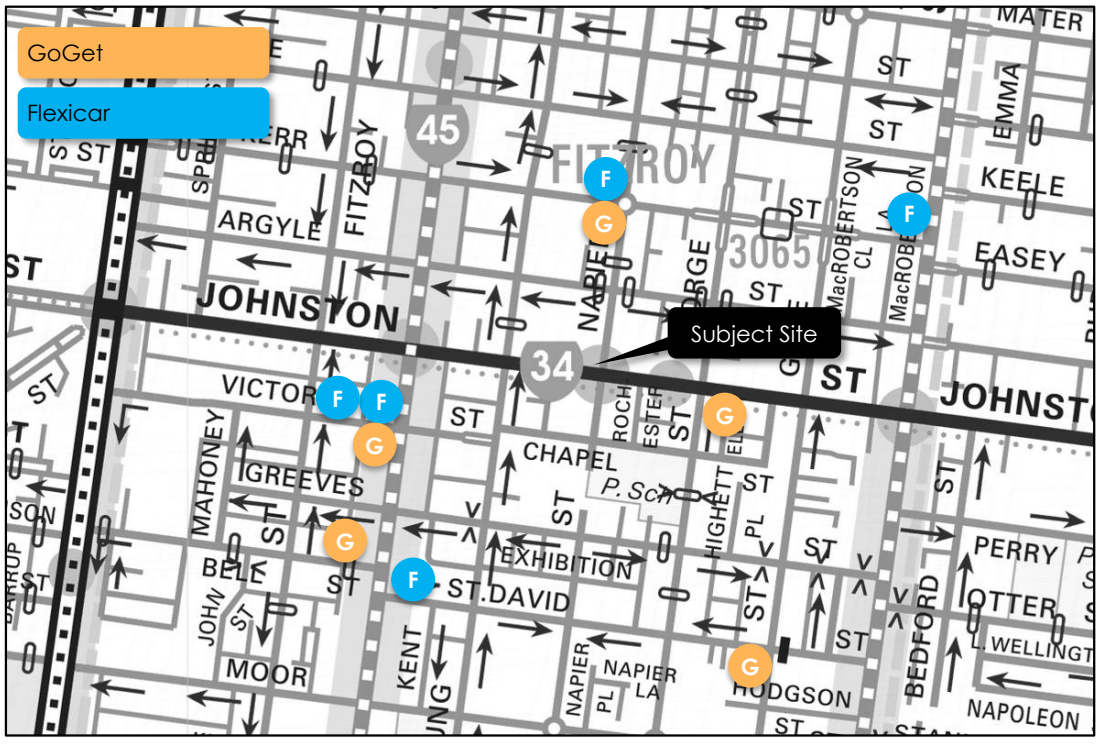
The site has a Walk Score rating of 100/100 and is considered a walker's paradise where daily errands do not require a car.

2.5.6 Share Cars

Car sharing is becoming increasingly popular within highly populated areas for both employees and residents, where parking is restrictive and expensive. Car sharing operates similar to a car rental company, except users join as members and are charged on an hourly rate rather than a daily.

The location of the share cars within close proximity of the site are shown in Figure 12.

Figure 12 Share Car Locations



Copyright Melway Publishing

3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the subject site for the purposes of a mixed-use development, containing both residential and commercial uses, as shown in Table 6. The dwellings will be build to rent apartments.

Table 6 Proposed Development

Use		*No./Area*
Residential		
Dwellings	Studio	115
	1 Bedroom	84
	2 Bedrooms	28
	3 Bedrooms	16
	Total Dwellings	**243**
Commercial		
Retail		251.3 m²

3.2 Bicycle Parking

A total of 246 bicycle spaces are proposed for the residential component, utilising a mixture of horizontal bicycle hoops and double tier bicycle racks, provided within a lockable compound on the ground level of the development.

In addition, 6 x horizontal bicycle hoops (12 spaces) are also proposed to be provided along the Johnston Street frontage, for use by the commercial component, visitors and the surrounding community.

3.3 Car Parking and Vehicular Access

A total of 95 car spaces are proposed, within 91 residential spaces (incl. 2 DDA spaces) located within the basement level car park, and 4 commercial spaces on the ground level adjacent to the on-site loading area.

Access is proposed via a new crossover to Argyle Street in the northwestern corner of the site, which leads to the on-site loading and commercial car parking area, and then to a ramped accessway to the basement car parking. The existing crossovers on Johnston Street, Napier Street and Argyle Street will be removed and reinstated as kerb and channel, which in turn increases the on-street car parking supply in these locations.

All loading and waste collection are to be undertaken on-site within the designated loading area.

4 DESIGN ASSESSMENT

4.1 Yarra Planning Scheme – Clause 52.06

onemile**grid** has undertaken an assessment of the car parking layout and access for the proposed development with due consideration of the Design Standards detailed within Clause 52.06-9 of the Planning Scheme. A review of those relevant Design Standards is provided in the following sections.

4.1.1 Design Standard 1: Accessways

A summary of the assessment for Design Standard 1 is provided in Table 7.

Table 7 Clause 52.06-9 Design Assessment – Design Standard 1

Requirement	*Comments*
Be at least 3 metres wide.	Satisfied – All accessways are a minimum 5.2 m wide.
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Satisfied – Changes of direction are between accessways of more than 4.2 m wide.
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.	N/A – Private car park.
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	Satisfied – A minimum height clearance of a least 2.1 m is achieved throughout the site.
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.	Satisfied – Access designed to allow vehicles to exit in a forward direction.
Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.	N/A – Does not connect to a Transport Zone
Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Generally satisfied – To facilitate sightlines between vehicles exiting the site and pedestrians on the Argyle Street frontage, it is suggested to install a convex mirror and to provide warning lights.
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 6 metres from the road carriageway.	N/A – does not connect to a Transport Zone

Further to the above, a Swept Path Assessment has been undertaken demonstrating access to the site by a 99.8th percentile passenger vehicle (B99) and is included within Appendix A. The swept paths demonstrate that the B99 design vehicle can enter the site whilst another B99 design vehicle is leaving.

4.1.2 Design Standard 2: Car Parking Spaces

A summary of the assessment for Design Standard 2 is provided in Table 8.

Table 8 Clause 52.06-9 Design Assessment – Design Standard 2

Requirement	*Comments*
Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2 of Design Standard 2.	Satisfied – All spaces and access aisles comply with dimensions of Design Standard 2.
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 of Design Standard 2, 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 2.1m above the space.	Generally Satisfied – refer to discussion below on spaces adjacent to walls. A height clearance of at least 2.1 m is provided.
Car spaces in garages or carports must be at least 6 m long and 3.5 m wide for a single space and 5.5 m wide for a double space measured inside the garage or carport.	N/A – No garages or carports proposed.
Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.	N/A – No tandem parking spaces proposed.
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	Satisfied – All residential spaces are under cover.
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 of Design Standard 2 by 500mm.	Generally Satisfied – The accessible spaces are provided with a minimum height clearance of 2.5 m above the spaces, and can be provided with a length of 5.4 m. (refer below)

Car parking spaces are dimensioned in accordance with Table 2 of Design Standard 2, with spaces accessed from a minimum 5.8 m wide aisle being 4.9 m in length by 2.8 m in width, and those accessed from a 6.4 m wide aisle being 4.9 m in length by 2.6 m in width. The one parallel space is also dimensioned in accordance with Table 2 of Design Standard 2, being 2.3 m wide by 6.7 m long.

Spaces located adjacent to walls are also provided with additional clearance to the wall.

The two DDA spaces are shown at 4.9 m in length by 2.6 m in width, with an adjacent shared area of the same dimensions, and are accessed from a 6.4 m wide aisle. In accordance with the requirements of AS2890.6-2009, the DDA spaces are required to be 5.4 m in length, however, the Planning Scheme states that DDA spaces may encroach into the aisle by 500 mm, therefore the proposed is considered appropriate.

Swept path diagrams for key spaces within the car park are provided in Appendix A, demonstrating access for the 85th percentile passenger vehicle (B85).

4.1.3 Design Standard 3: Gradients

A summary of the assessment for Design standard 3 is provided in Table 9.

Table 9 Clause 52.06-9 Design Assessment – Design Standard 3

Requirement	*Comments*
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 – Grades close to the title boundary are less than 1:10.
Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 (of Design standard 3) and be designed for vehicles travelling in a forward direction.	Satisfied – A maximum grade of 1:4 is proposed.
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.	Satisfied – A maximum change in grade of 12.5 % is proposed.

On the ground level, the accessway running north-south from Argyle Street is provided with a grade of no more than of 1:10, whilst the ramp to the basement level car park is proposed with a maximum grade of 1:4, with transitions of 2 metres in length and grades of 1:8, provided at either end.

4.2 Waste Collection

Bin collection rooms are included within the ground level of the development, with bins to be collected by a private contractor utilising a 6.4 m rear-lift waste collection vehicle (mini-loader).

A Swept Path Assessment has been undertaken demonstrating access to the designated collection area using this design vehicle and is included in Appendix A.

Refer to the Waste Management Plan for further information.

4.3 Crossover Design

The new crossover to Argyle Street is proposed in the northeast corner of the site. The crossover will be in accordance with Yarra City Council standard vehicular crossings specifications (YSD602 – Standard Bluestone Vehicle Crossing), with a proposed crossovers width of 9.4 m at the property boundary and splaying out to the Argyle Street carriageway.

Clause 55.03-9 of the Yarra Planning Scheme requires that the width of crossovers should not exceed:

- 33% of the street frontage; or
- 40% of the street frontage if the width of the street frontage is less than 20 metres.

As the site includes an approximately 34.5 m frontage to Argyle Street, the proposed crossover, with a width of 9.4 m at the property boundary, occupies only 27% of the street frontage, in accordance with Clause 55.03-9.

As the development proposes to remove the existing crossovers on Johnston Street, Napier Street and Argyle Street, no net loss of kerbside parking is expected. Indeed, the parking supply would be expected to increase.

The proposed crossover design is therefore considered to be appropriate.

4.4 Bicycle Parking

Bicycle parking is accommodated on the ground floor via a combination of horizontal hoops and double tier bicycle racks. The product dimensions for typically suppliers, in accordance with AS2890.3, are detailed in Table 10 below.

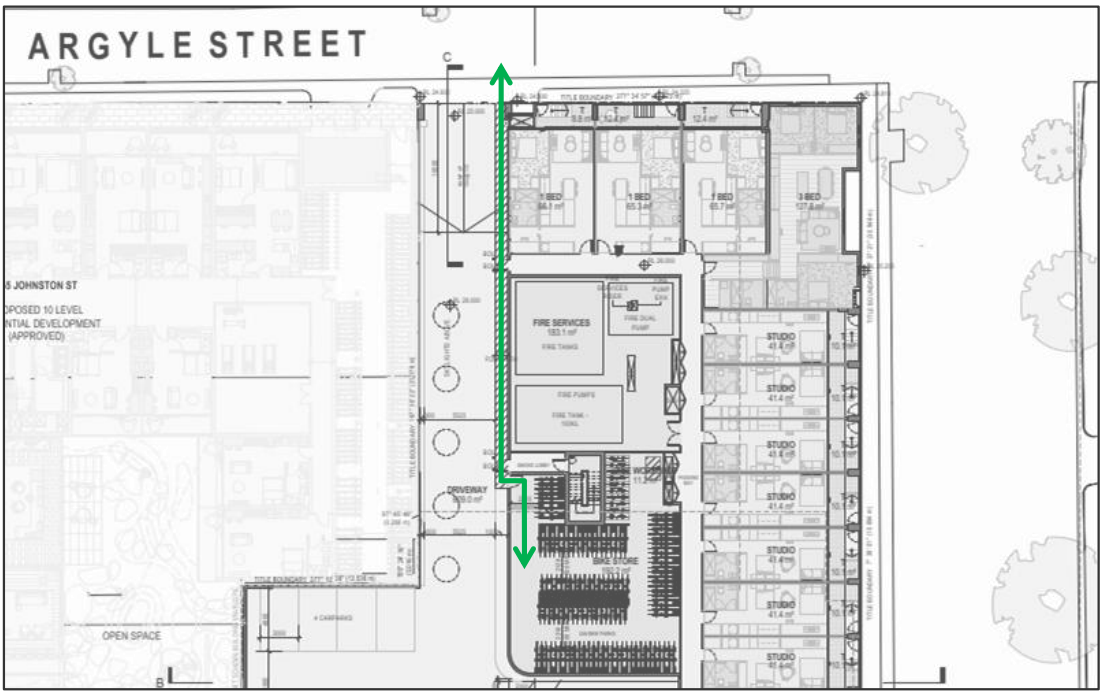
Table 10 Bicycle Parking Dimensions

Product	Number	Dimensions
Horizontal Hoops	5 rails (10 bikes)	1.8 m long, 1.0 m separation between rails (double sided), 0.5 m separation to walls and 1.5 m access aisle
Double Tier Racks	118 racks (236 bikes)	1.9 m long, 0.4 m separation between racks (alternating head to tail parking on lower tier and staggered height on upper tier, provides 0.8 m separation between racks in same direction and at the same height) and a 2.0 m access aisle.

Of the proposed residential bicycle spaces approximately 52% are provided in the form of horizontal spaces that do not require users to lift their bike onto the space, exceeding the minimum 20% requirement stated within AS2890.3.

Access to the bicycle parking spaces is facilitated by the loading area/car park access as shown in Figure 13.

Figure 13 Bicycle Parking Access Route



In addition, a total of 6 horizontal hoops are proposed along the Johnston Street frontage of the site, for use by the commercial component, visitors and the surrounding community.

The horizontal hoops are proposed in accordance with the requirements of AS2890.3:2015 – Bicycle Parking,

4.5 Clause 52.29 – Land Adjacent to the Principal Road Network

The development proposal is subject to the requirements of Clause 52.29 of the Yarra Planning Scheme which applies to land adjacent to the Principal Road Network (Johnston Street) and aims to ensure appropriate access is provided to identified roads.

Relevant to the proposed development, the Clause states that a permit is required to create or alter access to, or subdivide land adjacent to, a road in a Transport Zone 2, and that the proposal is to be referred to the relevant referral authority (in this case the Department of Transport and Planning (VicRoads)).

The proposed development will provide vehicle access from a new crossover to Argyle Street at the northwest corner of the site. This access location has been selected to take access from the local road frontage, and it should be noted that the development will also remove the existing crossover from the Johnston Street frontage.

In light of the above, it is considered that the proposed development will satisfy the requirements of Clause 52.29.

5 LOADING

Clause 65 (Decision Guidelines) of the Yarra Planning Scheme identifies that "*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*"

A loading area is proposed within the site, capable of accommodating vehicles up to a 6.4 m small rigid vehicle (SRV). A minimum height clearance of 3.5 m is provided along the entirety of the accessway to the loading area and swept path diagrams have been prepared demonstrating access and circulation to the loading area by an SRV, which are attached in Appendix A.

Given the size of the retail tenancy (251.3 m^2), it is not considered necessary to provide for larger vehicles, as it is expected that the majority of deliveries will occur via small vans and utility vehicles, which can also utilise the existing on-street parking along the frontage of the site. In relation to the residential component, loading facilities will only be required for occasional removalist vehicles, which may utilise the on-site loading area or existing on-street parking along the site frontage.

The loading area will also accommodate waste collection for both the residential and commercial components of the development, with a 6.4 m rear-lift waste collection vehicle (mini-loader) to be utilised for collections. Refer to the Waste Management Plan (230526WMP002A-F) for more details.

The provision for loading is therefore considered appropriate for the proposed use.

6 BICYCLE PARKING

6.1 Statutory Requirements

The bicycle parking requirements for the subject site are identified in Clause 52.34 of the Yarra Planning Scheme, which specifies the following requirements for the different components of the proposed development.

Table 11 Clause 52.34 – Bicycle Parking Requirements

Component	*No/Area*	*Requirement*	*Total*
Dwelling (four or more storeys)	243 dwellings	1 space per 5 dwellings for residents 1 space per 10 dwellings for visitors	49 24
Retail	251.3 m^2	1 space per 300m^2 for employees 1 space per 500m^2 for visitors	1 1
Total		**Residents** **Staff** **Visitors**	**49** **1** **25**

As shown above, the development generates a requirement to provide a total of 75 spaces, comprising of 49 resident spaces, 1 staff space and 25 visitor spaces.

6.2 Adequacy of Proposed Provision

The proposed development includes 258 spaces (including 12 on-street spaces), which is well in excess of the minimum requirements of Clause 52.34 of the Planning Scheme.

Noting the above, it is considered appropriate for some resident visitor bicycle parking to be provided within the shared compound, with residents simply allowing the visitor access to the compound on request.

7 CAR PARKING

7.1 Statutory Car Parking Requirements

The car parking requirements for the subject site are identified in Clause 52.06 of the Yarra Planning Scheme, which provides different requirements depending on the public transport accessibility of the site. This can be determined from the land category, which is identified in the Car Parking Requirement Maps published by the Department of Transport and Planning.

Where a site is situated within multiple land categories, the car parking requirements for the higher category apply to all of the land. In this regard, the subject site is situated within Category 4, as shown in Figure 14.

Figure 14 Car Parking Requirement Map



It is noted that for sites within Category 4, only **maximum** car parking rates apply.

Table 12 Clause 52.06 – Car Parking Requirements (Maximums)

Use	*No/Area*	*Rate*	*Car Parking Measure*	*Total*
Dwelling	243	2	to each dwelling	486
Shop	251.3 m²	1	to each 100 m² of leasable floor area	2
Total				**488**

Based on the above calculations a maximum of 488 parking spaces applies to the proposed development.

It is proposed to provide a total of 95 car parking spaces to service the proposed development, which is below the maximum Planning Scheme allowance outlined above.

The proposed car parking provision is therefore in accordance with the Planning Scheme requirements.

7.2 Accessible Car Parking

The National Construction Code specifies the minimum requirements for provision of accessible car parking.

The proposed retail use is classified as a Class 6 building and require provision of 1 accessible car space for every 50 car parking spaces or part thereof for the first 1,000 spaces, and then 1 space per 100 car parking spaces or part thereof in excess of 1,000 spaces.

Noting the proposed provision of 4 car spaces on-site for the retail tenancy, the National Construction Code (NCC) requires at least 1 accessible car space on-site.

The proposed provision of 2 spaces thus satisfies the NCC requirements.

8 TRAFFIC

8.1 Traffic Generation

8.1.1 Residential

Surveys undertaken by **one**mile**grid** and other traffic engineering firms at residential dwellings have shown that the daily traffic generation rates vary depending on the size, location and type of the dwelling, the parking provision and proximity to local facilities and public transport.

Generally, where a site is closer to high-quality public transport, or local services and amenities (e.g. a full-line supermarket), lower traffic generation rates occur.

Medium to high density dwelling in inner areas generate traffic with rates between 3.0 and 6.0 movements per dwelling. Considering the location of the subject site and moreover the excellent access to public transport, it is expected that generation rates will be towards the lower end of the range. Nevertheless, for the purposes of this assessment a daily rate of in the order of 5.0 movements per day per dwelling will be adopted with 10% occurring during the peak hours.

Application of the above rates indicates that the dwellings provided with parking will generate in the order of 455 movements per day, inclusive of 46 vehicle movements during both the morning and afternoon peak hours.

Traffic volumes generated by residential uses are typically tidal in nature, with the majority of movements during the AM peak hour being in the outbound direction, and most movements during the PM peak hour occurring in the inbound direction. The following directional splits are common for residential uses such as this:

- AM Peak Hour: 80% outbound / 20% inbound
- PM Peak Hour: 40% outbound / 60% inbound

On this basis, expected peak hour traffic generation for the residential component is outlined in Table 13.

Table 13 Anticipated Traffic Generation - Residential

Period	*Outbound Volume (veh/h)*	*Inbound Volume (veh/h)*	*Two-Way Volume (veh/h)*
AM Peak Hour	37	9	46
PM Peak Hour	18	28	46

8.1.2 Retail

With regard to the retail tenancy, it is anticipated that each allocated parking space may generate one inbound trip during the AM peak period, and one outbound trip during the PM peak period, equivalent to 6 vehicle trips per hour, as outlined in Table 14.

Table 14 Anticipated Traffic Generation – Shop & Cafe

Period	*Outbound Volume*	*Inbound Volume*	*Two-Way Volume*
AM Peak Hour	0 veh/h	4 veh/h	4 veh/h
PM Peak Hour	4 veh/h	0 veh/h	4 veh/h

8.1.3 Total Traffic Generation

Based on the above traffic generation calculations, the anticipated traffic generated by the proposed development is shown in Table 15.

Table 15 Anticipated Traffic Generation - Total

Component	*Outbound Volume*	*Inbound Volume*	*Two-Way Volume*
	AM Peak Hour		
Residential	37 veh/h	9 veh/h	46 veh/h
Retail	0 veh/h	4 veh/h	4 veh/h
Total	**37 veh/h**	**13 veh/h**	**50 veh/h**
	PM Peak Hour		
Residential	18 veh/h	28 veh/h	46 veh/h
Retail	4 veh/h	0 veh/h	4 veh/h
Total	**22 veh/h**	**28 veh/h**	**50 veh/h**

8.2 Traffic Impact

Reviewing the volumes above, the proposed development is expected to generate a maximum of 37 vehicle movements per hour in any direction during the peak periods, equivalent to 1 vehicle trip every 1-2 minutes on average.

Additionally, the existing uses on the subject site will be removed, and the traffic currently generated by these uses will also be removed from the road network. The 'additional' traffic generated by the proposed development will therefore be less than that indicated above.

As such, the volume of additional traffic generated by the proposed development is considered low and is expected to be easily absorbed into the surrounding road network.

9 CONCLUSIONS

It is proposed to develop the subject site for the purposes of a multi-use residential and commercial development with a reduced car parking provision compared to the Planning Scheme.

Considering the analysis presented above, it is concluded that:

- The proposed car parking, bicycle parking and access design is considered appropriate;
- The proposed provision of bicycle parking exceeds the requirements of the Planning Scheme, and is therefore considered appropriate;
- The proposed provision of car parking is below the maximum amount outlined in the Planning Scheme and is therefore considered satisfactory;
- The proposed development is expected to have a negligible impact on the surrounding road network; and
- There are no traffic engineering reasons which would preclude a permit from being issued for this proposal.

Appendix A Swept Path Diagrams



N

CAD File: N:\Projects\2023\230526\Drawings\230526SPA400.dgn

Date Plotted: 05-08-2025 5:00:40 PM

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or distributed without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

SWEPT PATH LEGEND
- — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
. . . . . 300mm CLEARANCE ENVELOPE SHOWN DOTTED

5.20
0.95 3.05

B99	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Scale 1:400 @ A3 (0 2 4 8)

Drawing Title
163-167 JOHNSTON STREET, FITZROY
VEHICLE SITE ACCESS - GROUND
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
CM	SV	44 B4

Project Number	Drawing Number	Revision
230526	SPA400	B



CAD File: N:\Projects\2023\230526\Drawings\230526SPA401.dgn

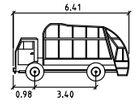
Date Plotted: 05-08-2025 5:00:44 PM

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or published without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

SWEPT PATH LEGEND
- — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED



WASTE MINI LOADER	meters
Width	: 1.85
Track	: 1.85
Lock to Lock Time	: 4.0
Steering Angle	: 33.6

onemilegrid
Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Scale 1:400 @ A3 (0 2 4 8)

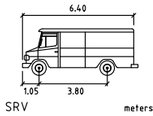
Drawing Title		
163-167 JOHNSTON STREET, FITZROY VEHICLE SITE ACCESS - GROUND SWEPT PATH ANALYSIS		
Designed	Approved	Melway Ref
CM	SV	44 B4
Project Number	Drawing Number	Revision
230526	SPA401	B



N

SWEPT PATH LEGEND

- — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED



SRV	meters
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.1

onemilegrid

Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Scale 1:400 @ A3 (0 2 4 8)

Drawing Title
163-167 JOHNSTON STREET, FITZROY
VEHICLE SITE ACCESS - GROUND
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
CM	SV	44 B4

Project Number	Drawing Number	Revision
230526	SPA402	B

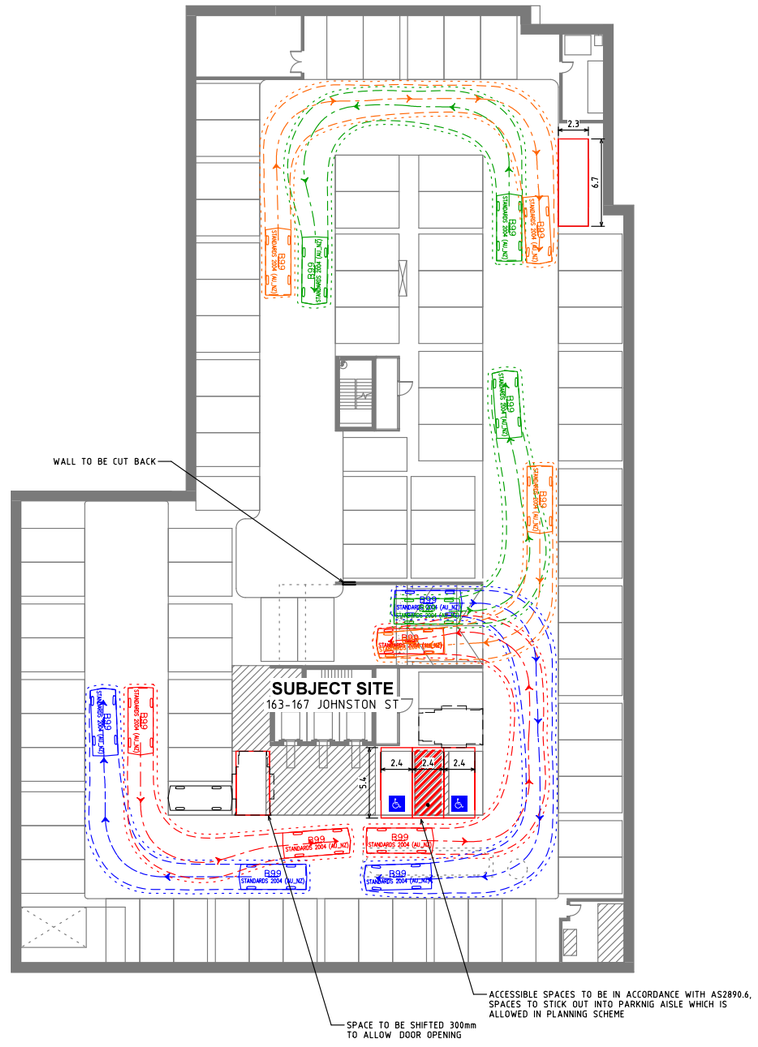
CAD File: N:\Projects\2023\230526\Drawings\230526SPA402.dgn

Date Plotted: 05-08-2025 5:00:48 PM

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or published without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap



N

CAD File: N:\Projects\2023\230526\Drawings\230526SPA500.dgn

Date Plotted: 06-08-2025 13:07:30

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or distributed without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiworung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

SWEPT PATH LEGEND

- - - - - DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
. . . . . 300mm CLEARANCE ENVELOPE SHOWN DOTTED



B99	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

onemilegrid

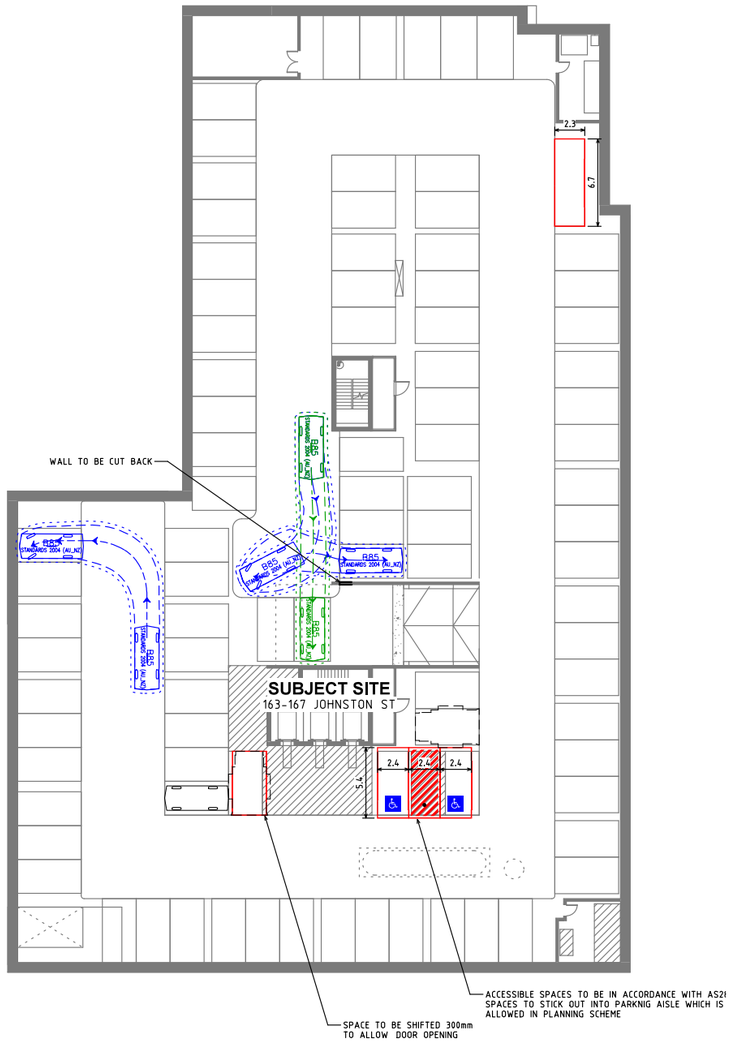
Wurundjeri Woiworung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Scale 1:400 @ A3 (0 2 4 8)

Drawing Title
163-167 JOHNSTON STREET, FITZROY
VEHICLE SITE ACCESS - BASEMENT
SWEPT PATH ANALYSIS

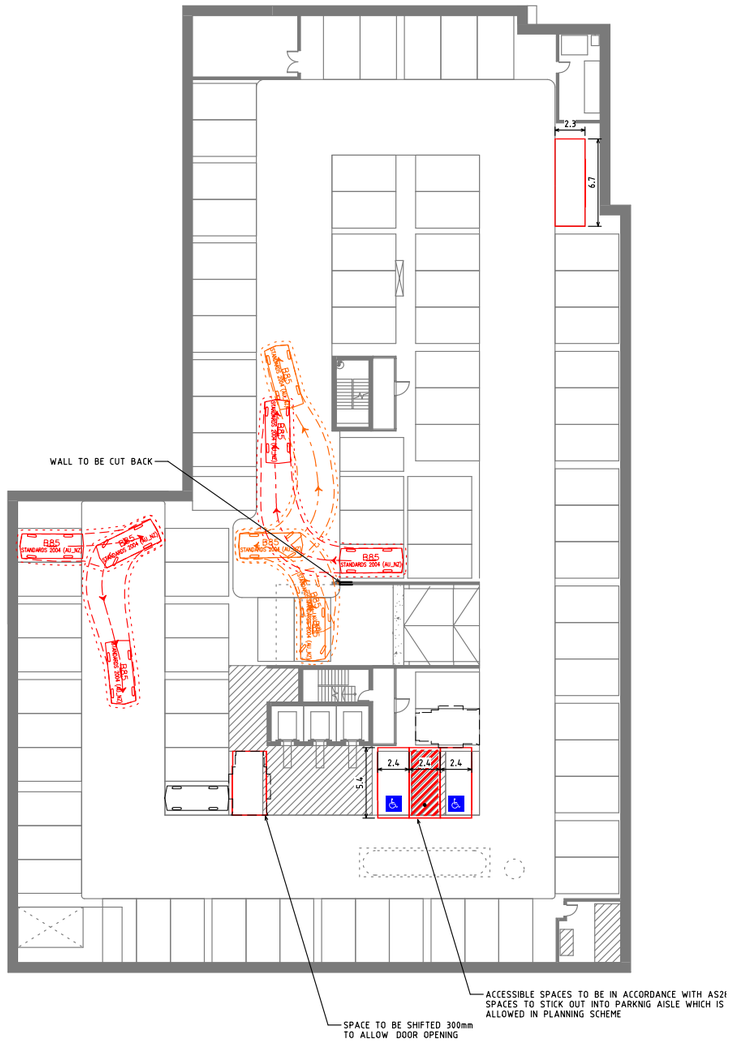
Designed	Approved	Melway Ref
CM	SV	44 B4

Project Number	Drawing Number	Revision
230526	SPA500	B



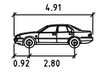
ENTRY MANOEUVRES

- — — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- - - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED



EXIT MANOEUVRES

- — — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- - - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED



B85	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

onemilegrid

Wurundjeri Woiwurung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Scale 1:400 @ A3 (0 2 4 8)

Drawing Tttle
163-167 JOHNSTON STREET, FITZROY
VEHICLE SITE ACCESS - BASEMENT
SWEPT PATH ANALYSIS

Desgned	Approved	Melway Ref
CM	SV	44 B4

Project Number	Drawing Number	Revision
230526	SPA501	B

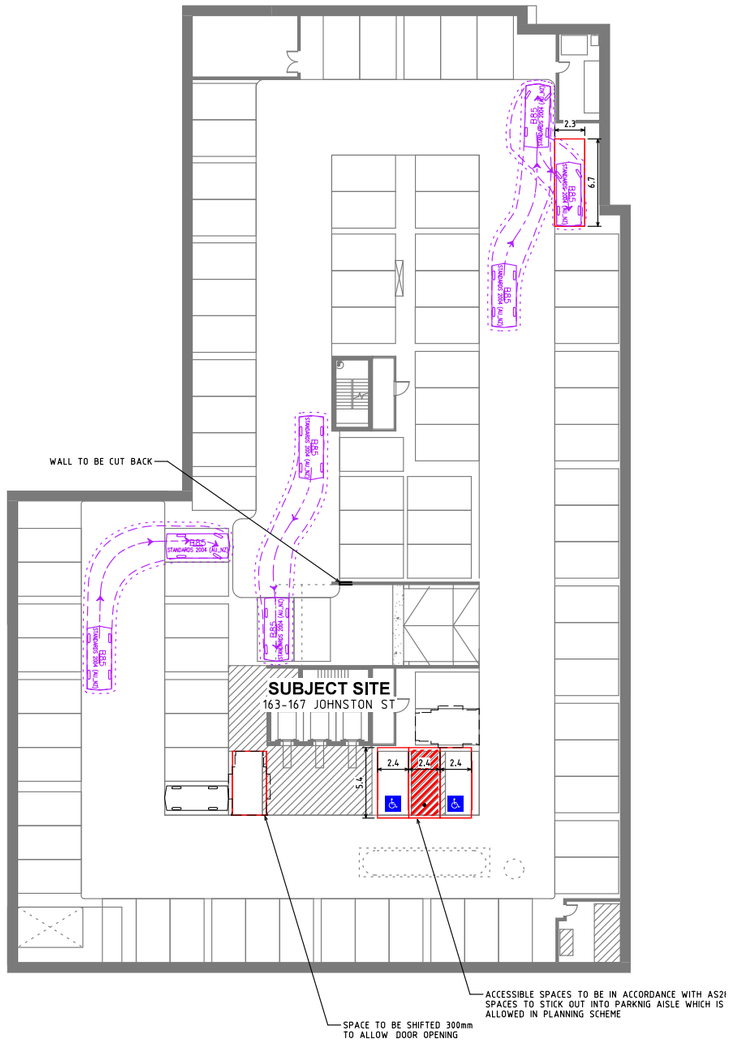
CAD File: N:\Projects\2023\230526\Drawings\230526SPA501.dgn

Date Plotted: 06-08-2025 13:08:20

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

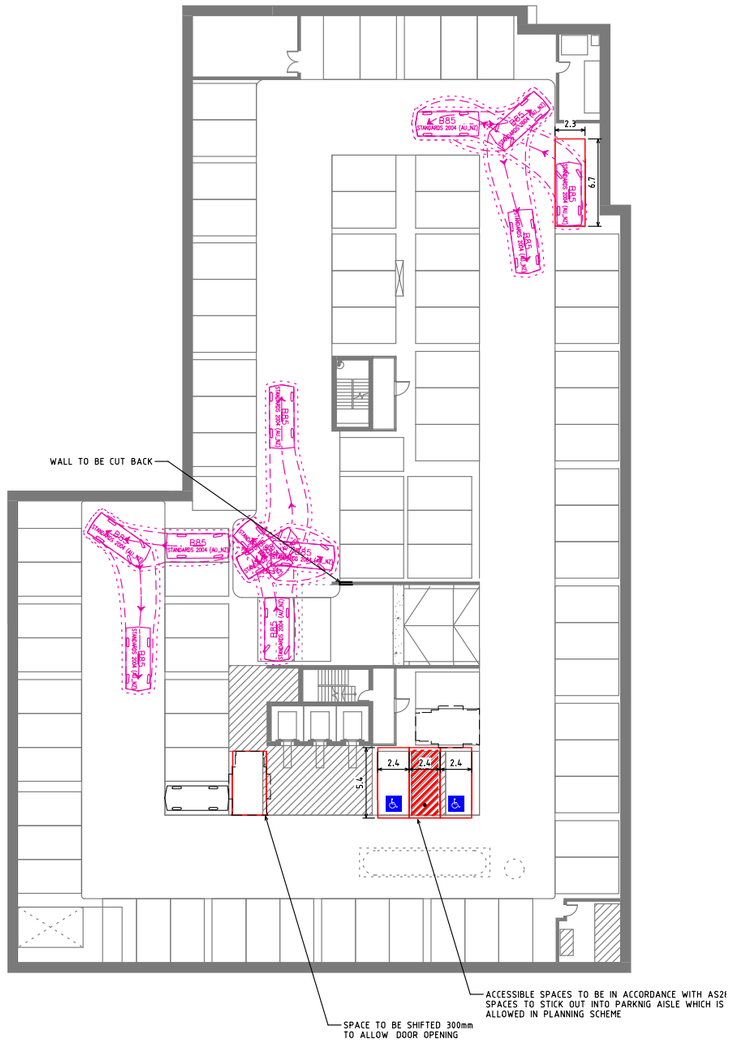
onemilegrid operates from Wurundjeri Woiwurung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap



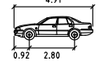
ENTRY MANOEUVRES

- — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- · · · · · · · · 300mm CLEARANCE ENVELOPE SHOWN DOTTED



EXIT MANOEUVRES

- — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- · · · · · · · · 300mm CLEARANCE ENVELOPE SHOWN DOTTED



B85	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

onemilegrid

Wurundjeri Woiworung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250

Scale 1:400 @ A3 (0 2 4 8)

Drawing Tttle
163-167 JOHNSTON STREET, FITZROY
VEHICLE SITE ACCESS - BASEMENT
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
CM	SV	44 B4

Project Number	Drawing Number	Revision
230526	SPA502	B

CAD File: N:\Projects\2023\230526\Drawings\230526SPA502.dgn

Date Plotted: 06-08-2025 13:08:57

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiworung Country of the Kulin nation.
We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land.
We pay our respects to leaders and Elders past, present and emerging for they hold the memories,
the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap